



## AGENDA

REGULAR MEETING OF THE DEVELOPMENT AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON TUESDAY, MAY 21, 2019 AT 1:30 PM.

	<u>MOTION</u>
<b>1. CALL TO ORDER</b>	
<b>2. ADOPTION OF THE AGENDA</b>	<b>X</b>
<b>3. ADOPTION OF THE MINUTES</b>	
ITEM No.3.1 Meeting Minutes of the April 15, 2019 Municipal Planning Commission	<b>X</b>
<b>4. BUSINESS ARISING FROM THE MINUTES</b>	
<b>5. ACTION ITEMS</b>	
ITEM No.5.1 5319 B 50 Ave - DP 19-020 - Food Truck	<b>X</b>
ITEM No.5.2 5910 52 Ave - DP 19-027 - Change of Use	<b>X</b>
ITEM No.5.3 Building Permit Statistics April 2019	<b>X</b>
ITEM No.5.4 Standing Item - MPC Requests	<b>X</b>
<b>6. DELEGATIONS</b>	
<b>7. MEDIA INQUIRIES</b>	
<b>8. CLOSED SESSION</b>	<b>X</b>
ITEM No.8.1 Discussion Regarding Accessory Use Structures Closed Session to prevent disclosure harmful to personal privacy, in accordance with Section 17(2) of the Freedom of Information and Protection of Privacy Act	
<b>9. OPEN SESSION</b>	<b>X</b>
<b>10. CLOSE OF MEETING</b>	<b>X</b>



## Development Authority Request for Decision

**Meeting Date:** May 21, 2019

**Subject:**

Meeting Minutes of the April 15, 2019 Municipal Planning Commission

**Recommendation:**

That the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on April 15<sup>th</sup>, 2019, as presented.

**Background:**

The minutes of the regular Municipal Planning Commission meeting held on April 15<sup>th</sup>, 2019, are attached.

**Legislation / Authority:**

Section 203 of the Municipal Government Act allows the Municipal Planning Commission to adopt the minutes and perform other duties as delegated by Council.

**Strategic Plan Alignment:**

N/A

**Financial Implication:**

There is no financial implication for the creation of the minutes.

**Service Level / Staff Resource Implication:**

Time was required by Administration to record the minutes of the Municipal Planning Commission's regular meeting.

**Justification:**

Adoption of the minutes will provide a record of the regular meeting of the Municipal Planning Commission meeting held on April 15<sup>th</sup>, 2019.

**Alternative(s):**

Alternative 1: That the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on April 15<sup>th</sup>, 2019 with amendments.



Attachment(s): April 15, 2019 - MPC Minutes

**APPROVALS:**

**Originated By:**  
Grace Noble

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

*P. Marks*

MINUTES OF THE REGULAR MEETING OF THE DEVELOPMENT  
AUTHORITY OF THE TOWN OF TABER, IN THE PROVINCE OF  
ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION  
BUILDING, ON APRIL 15, 2019, AT 1:30 PM.

---

**Members**

Mark Garner  
Ron Hadden  
Roger Miles

**Absent**

Ron Levagood  
Joe Strojwas

**Staff**

Phyllis Monks  
Grace Noble

**CALL TO ORDER**

Chairperson Miles called the April 15<sup>th</sup>, 2019, regular meeting of the  
Municipal Planning Commission to order at 1:31pm.

**ADOPTION OF THE AGENDA**

RES. 26/2019      Councillor Garner moved to adopt the April 15<sup>th</sup>,  
2019, Municipal Planning Commission meeting  
agenda as presented.

CARRIED UNANIMOUSLY

**ADOPTION OF THE MINUTES**

**Meeting Minutes of the March 18, 2019 Municipal Planning  
Commission**

RES. 27/2019 R. Hadden moved that the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on March 18<sup>th</sup>, 2019, as presented.

CARRIED UNANIMOUSLY

## **BUSINESS ARISING FROM THE MINUTES**

### **Administration Response to Boulevard Inquiry**

G. Noble & P. Monks presented the information Administration prepared in response to a question regarding driveways and boulevards brought forth from Councillor Strojwas. A discussion was had regarding the permitting process and past practices.

RES. 28/2019 Moved by M. Garner that the Municipal Planning Commission accepts the response to the boulevard inquiry as information.

CARRIED UNANIMOUSLY

## **ACTION ITEMS**

### **Bylaw 06-2019 Eureka Area Structure Plan**

P. Monks presented an overview of the proposed Eureka Area Structure Plan. A discussion was had regarding the potential rail spur and the open house that had been hosted.

RES. 29/2019 Moved by Councillor Garner that the Development Authority recommends that Council give first reading to Bylaw 06-2019 and the Eureka Area Structure Plan as presented.

