

AGENDA

A PUBLIC HEARING REGARDING THE BYLAWS OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON TUESDAY, OCTOBER 9, 2018 AT 3:30 PM.

ITEM NO. 1. CALL TO ORDER

The Chair will explain the general procedure for the hearing, which may include:

- i) Informing the public of the 10 minute time limit for a speaker that has been established.
- ii) Informing that anyone speaking shall state their name for the record.

ITEM NO. 2. LAND USE AMENDMENT BYLAW NO. 21-2018

- i) Explanation of Purpose of Proposed Bylaw No. 21-2018.
- ii) Presentation of Written or Oral Briefs **Against** the Proposed Bylaw No. 21-2018.
- iii) Presentation of Written or Oral Briefs **For** the Proposed Bylaw No. 21-2018.

ITEM NO. 3. CLOSE OF MEETING

The Mayor shall declare the hearing closed and Council will deliberate the merits of the information and opinions provided at the Public Hearing.



Council Request for Decision	
Meeting Date: October 9, 2018	
Subject: Public Hearing Bylaw 21-2018 Land Use Bylaw District Direct Control-4	
Recommendation:	That Council accepts the information presented at the Public Hearing for Bylaw 21-2018.
Background:	<p>At the August 20, 2018 regular meeting of Council RES. 410/208 was passed “MOVED by Councillor Firth that... Council directs administration to begin the process of subdivision of the church lands and consolidation of all three purchased parcels, as well as the creation of a Direct Control Land Use District to provide for an Emergency Services Building to be developed on the lands;...”</p> <p>The Direct Control 4 bylaw was created and first reading was given on September 10, 2018.</p> <p>The Direct Control 4 bylaw has been reviewed by our lawyer and minor amendments made to ensure it accurately reflects the intention of the district. The amended version has been made available for circulation to the public for the two week requirements under the MGA.</p> <p>This public hearing is being held to meet the requirements under the MGA in order to approve a Land Use Bylaw amendment to allow for the development of an Emergency Services Building on the lands identified in the Direct Control bylaw.</p> <p>Letters in support and opposition are attached. 12 opposed, 10 support.</p>
Legislation / Authority:	Section 692 of the MGA allows for amendments to the Land Use Bylaw.
Strategic Plan Alignment:	<p>Develop Community and Promote Growth – Review Town Policies and regulations that pertain to development; Promote expansion of the variety of housing options in Taber.</p> <p>Enhance Sense of Community – Continue the growth of Taber as a healthy and safe community.</p>
Financial Implication:	Costs of advertising for the public hearing.



Service Level / Staff Resource Implication:	Staff time required to prepare the bylaw amendment and bring to Council.
Justification:	By accepting the information received from the Public Hearing, Council will be able to make a more informed decision on the proposed Bylaw 21-2018.
Alternative(s):	That Council does not accept the information from the Public Hearing for Bylaw 21-2018.

Attachment(s) :	<p>Presentation</p> <p>Bylaw 21-2018 Direct Control 4</p> <p>Advertisement</p> <p>Atkin Support</p> <p>Charlton Opposed</p> <p>Clark Support</p> <p>Collett Opposed</p> <p>Farough Support</p> <p>Fehr Opposed</p> <p>Florchinger (Burton) Support</p> <p>Grey Opposed</p> <p>Hacking Opposed</p> <p>Hill Opposed</p> <p>Jocky Support</p> <p>Kunz Support</p> <p>Lester Opposed</p>
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	McKay Opposed
	Munn Opposed
	Pepneck Opposed
	Rutherford Support
	Span Opposed
	Swarbrick Support
	Witwer Opposed
	Zimmer Support
	Willowcrest Construction – support
	DC4 Amended Public Hearing Presentation

APPROVALS:	
Originated By:	Phyllis Monks
Chief Administrative Officer (CAO) or Designate:	

A stylized graphic featuring a yellow sun at the top center, with light blue curved bands below it that resemble plant leaves or rays. The background is white, and there is a teal vertical bar on the right side.

Bylaw 21-2018

Direct Control-4

Lot 51, Block 44, Plan 18

Public Hearing
October 9, 2018



Bylaw 21-2018

Presentation Outline

Applicant Information

Context Map

Background Information

Notification Information

Conclusion

Department Recommendation



Bylaw 21-2018

Applicant Information

Applicant
Purpose

Town of Taber
Creation of a Direct Control for construction
of an emergency services building

Current Land Use
District (s)

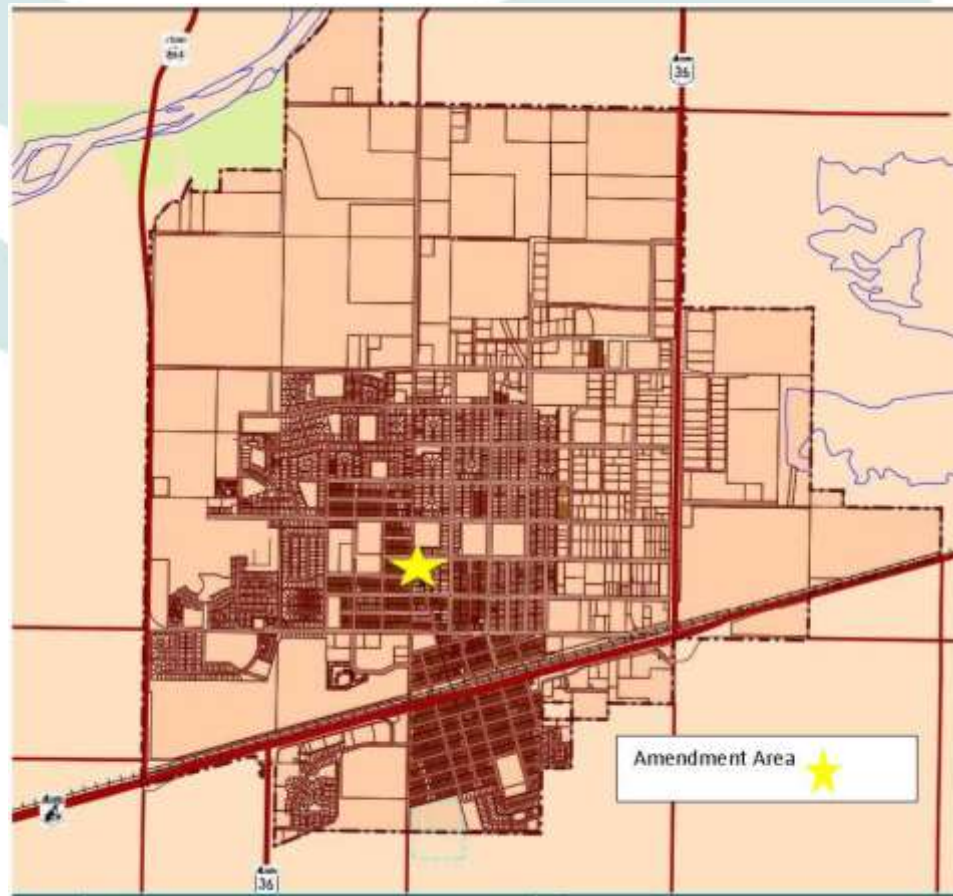
R-2 Residential Single and Two Dwelling
District

Proposed Land Use
District (s)

DC (Direct Control) 4

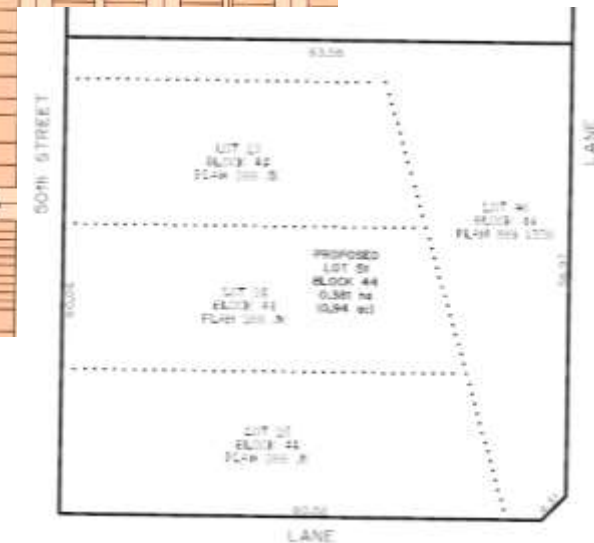
BYLAW 21-2018

General Location



BYLAW 21-2018

Amendment Location



Bylaw 21-2018

Background Information

- At the regular meeting of Council on August 20, 2018:

RES. 410/2018 MOVED by Councillor Firth that Council directs Administration to move forward with the purchase of the three properties at 5303 50 Street, Plan 8811336, Block 44, Lot 46, Area in Red to be subdivided, 5219 50 Street, Plan 266JK, Block 44, Lot 24;23, 5215 50 Street Plan 266JK, Block 44, Lot 25; and,

Council directs administration to begin the process of subdivision of the church lands and consolidation of all three purchased parcels, as well as the creation of a Direct Control Land Use District to provide for an Emergency Services Building to be developed on the lands; and,

Council directs Administration to investigate building prices through an Request for Purchase (RFP) for the Emergency Services Building; and,

Council directs Administration to hold an open house with Council to answer questions from the public, and show the public what this project will look like moving forward.

Bylaw 21-2018

Background Information

- Bylaw 21-2018 was created in order to satisfy the requirements of this motion.
- At the September 10, 2018 Regular Meeting first reading was given to Bylaw 21-2018 Direct Control 4.
- The bylaw has since been reviewed and minor revisions completed to ensure there is no doubt the DC bylaw will stand as a Development Permit.
- The implication here is that if 1) the DC LUB amendment is passed, 2) the ESB tender awarded and 3) the subject subdivision approved; HIRF compliance will be considered by the Safety Codes Council to be met due to the commitment of ensuring a 10 minute response time through these approvals.
- The amended bylaw has been available for review by the public and presented to the Municipal Planning Commission on September 25, for their information.

A stylized graphic featuring a yellow sun at the top center, with three light blue curved lines extending downwards from its base, resembling a plant or a stylized 'Y' shape. The background is white, and there is a vertical teal bar on the right side.

BYLAW 21-2018

Background Information

Existing/Relevant Planning

South Saskatchewan Regional Plan
Taber Municipal Development Plan

Year Adopted

2014
2016

Bylaw 21-2018

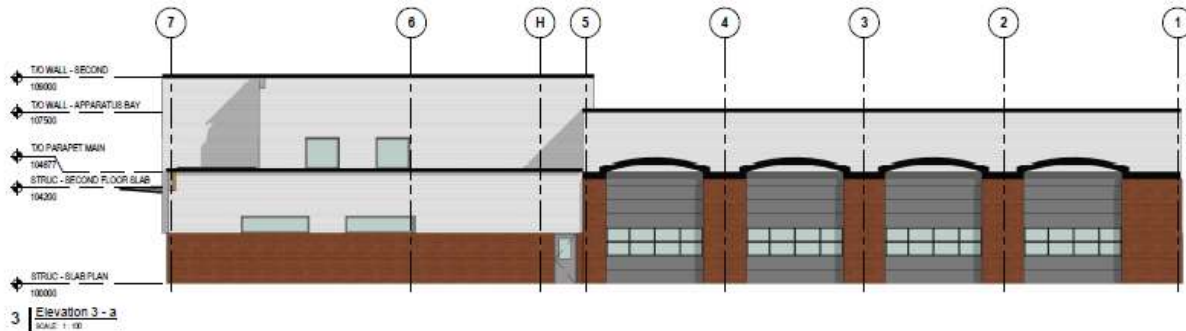
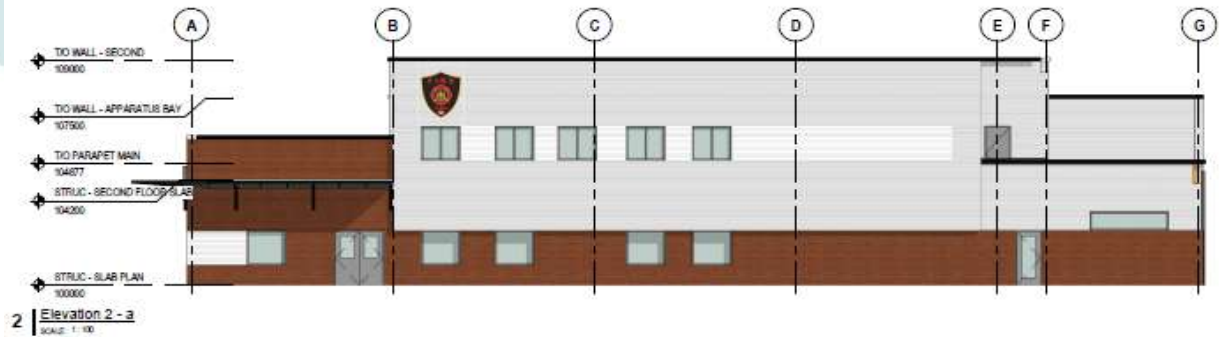
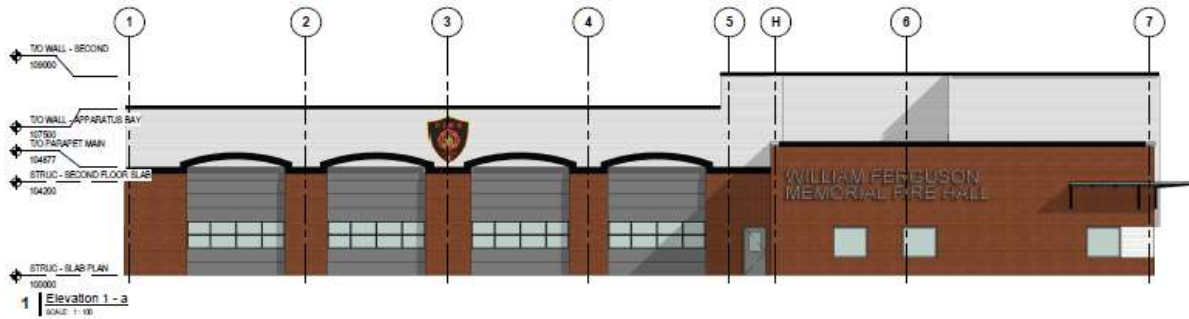
Background Information

- **Planning Policy Alignment**
- Taber Municipal Development Plan identifies 50th Street as a component of the “Major Community Corridor Urban Design Overlay”
- The goal of this area is “to promote Taber as a quality place to live, work and play by ensuring its major transportation corridors are attractive” and “to create visual interest along Major Community Corridors”
- This Emergency Services Building is a “Community Node” that can add visual interest along this corridor.



Bylaw 21-2018

Background Information





Bylaw 21-2018

Background Information

- ***Strategic Plan Alignment***
- Town of Taber Strategic Plan 2018 Objectives
 - ❖ Develop Community & Promote Growth
 - Promote expansion of the variety of housing options in Taber
 - Review Town policies and regulations that pertain to development
 - ❖ Enhance Sense of Community
 - Continue the growth of Taber as a healthy and safe community

Bylaw 21-2018

Background Information

- Decision factors:
 - High Intensity Residential Fire (HIRF) standards impact subdivision design or Building code requirements making it more costly for home builders to build in Taber than in surrounding areas
 - Railway spur potential – current location of firehall would prevent consideration of a future rail spur in Eureka
 - Cost of housing – building code requirements make housing more expensive for the average home buyer
 - Growth of other departments – PW and Parks both require additional room for equipment and staff - expensive equipment is currently parked outside
 - New Emergency Services Building allows the Town to meet HIRF requirements without having to hire a full-time fire department

Bylaw 21-2018

Background Information





Bylaw 21-2018

Background Information

- Required steps
 - 2nd and 3rd reading of Direct Control 4 bylaw
 - Approval of RFP for construction of Emergency Services Building
 - Approval of Subdivision and consolidation of the lot
- As soon as an RFP is awarded, HIRF requirements can be lifted

Bylaw 21-2018

Notification Information

- Newspaper Advertisements – September 26 and October 3, 2018

Public Notice • Town of Taber Proposed Bylaw 21-2018

The Town of Taber is proposing amend the Land Use Bylaw 14-2016 to add a Direct Control (DC-4) use. If proposed Bylaw 21-2018 is passed, the Land Use Bylaw will create a Direct Control (DC-4) district for an Emergency Services Building.