CARRIED UNANIMOUSLY

### **5001 64 Ave - DP 19-017 - Sea Can**

G. Noble presented development permit application 19-017 for a Sea Can to be used for storage purposes at the Taber Evangelical Mennonite Church. A discussion was had regarding rules and regulations of sea cans and potential land use bylaw amendments for the future. An amendment was made to condition 1 to allow for the Sea Can to be painted instead of cladded.

RES. 30/2019 Moved by R. Hadden that the Municipal Planning Commission approves development permit application 19-017 for a Sea Can, Temporary Accessory Use, for a period of three (3) years, located at 5001 64<sup>th</sup> Ave., Lot 19, Block 1, Plan 0814869 with the following conditions:

1. The Sea Can shall be painted to match the church,
2. The Sea Can must be set at least 0.6m from the side property line,
3. The owner shall maintain the Sea Can in a proper state of repair,
4. The applicant to ensure water will not accumulate at or near the buildings (positive drainage) on site, nor accumulate on the lot, and will not adversely affect adjacent properties,
5. The development conforms to the Institutional and Recreation District (IR);
6. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

### **6201 56 Ave - DP 19-018 - Addition**

G. Noble presented development permit application 19-018 for an addition to the River's Electric building. A discussion was had regarding the proposed setbacks, parking, landscaping and visibility at the corner.

RES. 31/2019

Moved by Councillor Garner that the Municipal Planning Commission approves development permit application 19-018 for a building addition with waivers, located at 6201 56<sup>th</sup> Ave., Lot 10, Block 3, Plan 3042JK with the following conditions:

1. The site to be developed as per the site plan submitted,
2. *Pursuant to section 1.4.3 of Land Use Bylaw 14-2016, as amended, front yard setback requirement waiver from 7.5m to 3.5m is hereby granted,*
3. *Pursuant to section 1.4.3. of Land Use Bylaw 14-2016, as amended, side yard setback requirement waiver from 7.5m to 7.0m is hereby granted,*
4. The applicant will ensure that 21 parking stalls are provided for on the property as per the parking plan,
5. Prior to construction commencing, the applicant will submit an exterior finish plan for the proposed building and must be approved by the Director of Planning & Economic Development,
6. Prior to construction commencing, the applicant will submit a landscaping plan for the 10% landscaped requirement for the Medium Industrial District (M-2), in the land use bylaw, to be approved by the Director of Planning & Economic Development,
7. The applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical and Gas permits,
8. The applicant must ensure that the contractor commissioned for the construction has a valid Business License for the Town of Taber,
9. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This

22/2019

Meeting Date  
2019-04-15

includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 4-2008). In addition, the addressing of the home is to remain clearly visible through all stages of construction,

10. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

### **Building Permit Statistics March 2019**

G. Noble presented the building permit statistics for the month of March 2019.

RES. 32/2019      Moved by R. Hadden that the Municipal Planning Commission accepts the March 2019 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

### **Standing Item - MPC Requests**

None.

### **DELEGATIONS**

None.



**MEDIA INQUIRIES**

None.

**CLOSED SESSION**

N/A

**OPEN SESSION**

N/A.

**CLOSE OF MEETING**

RES. 33/2019      Moved by Councillor Garner that the April 15<sup>th</sup>, 2019, Municipal Planning Commission meeting be closed at 2:15pm.

CARRIED UNANIMOUSLY

---

CHAIRPERSON



## Development Authority Request for Decision

**Meeting Date: May 21, 2019**

**Subject:**

5319 B 50 Ave - DP 19-020 - Food Truck

**Recommendation:**

That the Municipal Planning Commission approves Development Permit 19-020 for a Food Truck to operate within the Town of Taber from 5319 B 50<sup>th</sup> Ave., Lot 111, Block 42, Plan 7711322 with the following conditions:

1. The development shall conform to the Food Truck requirements of the Town of Taber Land Use Bylaw 14-2016,
2. Shall conform to the Town of Taber Business License Bylaw 14-2018,
3. A fire consultation must be had with the Town of Taber's Fire Department,
4. The owner and/or operator must limit their time in any one location to a maximum of 5 hours within a 48 hour time period. Any one location is considered within 100m;
5. The owner and/or operator must have their own garbage receptacle,
6. The owner may not dump any cooking oil or other substances into drains. Proper dumping shall be the responsibility of the Food Truck owner,
7. The Food Truck/Mobile Coffee Trailer must be stored in an appropriate manner either behind The Loft on 50<sup>th</sup> at 5319 B 50<sup>th</sup> Avenue or on the owners property out of Town;
8. Must conform to the health standards of Alberta Health Services. Applicant shall contact Alberta Health Services for more information:
  1. Health Inspector – Danny Lo  
Address – 4326 50<sup>th</sup> Avenue, Taber, AB T1G 1N9  
Phone – (403) 223-7230

**Background:**

Administration has received an application form for a new Food Truck to operate in Taber. The Loft on 50<sup>th</sup>, has requested a development permit and a business license application in order to operate



within the Town of Taber. Administration has gone through the proposed conditions with the applicant to ensure there will be clarity with the permit.