If you are for or opposed to this amendment or would like to express a concern about it, Council would like to hear from you. **On Tuesday, October 9th, 2018 at 3:30 pm**, Council will hold a PUBLIC HEARING in the Town of Taber Council Chambers to consider the proposed Land Use Bylaw Amendment. Copies of the amending Bylaw 21-2018 may be obtained at the Town of Taber Administration building. If you are unable to attend the public hearing but would like to submit your comments/ concerns in writing, please submit them to the Town Office no later than noon on October 2nd, 2018.

Emily Hembrough
Planning & Economic Development Clerk
Phone: (403)-223-5500 ext. 6009
Email: emily.hembrough@taber.ca



Bylaw 21-2018

Conclusion

- Emergency Services Building in a residential area doesn't have to be a conflict it is critically important to be able to provide emergency response to our residential areas in the instance of fire and ambulance
- This location provides a central location that allows the fire department to meet the ten minute response time, while also having an ability for future growth if necessary, for the benefit of the entire community. It is forward thinking for a long term solution.

Brooks – 504
Cassils Road East



Current Coaldale
Firehall



3-D rendering of what the newly expanded and renovated Coaldale Firehall will look like.

Future Coaldale Firehall – same
location

Airdrie – Chinook Winds



Calgary – 2709 4 Street NW





Airdrie – Veteran's Blvd

Red Deer – 5839 67 Street



Bylaw 21-2018:

Department Recommendation:

- In order to comply with RES. 252/2018 ***“MOVED BY Councillor Brewin that Council directs Administration to ensure a ten minute response time for all fire and ambulance first responders to residential locations within the Town of Taber by relocating the Emergency Management Centre Building to an appropriate location.”***
- Administration recommends “That Council gives second reading of Bylaw 21-2018, as amended, for the purpose of amending the Land Use Bylaw 14-2016.”
- And further Administration recommends “That Council gives third reading of Bylaw 21-2018, as amended, for the purpose of amending the Land Use Bylaw 14-2016.”

**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:

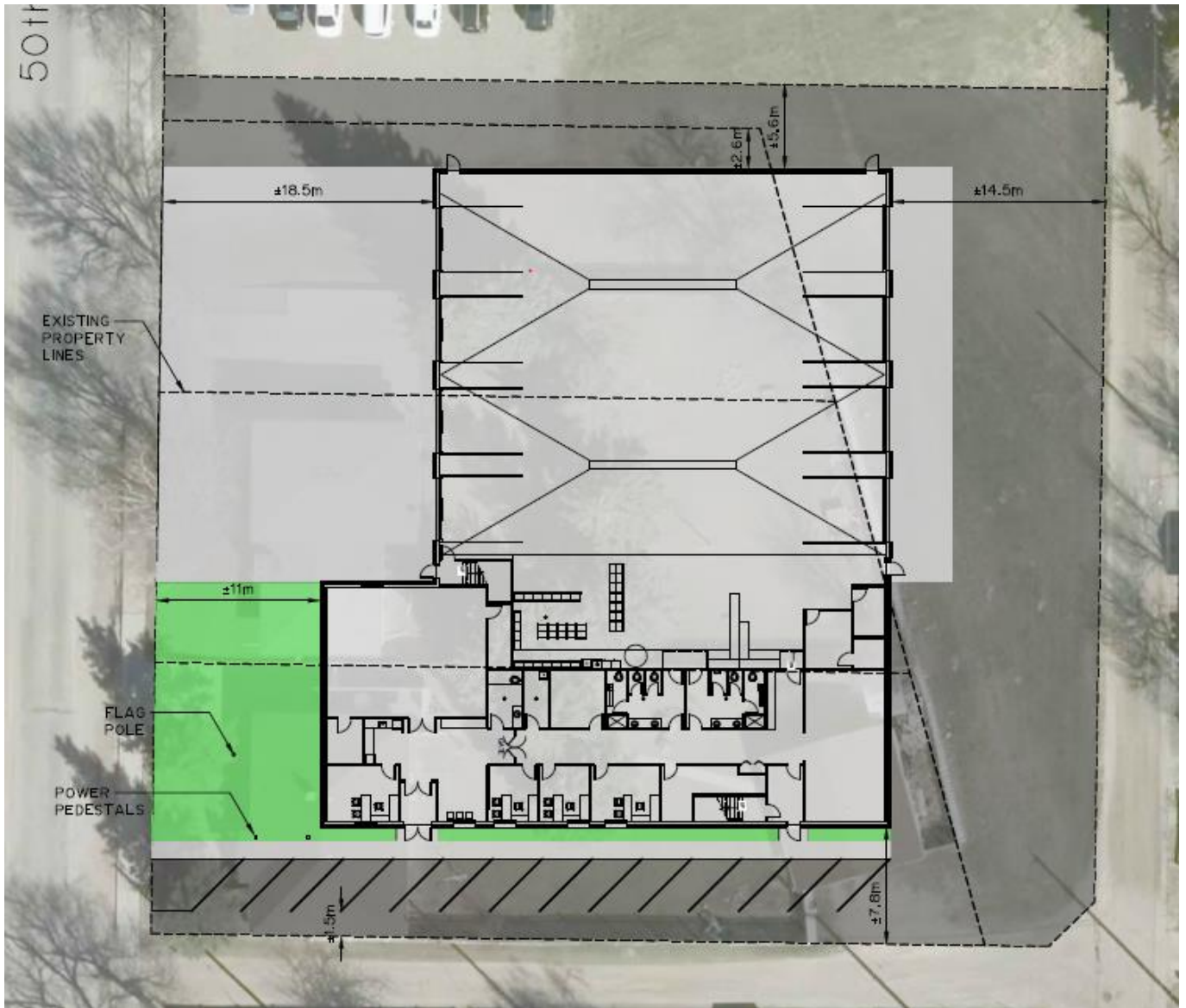
Minimum Lot Area:	0.3 ha (0.74 ac)
Maximum Building Coverage:	As Council deems necessary
Minimum Front Yard Set Back:	7.0 m
Minimum Rear Yard Set Back:	7.0 m
Minimum Interior Side Yard Set Back:	3.0 m
Minimum Exterior Side Yard Set Back:	3.0 m
Maximum Height:	12.0 m
Minimum Landscaped Area:	10%

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.

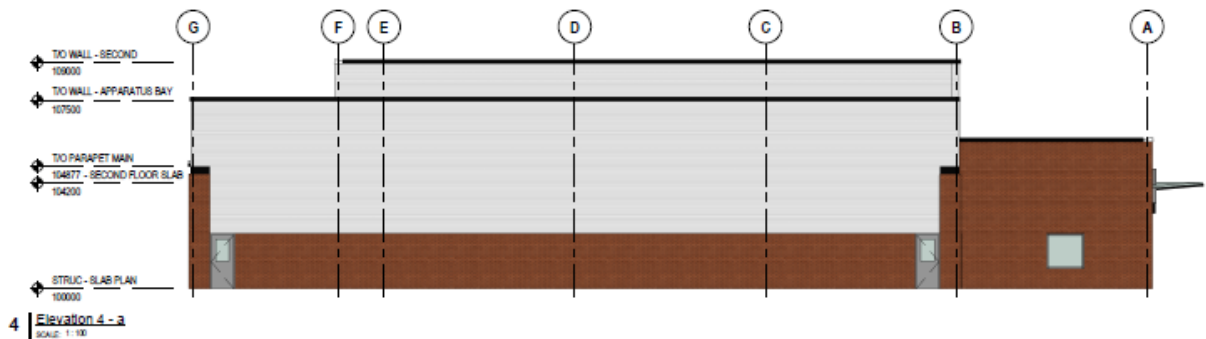
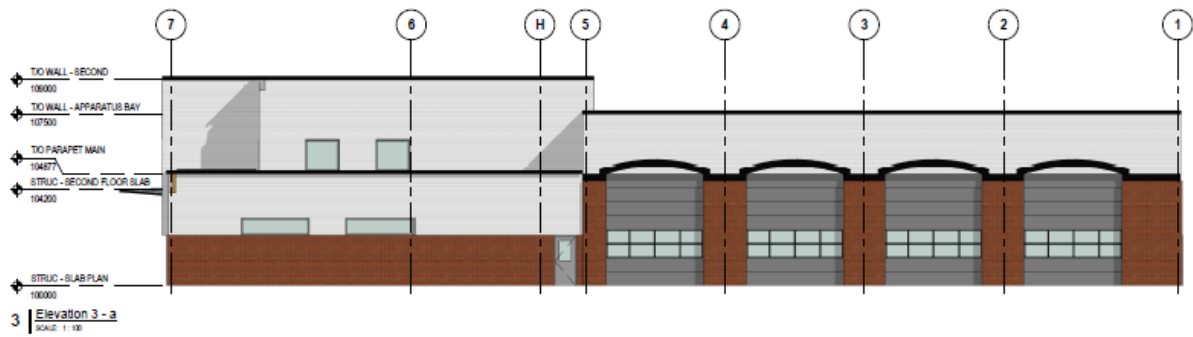
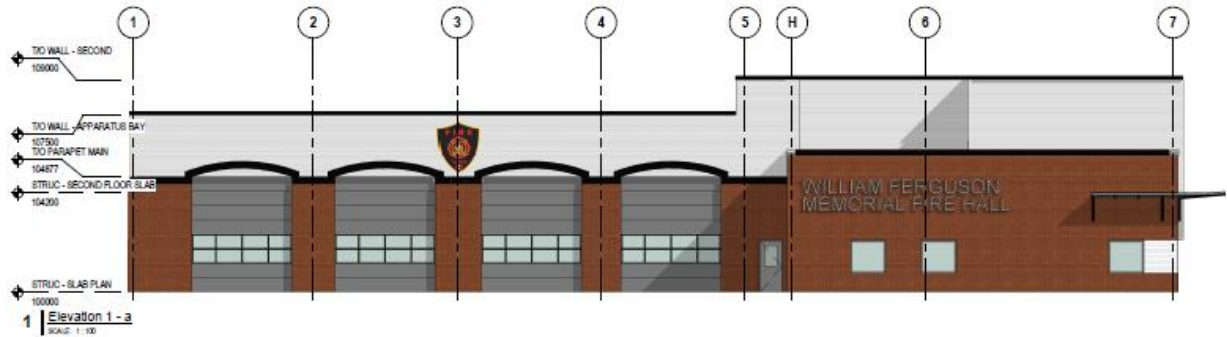
4.19.8 Site Plan

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

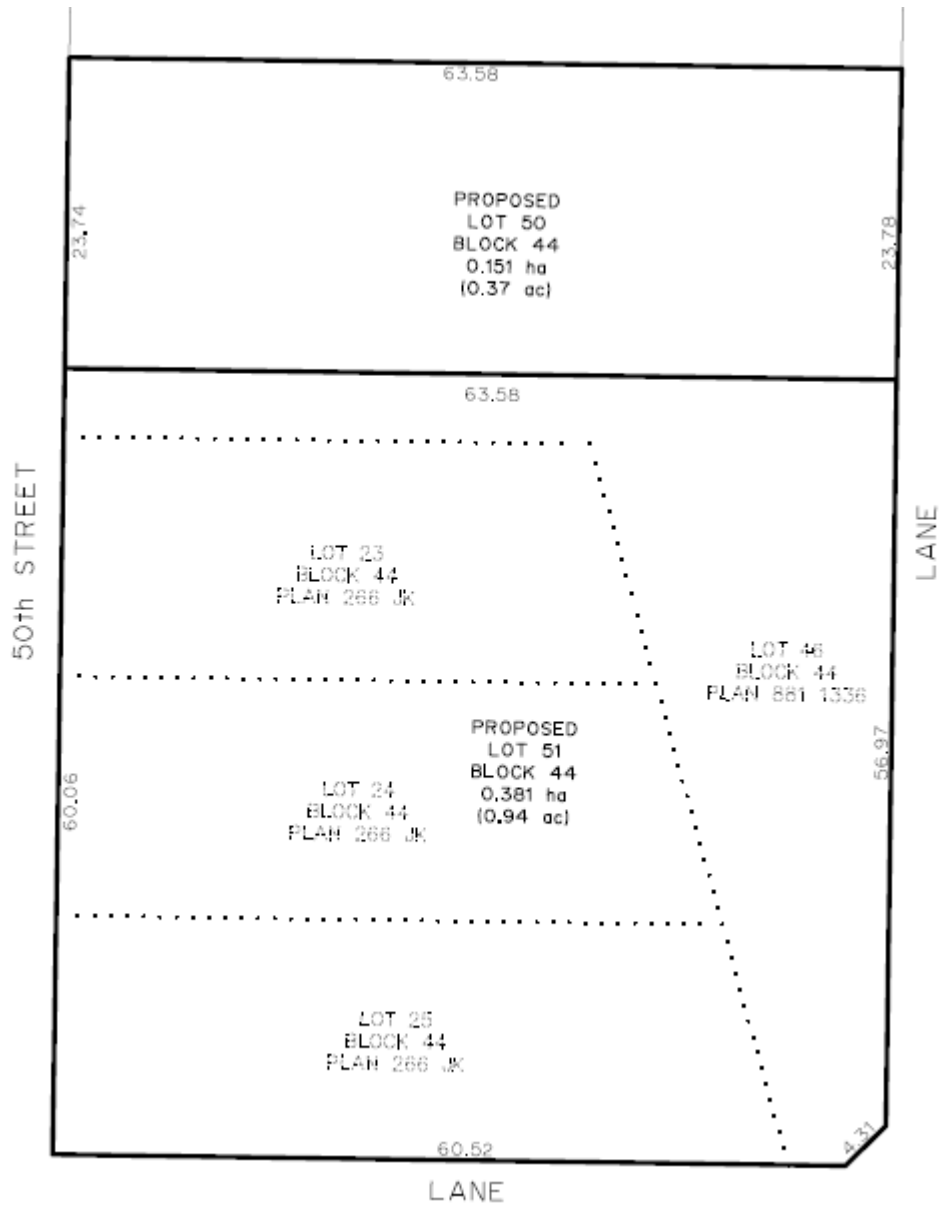


4.19.9 Design Requirements

The Emergency Services Building shall be developed in general 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 0.381 hectares (0.94 acres), proposed Lot 51, Block 44, Plan 18_____

Public Notice
Town of Taber
Proposed Bylaw 21-2018

The Town of Taber is proposing amend the Land Use Bylaw 14-2016 to add a Direct Control (DC-4) use. If proposed Bylaw 21-2018 is passed, the Land Use Bylaw will create a Direct Control (DC-4) district for an Emergency Services Building.

If you are for or opposed to this amendment or would like to express a concern about it, Council would like to hear from you. On Tuesday, **October 9th, 2018 at 3:30 pm**, Council will hold a PUBLIC HEARING in the Town of Taber Council Chambers to consider the proposed Land Use Bylaw Amendment. Copies of the amending Bylaw 21-2018 may be obtained at the Town of Taber Administration building. If you are unable to attend the public hearing but would like to submit your comments/concerns in writing, please submit them to the Town Office no later than noon on October 2nd, 2018.