The applicant would like to expand their presence in the Town and would primarily be using their Food Truck for community events, sport tournaments, markets and for highway exposure. While the Food Truck is not in use it will be stored behind their physical location or at the applicant's home outside of town.

**Legislation / Authority:**

Subdivision Authority, Development Authority, and Municipal Planning Commission Bylaw 10-2018 Sec. 1(8)(b) The Municipal Planning Commission shall be the Development Authority for Development Permit applications for Discretionary Uses.

**Strategic Plan Alignment:**

Enhance Sense of Community #4: Continue the growth of Taber as a healthy and safe community.

**Financial Implication:**

The applicant has paid the appropriate fee.

**Service Level / Staff Resource Implication:**

Administration's time will be required for the circulation of the permit and assisting in the collecting of documents for the business license.

**Justification:**

The approval of the Food Truck application form would allow for an existing business in Taber to expand.

**Alternative(s):**

Alternative #1: That the Municipal Planning Commission approves Development Permit 19-020 for a Food Truck to operate within the Town of Taber from 5319 B 50<sup>th</sup> Ave., Lot 111, Block 42, Plan 7711322 with amendments to the conditions.

Alternative #1: That the Municipal Planning Commission does not approve Development Permit 19-020 for a Food Truck to operate within the Town of Taber from 5319 B 50<sup>th</sup> Ave., Lot 111, Block 42, Plan 7711322 with reasons.

Attachment(s):    DP 19-020 - Application  
                              DP 19-020 - Business License Application  
                              DP 19-020 - Floor Plan



DP 19-020 - Map

**APPROVALS:**

**Originated By:**  
Grace Noble

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

*P. Marks*



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

DP 19-020  
 Diamond Permit #:

Office Use Only			
Use: <input type="checkbox"/> Home Occupation <input type="checkbox"/> Non-Resident <input type="checkbox"/> Non-Resident MD	Land Use District:	Roll No:	
Development Permit No:	DP Fee:	Off-Site Levy:	Security Deposit:
Home Occ No:	Home Occ Fee:		
Application Received:	Date Advertised:	Permit Effective:	Total Fees:

- Development Permit – ensures the use, setbacks, and size of your project comply with the *Land Use Bylaw*.
- It is recommended you review *Land Use Bylaw* requirements prior to submitting an application.
- Please attach the following:
  - Business License Application
  - Proof of Fire Inspection (within last 2 months)
  - Proof of Health Inspection (within last 2 months)
  - Picture of food truck
  - List of hazardous materials

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.

Applicant:	Name:	MALLORY NACHMURA	Business License#:	
	Address:	0319 B 50 <sup>th</sup> AVE		
	Town:	TABER	Postal Code:	T1G 1V3
	Phone, Res:	403 416 5084	Phone Cell:	403 795 5141
	Email:	thelofton50th@gmail.com		
Business Information	On-Site <input type="checkbox"/> Off-Site/Mobile <input checked="" type="checkbox"/>	Indicate size of food truck: 7' x 14' CARGO TRAILER		
	Do you have employees	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, how many? 6	
	Flammable or Hazardous material on site:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, attach a list of all materials and estimated quantities.	
	Where will the truck be stored when not in use? BEHIND SHOP IN PARKING PAD OR SHOP ON FARM			
List Private Sites: List every place you have owner approval to park during operation. Provide proof of owner approval (signed letter)		CORN FEST, ALONG HIGHWAY, FESTIVALS, SPORTS TOURNAMENTS, MARKETS, ETC GOLF TOURNAMENTS.		
List Town Owned Sites: List all Town owned sites that you wish to park during operation. Please note, some sites may require CAO approval prior to use.				

Signed: M. Nachmura Date: APRIL 15 19  
 Applicant

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

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



General Application for Business License

BYLAW 14-2018  
SCHEDULE - A

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

Office Use Only				
HO #:	HO Fee:	Land Use District:	Permit Effective:	
BL #:	BL Fee:	Roll No:	Type of License:	Required License Date:
DP #:	DP Fee:	Date Received:	Date Advertised:	Total fees:

<b>Annual – Jan. 1<sup>st</sup> – Dec. 31<sup>st</sup></b> <input type="checkbox"/> Town Resident - \$100.00 <input type="checkbox"/> Home Occupation - \$150.00 <input type="checkbox"/> M.D Resident - \$300.00 <input type="checkbox"/> Non-Resident - \$500.00	<b>Kiosk, Hawker, Peddler, Huckster</b> <input type="checkbox"/> Town Resident - \$100.00 <input type="checkbox"/> Non-Resident - \$250.00	<b>Non- Annual</b> <input type="checkbox"/> Non-Resident Day - \$50.00 <input type="checkbox"/> Non-Resident Week - \$100.00 <input type="checkbox"/> Non-Resident month - \$150.00 <input type="checkbox"/> General Contractor - \$1000.00 / Proj.
--	--	---