Emily Hembrough
Planning & Economic Development Clerk
Phone: (403)-223-5500 ext. 6009
Email: emily.hembrough@taber.ca

James Atkin



To whom it may concern

Dear Sir/Ma-am

I am a resident of Taber and have been for one year. In this very short time I have come to know a few people that have genuinely needed a Fire Department that are more adequately suited to serving the town's needs. It is a common sight to see residents of Taber driving around with Fire Department number plates or stickers on their vehicles. Those vehicles are never seen speeding or rushing anywhere. I have personally driven the route from my house in the centre of town to the current fire hall. It takes about 4 minutes. It stands to reason that the time it would take for a fire fighter in the centre of town to get to the hall and respond to his/her own neighbour would sit at a minimum of about 10-12 minutes. I don't expect that most people have needed Emergency Services, or know of a person that has needed it. But for those people in this town that have needed the hall, I'm sure they are very well aware of how much of an agonising wait it can be before a fire truck or ambulance is at their front doors to begin their critical work.

I have never seen a Fire Department vehicle driving around town in an unsafe manner. They stop at intersections like you and I would when it makes more sense that they blow the lights and save lives. I have lived in close proximity to fire departments before I moved to Taber. I would like to bet that speeding fines handed out, and general crime is lowered in those areas. Fire Fighters are people that the public trusts to look after almost all of their needs, I'd wager that school areas would be much safer just having the presence of a fire truck nearby. Just think of how fast a fire truck or ambulance could respond to your child's school if his or her friend began to choke on some candy!

So far this town has been fairly lucky with the types of calls. How long can that luck hold out. I can see no reason for a parent in this family-based community of Taber to hinder the production of a new fire hall significantly closer to their own home. To hinder the production of a new hall is effectively to put a price on your own home, friend, family member or child of the community.

I truly hope that this town continues to provide the excellent care that they have always done.

I am exceedingly proud of all of the Emergency services men and women that watch over you and I. While the rest of us are sleeping at night, the fire fighters of this town are ever ready to help us out. Our children know many of the fire fighters and medics here in Taber.

If moving the Town of Taber Fire Department saves just one life, then the residents of the town have chosen wisely. If one life is lost needlessly because the move was hindered, then shame.

Thank you to the Town of Taber for considering the hall move. Thank you to the fire, ambulance and police services for their amazing work and for all that they contribute to the community.

Kind regards

James Atkin

To: Town of Taber
Department of Planning & Economic Development
Re: Subdivision application TT-18-0-006

From: Harold & Susan Charlton
Home Owners of



It has been brought to our attention that the subdivision of the land near our property is for the development of the new Fire & Emergency services building.

We are absolutely opposed to the above mentioned application.

First of all the application dose not mention the intended use of the land. This land is mainly residential property, to have a Fire & Emergency services building here will have a negative impact on the residents in this area.

The obstruction of the rear accesse to the adjoining properties, noise pollution, lights ,increase of traffic, and overall eyesore of a suggested 11meter tall building . This will not be accepted by the property owners of this area

The land taxes will increase and the value of the land and buildings will seriously drop.

And we feel that the existing building that has
severed as the fire hall has been thus adaquit so far
and feel that the tax money can be spent elsewhere
at a far greater value.

Hope this matter is reconsider
Thanks

Harold Charlton

Susan Charlton

Handwritten signature of Harold Charlton in cursive script.Handwritten signature of Susan Charlton in cursive script.

Young, Ben

From: Brittany Clark [REDACTED]
Sent: September 13, 2018 12:08 PM
To: Monks, Phyllis
Subject: Support of new emergency medical services building

Good morning Phyllis, below is my letter of support regarding the new Emergency Medical Services building. I am unable to attend in person on September 24th, as I am working that day, but would like to show my support.

To whom it may concern,

I am writing this letter in absolute support of the new Taber Emergency Medical Services/Fire department building.

I am a resident of Taber living within a stones throw of where the new building will be. In fact, we will share a back alley.

As someone who works in the medical field, and as someone who has children and loved ones who potentially may need this service, I can't seem to understand a single legitimate reason or argument that people can have against a service like this, being places closer to the centre of town and closer to the people it serves.

The Town of Taber Fire department are often seen around the community helping out at schools, retirement facilities and community events. I have yet to meet a member who isn't ready to jump in and help out a stranger, behave in a respectful and friendly manner or act at all less than professional.

As someone who has small children who often run along that same back alley, I would much rather have my children growing up learning about fire and medical safety, learning how to behave safely around big trucks and to learn to love and trust our hometown heroes than to fear them and to have no knowledge of how to act around them because they're tucked away on the edge of town where no one sees them.

I understand people are concerned with the potential for an increase in noise. I can count on one hand the times I have heard a siren coming specifically from the Town of Taber Fire trucks. I have been surprised many nights when I have woken up to settle a child and noticed red lights across the street or on the corner, never having known they were there, because lights don't make a sound.

I have had many experiences in the medical world where lives were needlessly lost, often children, because it took too long for help to arrive. As a nurse, mother and community minded person, I can't find a single adequate reason for the new building to not be in my very own back yard. In fact, I look forward to having the presence of highly trained professionals closer by encourage a safer and more positive environment than we currently have. Not just for myself, but for my family, my friends and for my fellow stranger who may find themselves in trouble.

Please don't take from the resident of Town of Taber what it's people truly needs.

Sincerely,

Britt Clark

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To Town of Taber
Department of Planning & Economic Development
Re: Subdivision application TT-18-0-006

From Dale Collett

[REDACTED]

Taber, [REDACTED]

I am totally opposed to the new fire hall

Firstly, I think it is a waste of tax payers money as there is already a perfectly good fire hall. Furthermore, the spot that has been chosen for the fire hall is ridiculous; it is on a very busy street right among many schools. It is a residential area for god sake.

Secondly, I do not want to hear sirens, see lights, or have extra vehicles coming and going into what is right now a fairly quiet neighbourhood. There is absolutely no good reason not to leave the already good fire hall in the industrial area where it belongs.

Moreover, the building is supposed to be eleven meters tall. I am going to look out my front window and see nothing but a huge building where I can now see trees and houses. It will feel like I am looking at a prison.

I strongly believe that for all the reasons mentioned above that this will bring the value of my property down considerably, and for these reasons I am completely against the decision to build the new fire hall in this neighbourhood. Find a better spot!

Dale Collett



September 17, 2018

Phyllis Monks
A-4900 50th Street
Taber, Alberta T1G 1T1

I have lived in the Town of Taber since 1999 and purchased my first house in 2010 between St. Mary's School and Dr. Hamman School on 55 Avenue. It wasn't until 2011 that I figured out where the Taber Fire Hall is currently. That is a long time to be unnoticed as an essential service in town especially considering its volunteers that have been going above and beyond to support and grow the Community of Taber for many years.

I have since married and our family has grown to include two young children. Our hope is to continue to live and work within the Town of Taber. It gives us comfort to see that we have a forward thinking council and community that is considerate of the safety and future of this town. We can see that this move could continue to facilitate growth and development for Taber.

My family and I are in support of the new fire hall location and are hoping that the town continues with the plan to relocate the fire hall along 50 Street. This location would serve as a great reminder of fire safety as we go about our daily activities and provide us with quite the sense of security knowing that there would be a Fire Hall close to our home and the schools where we plan to send our kids.

Thank you,

A handwritten signature in cursive script that reads "Jesse Farough". The signature is written in dark ink and is positioned above the printed name.

Jesse Farough

To Town of Taber
Department of planning & Economic Development
Re: Subdivision application TT-18-0-006

From Corny and Tina Fehr


We are absolutely opposed to the above mentioned application

Firstly as a general comment, nowhere in the application does it mention that the intended use is for a fire hall & emergency services. Also on such short notification anybody on a holiday would not likely receive notification in time to comment before the MPC meeting.

Next, our opinion is that a new fire hall is a total waste of taxpayer dollars; the present location possibly with a few renovations is suitable & has worked just fine.

If a new fire hall has to be built, this suggested location is ridiculous. Right in the middle of a residential area on a busy street!! How this idea came about is totally beyond our understanding, obviously no consideration whatsoever for the mostly, long term residents of this area.

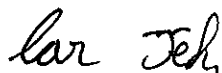
Along with the proposed new fire hall & the preceding construction of it, will come a huge increase in; traffic, noise, lights, etc. all of which will seriously reduce the quality of life at this location.

On a personal basis, we rent this house to people that wouldn't want to see a 11 meter tall building go up and totally destroy the backyard view. What are presently houses and trees will turn into a prison like wall. The rent will reduce drastically if you go ahead with this. We just can't see people stay in long-term or even rent this property. If it was me I sure wouldn't want to.

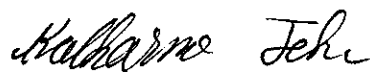
Also in my opinion if this project goes ahead our property & any other properties in this area will lose value.

Hoping you will reconsider;

Corny Fehr



Tina Fehr



From: [Heidi Florchinger](#)
To: [Monks, Phyllis](#)
Subject: Proposed Fire Hall
Date: September 12, 2018 12:23:38 PM

Good Afternoon Phyllis,

As per our conversation this morning, I am sending this email to convey my total support of the building and location of the new Fire Hall. Personally, I feel this is an amazing idea. How fortunate are we in this area of town to be chosen to be the neighbours of such a vital service.

I understand some citizens have their misgivings and if I may, I would like to try to provide a different point of view. One concern I have heard is the increased noise and traffic. Being so close to 50th, I can honestly say the noise and "rifraf" has gotten increasingly worse over the years. As far as I am concerned, the sounds and traffic that will come from this new development will be productive and life saving. It will likely dissuade the other, less imperative ruckus.

Another concern is one's property value. If a person does their research, they learn that their property value does not diminish with the proximity of the hall. We are a small town and thankfully we do not have 100s of calls in a day. A homeowner would actually find some nice discounts on their fire insurance, truth be told. And if a call is made to 911, the knowledge they are so close in town when every minute counts is critical beyond words.

The volunteer fire fighters and EMS are an integral part of our community. They participate in every community function; they conduct themselves with professionalism and are incredibly respectful. Considering what services they provide and what they have to go through to do so, I have the utmost esteem for each and everyone of them. What great neighbours they would be.

In my personal opinion, when someone calls 911, they expect help to come immediately. They expect the Town of Taber to provide the best possible Emergency Services facility for this community. How can this be accomplished if people are not willing to give our Emergency Response Team a home?

I am one resident of the Town of Taber who applauds this proposal wholeheartedly.

Sincerely,

Heidi Florchinger (Burton)



To: Town of Taber

Department of planning & Economic Development

Re: Subdivision application TT-18-0-006

From: Brad & Amy Gray

[REDACTED]

[REDACTED]

We are absolutely opposed to the above mentioned subdivision application.

It has been brought to our attention that there are plans for an emergency service station right across the street from our property. We have been at the above residence for the past 8 years trying to fix up this old house to have something to be proud of. We feel that this building will devalue our beautiful property and will look out of place in the residential area.

The traffic is already bad enough as it is. One of the reasons for traffic volume being so high, there are multiple schools in this area. With there being many schools in the area, it brings a large amount of pedestrians. We just don't see this being a very safe place to be the future home of the Fire hall.

The extra noise during construction and after the project is complete will effect surrounding residents in the area.

We feel there has to be another location to consider building the fire hall where residential houses and beautiful mature trees will not have to be destroyed.

In conclusion we are hoping that the location of this project will be reconsidered.

Sincerely,

Brad Gray & Amy Gray

Brad Gray Amy Gray

██████████
Taber, Alberta

Town of Taber
Planning and Economic Development
A-4900 – 50 Street
Taber, Alberta

September 11, 2018

To Whom It May Concern:

I am writing on behalf of my mother, Evelyn Hacking, and family, to oppose **Subdivision Application TT-18-0-006**. The proposed emergency management centre would be developed directly behind our home at ██████████. We are located in the middle of a totally residential area, and the proposed subdivision will have a very serious negative impact on the quality of life in our neighborhood.

We received a letter from Planning and Economic Development, dated August 30th, concerning the said subdivision application. Up to that point, we have had no direct communication from the planning commission regarding their interest in this location on 50th street. Looking online immediately after reading the letter, we found that discussions regarding the emergency services centre have been ongoing for some time, and that the discussions were largely held **in camera**. We did find an article from the Taber Times online, dated September 5, 2018, indicating that there had been an open house in February, but we were not aware of it. After further searching we discovered two online documents from the Town. One indicated that our specific area on 50th street was 7th in line out of a dozen sites. At some point our area vaulted over the others to become number 1. There did not seem to be any adequate explanation for the outright rejection of the original top two choices.

It would appear that the decision regarding the proposed centre's location was been basically finalized as of August 20, without any direct communication to the area residents who would most adversely impacted. Our home is located **DIRECTLY BEHIND THE PROPOSED EMERGENCY CENTRE** and we had no idea the area was to be developed.

The development of the emergency services building in this proposed location will be problematic in various ways:

- a) **Increased traffic and noise** will become very noticeable with the movement of ambulances/fire equipment entering/exiting the site. We currently enjoy a very quiet back yard and notice very little activity as traffic in the alleyway is negligible. It is used occasionally by local neighbors or the odd Town vehicle, and other than that, there is minimal traffic or noise. The alley way behind our house will become a **major traffic access point** for ambulances/fire equipment moving in and out of the centre. Our quiet street will be impacted by not only the disruption from the ambulances/fire equipment (some using sirens), but also by associated staff/volunteers attending the station for work/calls/training/meetings, and the general business of operating a firehall. The increased traffic and noise will negatively impact the neighborhood on a **24 hour basis**.
- b) Increased need for **parking** will be necessary at the site, resulting in a little to no buffer zone, between the emergency centre and our homes. Parking requirements for persons working at

the station on a daily basis, as well as for the volunteers at the station for training/meetings/calls, and the general public, will be substantial.

- c) **Light intrusion at night** will be a problem, both from the building itself and from the lights on vehicles coming and going during the evening/night, and certainly from the emergency vehicles as they leave the station. The area currently has no issues with light pollution.
- d) The centre is located in an area where there are large numbers of **children walking to and from various local schools**.
- e) The location will have **no room for expansion as it is totally surrounded by residential homes** on every side. I do not understand why the town, which owns various parcels of land, is trying to re-develop a very small footprint in the middle of a residential area, when it has so many other options which would be much less intrusive.
- f) The height and large presence of the building will be substantially different than the local residences to accommodate today's larger equipment, and will totally change the feeling of a residential area. It will appear that we have been relocated to the **industrial area** of town. The imposition of this size building, in a residential site, with all the negative factors cited above, cannot but contribute to the **reduction of property values** in the area.

More work needs to be done in determining an optimum location which has wide spread public support. Developing a new centre appears to be an accommodation for developers/builders who are reluctant to pay charges which arise from their building residences outside the "10 minute response zone". As Taber is such a small community, it seems likely that all areas of the town can be reached in a timely manner already. Even with the donation from the William Ferguson estate, you will be shifting the substantial and continuing financial burden of a new, very expensive centre to Taber taxpayers.

The Town has not been forthcoming with information, nor transparent in its discussions regarding the prioritization of its location options. Considering the substantial negative reaction to this project in the area, we are hoping that you will reconsider your decision to locate the centre at this location.

Yours truly



Lois Hacking for Evelyn Hacking and Family

Janet Hill

September 8, 2018

Department of Planning and Economic Dev.
Town of Taber
4900A- 50 St.
Taber TIG 111

Dear Sirs.