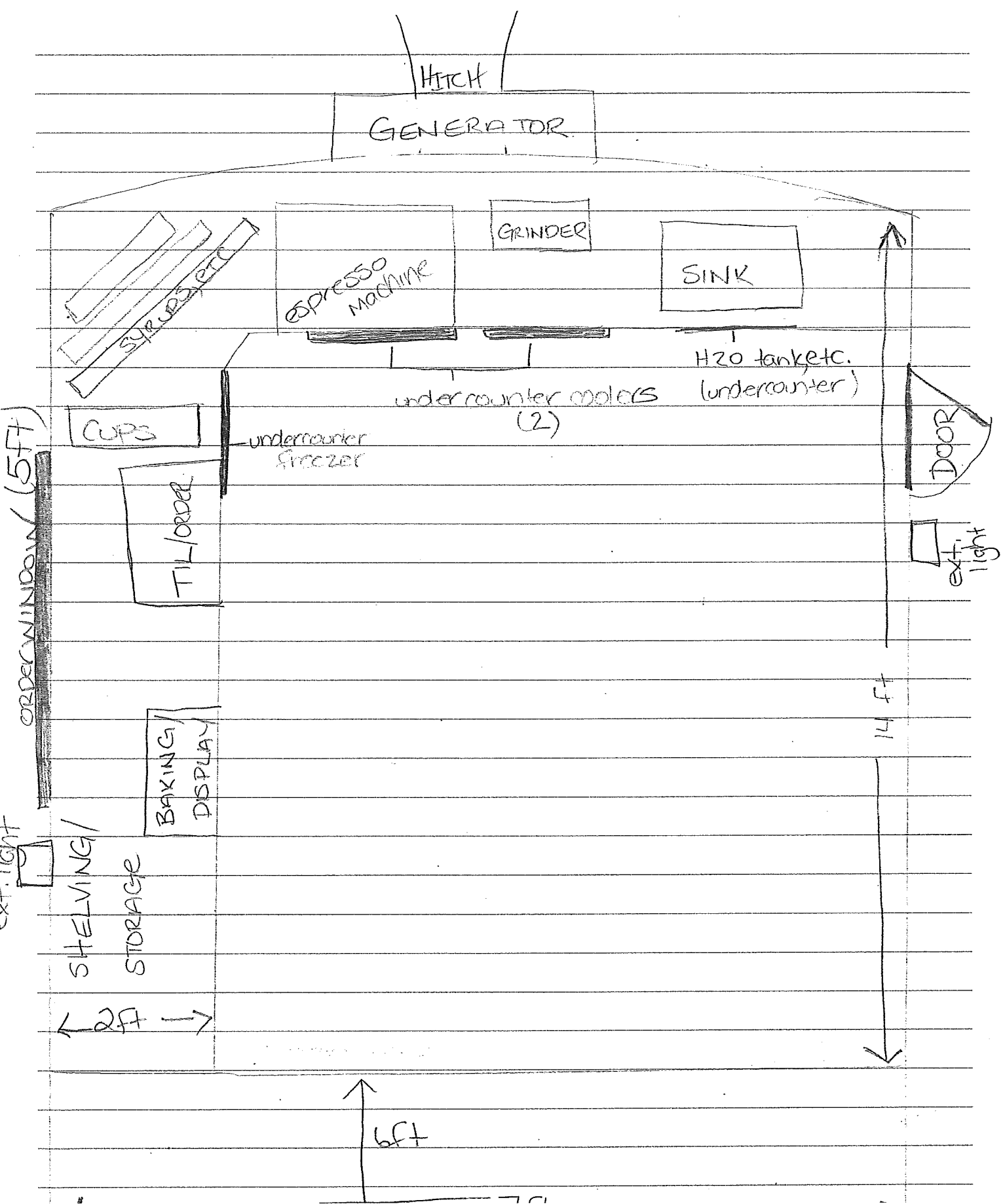
Renewal Fees are due by January 31<sup>st</sup>. Late fees of \$25.00 / week will apply after February 1<sup>st</sup>.