I have just been informed that the Town of Taber plans to build a new Firehall building on 50th Street just across the street from me. This proposal makes me very upset because I just bought my house one year ago and I never would have if I had known this was going to happen. I do not want this Firehall across the street from me. My property value will go way down and there is no way in hell anybody would buy my house if and when I have to sale. The noise of the fire trucks, ambulances, firemen's trucks etc. would be too loud. I can honestly say that I know it is a stupid idea to build a new Firehall on the busiest and noisiest street now since we already have a perfectly fine firehall. I oppose this proposal and am willing to fight for it to be dropped on the property at:

SW 1/4 sec 8 Twp 10 Rng 16 W4M
Subdivision Application 11-18-0-006
Plan 266 JK Block 44 Lot 23-25 inclusive
Plan 281 1336, Block 44, Lot 46

Janet Hill

Sept 18/19.

Phyllis Montes -
Director of Planning + Econ Dev.
Town of Tobes

Dear Phyllis

a neighbor fireman met with me a few days ago saying a new firehall was in the plans. a few possible locations had some opposition. One location was here on the East side of 50th st around 52-53 ave just south of the Church of Christ

I live at [REDACTED] on the corner of 50th st and [REDACTED]. As far as I'm concerned, it wouldn't matter where it was built if the present location is no longer feasible. I wouldn't have any issue with this more central location on 50th st by the Church.

Frank Gockij
[REDACTED]

September 16, 2018

Phyllis Monks
Director of Planning & Economic Development
Town of Taber
A-4900-50th Street
Taber, AB T1G 1T1

Ms. Monks,

I am writing this letter in support of the firehall moving to a more central location within the Town of Taber.

I both reside and am employed within the Town of Taber limits and as such I recognize that there is continual growth and development occurring. As a result, I feel it is important to look ahead, plan, and make changes that will grow with these new developments. One of these changes that I feel is imperative is moving the firehall to a more central location.

I believe that this move is positive for both the safety of the community, as it will allow for faster response times and also for future growth.

I understand that there is hesitation from people to have the firehall within close proximity to their homes. What we as community members need to keep in mind is that when requiring the services of the fire department the closer the firehall is to you, the response time that they are able to provide would be faster. This in itself helps create a safer place to live. Unfortunately for most it takes needing the response of the fire department to realize this. I for one appreciate that the Town recognizes the need for this move and is willing to make it to keep myself and my family and my community safer.

Again, I am in full support of moving the firehall to a more central location within the Town of Taber.

Sincerely,

Janna Kunz
Town of Taber Resident

Forrest and Lise Lester

██████████
Taber Alberta

September 11, 2018

Town of Taber
A-4900 50th Street
Taber AB T1G 1T1

Attention: Department of Economic and Planning Development

Re: Opposition to the Proposed Firehall Location
Your file: TT18-0-006

In response to your letter dated August 30, 2018 regarding subdivision application TT18-0-006, as owners of a property located behind the proposed location of the new Firehall and as Town of Taber tax payers, it is our duty to bring to your attention the negative affects this project will not only have on ourselves but also on all the citizens of the Town of Taber.

Firstly, a Firehall located in your backyard will only decrease property values. Taber's housing economy is already on a downward trend and this will only have a negative impact on an already depressed market.

Secondly, on a personal level, the house we own located behind the proposed Firehall location is a rental property. We depend on the renters and the income generated from this rental property. Having a Firehall located in your backyard will discourage most renters from pursuing the rental property. From the initial construction to the completion of the Firehall, there will be an increase of construction traffic and noise. Once the project is completed, you will then have sirens going off at all hours of the night, therefore, leading to numerous complications for a rental property.

Overall, it is our opinion that this proposed project will lead to decreased home values which will directly affect the citizens of Taber. I encourage you to consider all the points stated above and reject the application that was submitted to subdivide the proposed land.

Regards,

Forrest and Lise Lester

To Town Of Taber
Department Of Planning & Economic Development
Re: Subdivision Application TT-18-0-006

From Kim Mackay
[REDACTED]
[REDACTED]
[REDACTED]

Dear Town of Taber,

I am writing this to express our position on the impending development that could potentially be taking place in the lots directly behind our property. I would like to start this off by stating that I am **opposed** to the proposed development.

Firstly I would like to discuss the hazards of having a fire hall on one of Tabers busiest streets. 50th street used by many children to go to school, being a residential street, not industrial and by having a fire hall on such, there will be a higher chance of accidents involving children.

I, and many others, bought a home in this area (specifically this cul de sac) as it is a safe place to raise children and is near schools. I would like to see the children in this area remain safe from accidents that would inevitably happen with a fire hall being so close and the constant pulling out of the station. Being a parent and grandparent, seeing children play safely in this area is non-negotiable. I fear that with this development people will see this area as a hazard for their children and purchase houses elsewhere, where they believe to be more safe leading to the decrease property value in the surrounding area.

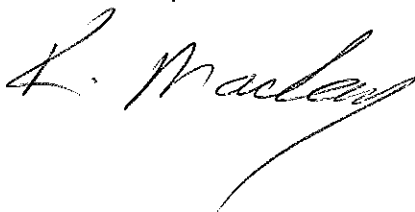
Another reason why the fire hall would be a disruption of the quality of life for many families would be the noise inevitably caused by such a building as the noise of the hall would also be deafening for the surrounding area, night and day. The views that would be taken away by the building is also of great concern as a longtime homeowner who chose this lot with that in mind.

A better place for this to be would be by the police station, on the corner of 57th street, and 47th ave as it would be quicker to get to the highway. If you are concerned about this position, I ask 'why is the police station there is not optimally placed?'

Again, we are **very strongly opposed** to this addition as long-time residents (sixteen years) of this area and will most definitely be following this up

With the consideration of families in this area;

Kim Mackay



To Town of Taber
Department of Planning & Economic Development
Re: Subdivision application TT-18-0-006

From Jason Munn
[REDACTED]
[REDACTED]

I am absolutely opposed to the above mentioned application

I am totally blown away at the moment and can't figure out how people think now a days. I always thought kids said the darnest things but may have to reconsider that.

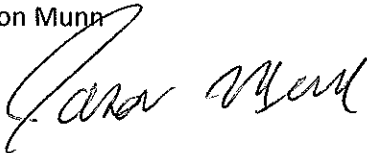
I have been a homeowner for 7 years and live with my common-law partner and have 4 beautiful children. We live in a quiet cul-de-sac that's very safe, family orientated, close to town and schools. We love living here and couldn't ask for a better place. Or better yet wouldn't change it for the world.

My mind is still boggled. Who in their right mind would even consider building a new fire hall in this location. Do people now a days even think before they speak. First of all it's in a residential area, full of families and along a busy street. It's an idea that wasn't thought out and considered by others.

Put the shoe on the other foot and tell me if this is a good idea. Are your kids going to be happy with waking up to loud noises and sirens through out the night? Is your property going to decrease in value? Are your views going to be blocked by a large wall? Or can you even answer these questions because your not going to be impacted by these changes. As long as you don't have to worry about it let someone else...right?

I don't have to be a brain surgeon, captain of the debate team or even a genius to know this is not a good idea. So once again I strongly oppose to this application and hope you will reconsider.

Jason Munn



To: Town of Taber
Department of Planning and Economic Development
Re: Subdivision application TT-18-0-006

From: Joshua & Kimberley Pepneck

[REDACTED]
[REDACTED]

As adjacent land owners We are completely opposed to the above-mentioned subdivision application.

Firstly, the current location of the fire hall is ideal in our opinion and we don't understand the reasoning of wanting to move it into the middle of a residential area. From the current location the longest response time within Taber should be 6 minutes of driving. While moving this does cut it down to 5 minutes, this 1-minute saving in response time is not worth the inconvenience to numerous home owners. We believe if response times need to be lowered the most efficient way to bring this about would be through slight upgrades to the current fire hall. This would incur a much lower cost financially for taxpayers and would eliminate the negative impact that moving the firehall would have on the community. Looking at the statistics from the city of Lethbridge's fire protection report from 2017 we see that currently there is only a fire hall within every 31 square kilometers. The town of Taber is only 15 square kilometers in total; therefore, again we see that a completely centralized location is unnecessary. Additionally, the busy railway running through the middle of Taber is a primary factor contributing to maximum response times- a factor that cannot be eliminated by moving the fire hall. Since moving the fire hall does not substantially decrease response times, the decision to put a firehall on a major road where traffic is prevalent seems like an unnecessary danger to drivers and pedestrians. Due to this documented evidence we feel the need to move the fire hall is completely unnecessary where upgrades seem like the more straightforward solution.