Check if applicable:  New Application  Change of Ownership  Change of Use  Change of Location

<b>Proposed Municipal Address:</b>				
<b>Legal Description of Property:</b>	Lot (Parcel):	Block:	Plan:	
<b>If moving, list previous address:</b>				
<b>Applicant:</b>	Name: MALLORY NAKIAMURA	Email: thelofton50th@gmail.com		
	Address: 5319 B 50th AVE (PO Box 4895 TIG 2E1)			
	Town: TABER	Postal Code: T1G 1V3		
	Phone Res: 403 416 5084	Phone Cell: 403 795 5141		
<b>Registered Land Owner: (if different from applicant)</b>	Name:		Email:	
	Address:			
	Town:	Postal Code:		
	Phone Res:	Phone Cell:		
	Contact person's Name:	Contact persons Phone:		
<b>Business:</b>	Name: THE LOFT ON 50th		Existing Business License#:	
	Previous Business Name:		Operating As:	
	On-Site <input type="checkbox"/>	Off-Site/Mobile <input checked="" type="checkbox"/>	Would you your business on the online business directory? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Mailing Address: PO Box 4895	Town: TABER	Postal Code: T1G 2E1	
	Website: www.thelofton50th.com			
	Expected start date: JUNE 1/19	No. of Employees: 6	Hours of Operation: 7am - 5pm.	
	<b>Describe in detail what the business entails:</b> THIS WILL BE AN EXTENSION OF THE LOFTON 50th COFFEE BAR. MOBILE COFFEE SERVICE WITHIN TOWN LIMITS, EXTENDING OUR REACH IN SUMMER MONTHS, FESTIVALS, ETC.			

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











## Development Authority Request for Decision

**Meeting Date: May 21, 2019**

**Subject:**

5910 52 Ave - DP 19-027 - Change of Use

**Recommendation:**

That the Municipal Planning Commission approves Development Permit 19-027 for an Agricultural Service and Supply Establishment with Storage, Outdoor; discretionary use located at 5910 52<sup>nd</sup> Ave., Lot 6, Block 2, Plan 0913519 with the following conditions:

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. The Outdoor Storage shall be maintained in an orderly manner,
6. Any fuel containers shall be storage in an appropriate manner;
7. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

**Background:**

Administration has received an application for an Agricultural Service and Supply Establishment with Outdoor Storage for trucks and trailers. The business itself, Noble Enterprise Ltd., is a trucking company that hauls grains, fertilizers and bales throughout western Canada and the USA. The Light Industrial District (M-1) does not include Transport/Truck Operations in the district; however, this location seems to be ideal for the company and their business will not have a negative or adverse effect on the neighbourhood. Their proposed business is consistent with the surrounding businesses which includes Frito-Lay, Rubber Duck Car and Truck Wash, CEM Heavy Equipment and Geerhaert Mechanical Services. As the business is for the hauling of items associated with agriculture it was thought the use of an Agricultural Service and Supply Establishment would be appropriate in this case.



The definitions for the uses are listed below:

**Agricultural Service and Supply Establishment** means a use for the supply of goods, materials or services that support agricultural uses, including the sale and storage of seed, feed, fertilizer and chemical products and the rental, sale, repair or service of agricultural equipment or implements or any combination of the foregoing.

**Transport/Truck Operation** means a use involving the storing, parking, servicing, and dispatching of trucks. This use may also involve the transfer of goods primarily involving loading and unloading of freight-carrying trucks.

**Storage, Outdoor** means a use involving the storage of goods, materials and/or equipment or the display and sale of goods and materials, including vehicles for hire or sale, located outside permanent buildings or structures on the site; and excludes a parking lot.

As Administration has been moving forward with the Land Use Bylaw amendments we will be suggesting either having Transport/Truck Operation listed as a discretionary use in the Light Industrial District (M-1) or perhaps the creation of Transport/Truck Operation, Small and Transport/Truck Operation, Large that could be put into correlating districts. Administration is concerned that not having the option for a trucking company in the M-1 district limits business opportunities.

**Legislation / Authority:**

Subdivision Authority, Development Authority, and Municipal Planning Commission Bylaw 10-2018 Sec. 1(8)(b) The Municipal Planning Commission shall be the Development Authority for Development Permit application for Discretionary Uses.

Land Use Bylaw 14-2016 Sec. 4.10.4(a) The Development Authority may approve a discretionary use where it is determined that any nuisance factors extending outside a building will not have a significant adverse impact on adjacent properties.

**Strategic Plan Alignment:**

Enhance Sense of Community #4: Continue the growth of Taber as a healthy and safe community.

**Financial Implication:**

The fee for a discretionary change of use permit is \$300.

**Service Level / Staff Resource Implication:**

Administration's time will be needed to advertise and circulate the proposed development.

**Justification:**

The approval of this development permit would allow for a new business to operate in Taber.



**Alternative(s):**

Alternative #1: That the Municipal Planning Commission approves Development Permit 19-027 for an Agricultural Service and Supply Establishment with Storage, Outdoor; discretionary use located at 5910 52<sup>nd</sup> Ave., Lot 6, Block 2, Plan 0913519 with amendments to the conditions.

Alternative #2: That the Municipal Planning Commission does not approve Development Permit 19-027 for an Agricultural Service and Supply Establishment with Storage, Outdoor; discretionary use located at 5910 52<sup>nd</sup> Ave., Lot 6, Block 2, Plan 0913519 with reasons.