On a personal note we are also opposed to this development. We only purchased our home a year ago and are saving towards attending medical school. To have the town come in and build something that all evidence says will instantly decrease our land value seems unfair especially if part of the motivation for the town wanting to use this location is that it is the most financially beneficial to them. On top of the financial burden this will place on us as home owners who are saving towards a goal, we also feel the noise of the construction and sirens will negatively affect our quality of life.

Lastly, we feel the subdivision application is poorly written and difficult to interpret. Nowhere on the application is the intended purpose of this subdivision mentioned. This can easily result in people not realizing how their life will be affected by this development until it is too late.

Hoping you will reconsider,

Joshua & Kimberley Pepneck

Monks, Phyllis

From: kimberly rutherford [REDACTED]
Sent: September 14, 2018 11:32 AM
To: Monks, Phyllis
Subject: Steve Swarbrick and New Fire Hall

Hello my name is Kimberly Rutherford, my husband is Jim Cowie. [REDACTED]
We just moved from Edmonton to live in Taber near family and away from the cities rat race.
It is nice to own our own home. Taber is very friendly and helpful.
I met Steve at the local camera store, after chatting, he came over and installed our alarms . Thank Steve!!!
I would appreciate a fire hall in our neighborhood, I know response time in Taber is better than Calgary and Edmonton but seconds can count. I have lived next to fire halls and find them quiet and clean. The train is noisier!
I hope a great building is found for the new fire hall.
Thanks,
Kimberly Rutherford
[REDACTED]

Town of Taber

Department of of Planning &

Economic Development

Subdivision application TT-18-0-006

Don & Kim Span


Taber AB

We are adamantly opposed to the above mentioned application.

We would like to address our concerns about the proposed building of a new fire hall on 50th Street. Our first concern being residents of Taber, is that there was no town hall meeting for all of the residents to express our opinions and concerns. We have owned this home for 20 years (which backs on to the proposed property of the new fire hall) and we believe that you have given no considerations to what this means for us. With a fire hall being in the centre of town in a residential area, there are many disturbances to be considered. We will now have a large brick building in our line of sight, sirens around the clock and many fire fighters coming and going, not to mention all of the construction that will impede traffic during the building of this fire hall.

We understand that your main concern about moving the fire hall to the middle of town is so that your response time maybe cut down. But what we also know is that residents of Taber have taken drives to test just how long it takes to reach the west side of town from the current fire hall. The residents did 20km per hr. (which is much slower than the trucks actually go) and they made it under 8 minutes. You need to take into consideration that this fire hall is going to be near playgrounds areas and houses with children. Do you not find this to be a danger when fire trucks are rushing to get to a fire ? As fire responders your responsibility to the town of Taber is to insure the safety of its residents. We know that there are many places in town where properties are up for sale and or vacant lots that would be more suitable for a new fire hall that are not in residential areas or playground zones. We would appreciate your feedback as to why you feel we need a new fire hall. Would it not be more financially responsible to do upgrades to the current one and use the extra money elsewhere ? Example: street lights that actually illuminate our incredibly dark streets in the residential areas ? Just a thought. Another concern is that by building this fire hall, you will be reducing our property value greatly when it comes to resale. No one wants to live in a home that constantly hears sirens.

We are confident that you can seek out another property that will suit your needs and keep the residents here content. It would be a shame to see quite a few tax paying, law abiding residents relocate to another town because of your inconsiderations. Taber already has many vacant homes and I'm sure you would rather see a boom in population than a decline because this affects a large perimeter of the town.

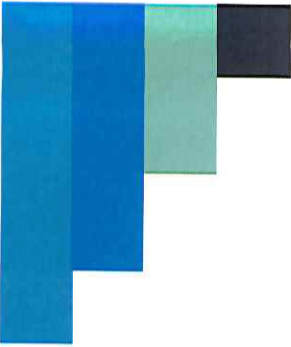
Thank you for taking the time to read and consider our concerns.



Don Span



Kim Span



September 14, 2018

Phyllis Monks
A-4900 50th Street
Taber, Alberta T1G 1T1

Dear Phyllis Monks,

I am a 26 year resident of Taber, 20 of which we have lived in the same house in the [REDACTED] block of 55th Avenue.

Our house is 1-1/2 blocks from the proposed site of the new fire hall next to the Church of Christ. My wife and I would just like to say that we are in full support of building the fire hall in this location. We have always thought that a more centralized location of the hall makes much more sense. Combined with placing it near major thoroughfares going both North-South as well as East-West would allow for much quicker response for the emergency crews (not to mention the ease of access for the volunteers responding to the hall).

We feel that hearing the sirens and any disruption that may be caused is a small price to pay for having quicker access to emergency services. My family and I hope that council continues with this location as the new home for the Taber Fire Department.

Kind regards,



Steve Swarbrick



To Town of Taber
Department of Planning & Economic Development
Re: Subdivision application TT-18-0-006

From Dave & Donna Witwer
[REDACTED]
[REDACTED]

We are absolutely opposed to the above mentioned subdivision application.

Firstly as a general comment , nowhere in the application does it mention that the intended use is for a fire hall & emergency services. Also on such short notification anybody on a holiday would not likely receive notification in time to comment before the MPC meeting.

Next , our opinion is that a new fire hall is a total waste of taxpayer dollars , the present location possibly with a few renovations is suitable & has worked just fine.

If a new fire hall has to be built , this suggested location is ridiculous. Right in the middle of a residential area on a busy street!!! How this idea came about is totally beyond my understanding , obviously no consideration whatsoever for the mostly , long term residents of this area.

On a personal basis , we have lived in this house for 40 years & construction of a (suggested 11 meter) tall building is going to totally destroy our back yard view. What is presently houses & trees will turn into a prison like wall.

Along with the proposed new fire hall & the preceding construction of it , will come a huge increase in ; traffic , noise , lites, sirens , etc. all of which will seriously reduce our quality of life at this location.

Also in my opinion if this project goes ahead our property & any other properties in this area will lose value.

Hoping you will reconsider ;


Dave Witwer


Donna Witwer

Monks, Phyllis

From: Daphne Zimmer [REDACTED]
Sent: September 14, 2018 12:49 PM
To: Monks, Phyllis
Subject: New fire hall

I am in favour of the new fire hall being on 50st! It is definitely a more central location and easier and quicker to get to and out of for a call! It makes total sense to have it in a more central location! I live just a block and half away from the location of topic! I am not concerned about blaring sirens or other traffic or noise to do with it! Our TABER fire department is pretty considerate of the home owners! Thanks for listening!

Daphne Zimmer

Sent from my iPad

Monks, Phyllis

From: Edwyn Ellingson <build@willowcrest.ca>
Sent: October 2, 2018 9:24 AM
To: Account, Planning
Subject: Letter of Support for the Emergency Services Building

Phyllis Monks & Town of Taber Planning & Development Department,

I wanted to thank you all at the planning department for the work that you are doing in the planning and development of our Town. I wanted to specifically mention the efforts you have made in gathering information as the Town considers a new emergency services building. I would like to voice my support for the location that you are proposing for the new facility (around 53 Ave on 50th St), and believe that this is likely one of the best locations out of the available options.

The new Emergency Services building is an integral part of setting Taber up for further sustainable growth, while also providing all the residents here with faster emergency services response times.

Sincerely,

WILLOWCREST
CONSTRUCTION

Edwyn Ellingson
403-315-9811
www.willowcrest.ca
build@willowcrest.ca