Attachment(s):     DP 19-027 - Application Form  
                           DP 19-027 - Business License Application  
                           DP 19-027 - Map

**APPROVALS:**

**Originated By:**  
Grace Noble

**Chief Administrative Officer (CAO) or Designate:**           *P. Monte*



Application for Commercial/Industrial/  
Public & Institutional Development

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

DP 19-027

Diamond Permit #: 190027

Office Use Only			
Use: <input type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited		Land Use District:	Roll No:
Development Permit No:	DP Fee:	Off-Site Levy:	Security Deposit:
Building Permit No:	BP Fee:	SCC Levy:	Total Fees:
Application Received:	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.

<b>Municipal Address:</b>	3910 52 Ave. N.		
<b>Legal Description of property to be developed:</b>	Lot (Parcel): 6	Block: 2	Plan: 0913519
<b>Applicant:</b>	Name: Henry Teichroeb	Email:	
	Address: 1024 4th Street		
	Town: Barnwell	Postal Code: T0K 0B0	
	Phone Res:	Phone Cell: (403) 929-0943	
	Business License#:		
	Interest in the proposed development, if not the registered owner: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other explain:		
<b>Registered Owner:</b> (if different than applicant)	Name: Direck Equip. Inc.	Email:	
	Address: Box 460		
	Town: Lethbridge	Postal Code: T1J 3Z1	
	Phone Res:	Phone Cell: 403-315-9767	
<b>Type of Development Proposed:</b>	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Public and Institutional <input type="checkbox"/> New Construction <input type="checkbox"/> Waiver <input type="checkbox"/> Change of Use <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Moved in Building <input type="checkbox"/> Other explain:		
<b>Adjacent to Highway:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Estimated Cost of Development:</b>	
<b>Lot Dimensions</b>	Width:	Depth:	Area:
	<b>Lot Coverage</b>	By proposed build (%):	Total site coverage (%): Landscaped open space (%):
<b>Proposed setback from property lines:</b>	Front:	Side 1:	Side 2: Rear:
	<b>Additional Information</b>	Number of Units:	
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.

Business Information	On-Site	<input type="checkbox"/>	Proposed Signs: (Identify on site plan)	Yes	<input type="checkbox"/>
	Off-Site/Mobile	<input type="checkbox"/>		No	<input type="checkbox"/>
	Outdoor Storage: (Identify on site plan)	Yes	Proposed Outdoor Lighting: (Identify on site plan)	Yes	<input type="checkbox"/>
		No		No	<input type="checkbox"/>
	Flammable or Hazardous material on site:	Yes	If yes, attach a list of all materials and estimated quantities.		
		No			
	Potential environmental impacts or nuisance effects:	Yes	If yes, attach a description of potential impacts and their proposed mitigation plan		
		No			

Access:		Existing	Proposed	N/A
Provincial Highway # _____		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Internal Subdivision Road		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Undeveloped Road Allowance		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private Road (i.e. Condominium)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Services:		Existing	Proposed	N/A
<b>Water Supply</b>	Municipally owned and operated piped water system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sewage Disposal</b>	Municipally owned and operated sanitary sewer system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Storm Drainage</b>	Municipal sewers	<input 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 temporary, state for what period: \_\_\_\_\_


Existing Use of Site: Shop / office building  
List existing buildings, structures and use(s) of the land and whether any are to be removed or relocated.

Proposed Use of Site: Parking for our semi trucks and trailers  
Describe in detail - attach additional information if necessary.

Present Use of Adjacent Properties: \_\_\_\_\_

Describe how vehicles will access the site: from the hiway  
(submit an internal circulation/parking plan)

Describe the use, number, and size of all commercial vehicles accessing the site: Parking about 5-8 trucks + trailers

Signed:  Date: April 30/19  
Applicant

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

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



General Application for Business License

BYLAW 14-2018  
SCHEDULE - A

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

TOWN OF TABER Office Use Only				
HO #:	HO Fee:	Land Use District: <b>M-1</b>	Permit Effective:	
BL #: <b>NOBL 001</b>	BL Fee: <b>\$100.00</b>	Roll No:	Type of License: <b>Res.</b>	Required License Date:
DP #:	DP Fee:	Date Received: <b>04/12/19</b>	Date Advertised:	Total fees:

Customer # 0022421

<b>Annual - Jan. 1<sup>st</sup> - Dec. 31<sup>st</sup></b> <input checked="" type="checkbox"/> Town Resident - \$100.00 <input type="checkbox"/> Home Occupation - \$150.00 <input checked="" type="checkbox"/> M.D Resident - \$300.00 <input type="checkbox"/> Non-Resident - \$500.00	<b>Kiosk, Hawker, Peddler, Huckster</b> <input type="checkbox"/> Town Resident - \$100.00 <input type="checkbox"/> Non-Resident - \$250.00	<b>Non-Annual</b> <input type="checkbox"/> Non-Resident Day - \$50.00 <input type="checkbox"/> Non-Resident Week - \$100.00 <input type="checkbox"/> Non-Resident month - \$150.00 <input type="checkbox"/> General Contractor - \$1000.00 / Proj.
--	--	--

Renewal Fees are due by January 31<sup>st</sup>. Late fees of \$25.00 / week will apply after February 1<sup>st</sup>.

Check if applicable:  New Application  Change of Ownership  Change of Use  Change of Location

Proposed Municipal Address:	<b>5910 - 52 AVE N</b>		
Legal Description of Property:	Lot (Parcel): <b>6</b>	Block: <b>2</b>	Plan: <b>09135-19</b>
If moving, list previous address:			

Applicant:	Name: <b>Henry Teichroeb</b>	Email:
	Address: <b>1024 6 St.</b>	
	Town: <b>Barnwell</b>	Postal Code: <b>TOK 0B0</b>
	Phone Res:	Phone Cell: <b>(403) 929-0943</b>

Registered Land Owner: (if different from applicant)	Name: <b>Durcik Egan</b>	Email:
	Address: <b>Box 460</b>	
	Town: <b>LETHBRIDGE</b>	Postal Code: <b>T1S3Z1</b>
	Phone Res:	Phone Cell: <b>403 315 8767</b>
Contact person's Name:	<b>Bob Durcik</b>	Contact person's Phone: <b>403 315 8767</b>

Business:	Name: <b>Noble Enterprise Ltd.</b>	Existing Business License#:
	Previous Business Name:	Operating As:
	On-Site <input checked="" type="checkbox"/> Off-Site/Mobile <input type="checkbox"/>	Would you your business on the online business directory? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Mailing Address: <b>Box 4742</b>	Town: <b>Taber</b> Postal Code: <b>T1G 2E1</b>
	Website: <b>nobleenterprise.ca</b>	
	Expected start date: <b>Feb. 5, 2019</b>	No. of Employees: <b>3</b> Hours of Operation: <b>9-5</b>

Describe in detail what the business entails:	<b>Noble Enterprise is a trucking company. We haul grains, fertilizer, balds in western Canada + USA.</b>
---	---

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

Do you require a Provincial License? If unsure, please check below for the applicable list. If so, please submit a copy with your application.

- |  |  |
|--|--|
| <input type="checkbox"/> <b>Housing &amp; Consumer Affairs – Contact Alberta Government Services (<a href="http://www.servicealberta.gov.ab.ca">www.servicealberta.gov.ab.ca</a>)</b><br>Auctions, collection agencies, cooperative, debt repayment agency, direct seller, employment agency, home inspection, public utility marketing, monument business, payday loan business, retail home sales, travel club |  |
| <input type="checkbox"/> <b>Alberta Health Services – Environmental Public Health (<a href="http://www.albertahealthservices.ca/eph.asp">www.albertahealthservices.ca/eph.asp</a>)</b><br>Restaurants, catering personal service, day cares, rental housing  | <input type="checkbox"/> <b>Real Estate Council of Alberta (<a href="http://www.reca.ca">www.reca.ca</a>)</b><br>Real Estate Agent, Real Estate Broker, Mortgage Broker, Property Manager    |
| <input type="checkbox"/> <b>Alberta Insurance Council (<a href="http://www.abccouncil.ab.ca">www.abccouncil.ab.ca</a>)</b><br>Insurance Agents, Brokers, Adjusters   | <input type="checkbox"/> <b>Alberta Gaming and Liquor Commission (<a href="http://www.aqlc.ca">www.aqlc.ca</a>)</b><br>Liquor sales, gambling, raffles, bingos, pull tickets, cannabis sales |
| <input type="checkbox"/> <b>Alberta Motor Vehicle Industry Council (<a href="http://www.amvic.org">www.amvic.org</a>)</b><br>Vehicle sales, vehicle repairs, vehicle leasing, vehicle consignment  | <input type="checkbox"/> <b>Alberta Funeral Services Regulatory Board (<a href="http://www.afsrb.ab.ca">www.afsrb.ab.ca</a>)</b><br>Funeral Business   |

I hereby apply for a Business License as per the Town of Taber's License Bylaw 14-2018, as amended. I swear that the information included on this application is correct, to the best of my knowledge. I understand that a change to any existing information renders this registration void. I agree to provide the Town of Taber with written notice of any changes to this information.

This license does not authorize or permit the registrant to carry on a business contrary to the provisions to any other Town of Taber Bylaw, this Business License inspector may temporarily suspend the license until such time as the contravention is rectified

Should a license be issued after June 30th, in any year, the license fee shall be one-half of the annual license fee determined on Schedule C of Bylaw 14-2018. This provision shall not apply to non-resident businesses, transient businesses, canvassers, hawkers, pedlars, hucksters, or itinerant shows, all of whom are required to pay the full annual license fee regardless of the date the license is issued and shall not be permitted to transfer their license. The information provided in this application will be available to the public to assist in marketing your business, through printed directories, and web directories.

Businesses engaged in door to door sales or contractors involved in residential installations may be required to submit an employee list with valid, current and verifiable copies of criminal record checks. Failure to provide this information when requested by the Town is grounds for refusal of a license application or revocation of a license subject to the appeal process outlined in Bylaw 14-2018.

Approved

Refused

Conditions / Reasons:

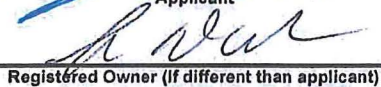
Signed:

  
Applicant

Date:

April 12 / 19

Signed:

  
Registered Owner (if different than applicant)

Date:

April 10 / 19

Signed:

Development Officer

Date:

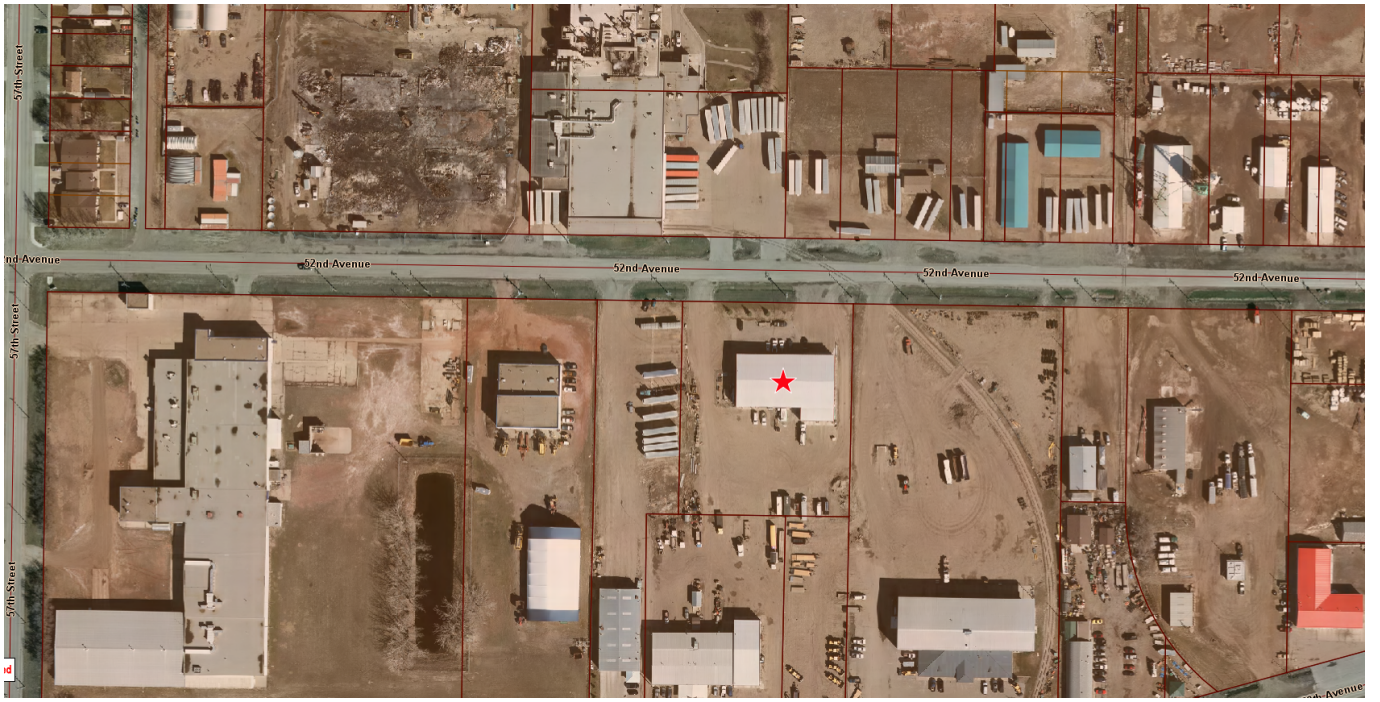
Signed:

License Inspector

Date:

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







## Development Authority Request for Decision

**Meeting Date:** May 21, 2019

**Subject:**  
Building Permit Statistics April 2019

**Recommendation:**  
That the Municipal Planning Commission accept the April 2019 Building Permit Statistics as information.

**Background:**  
Building Permit Statistics for the month of April have been compiled and are attached.

**Legislation / Authority:**  
Bylaw 1-356(14)(j)

**Strategic Plan Alignment:**  
N/A

**Financial Implication:**  
N/A

**Service Level / Staff Resource Implication:**  
The compiling of the building permit statistics is a requirement for the Planning and Economic Development Department.

**Justification:**  
The statistical records are an important tool for monitoring building activity within the Town of Taber.

**Alternative(s):**  
That the Municipal Planning Commission does not accept the Building Permit Statistics for the month of April as information.

Attachment(s): April 2019 Stats Package



**APPROVALS:**

**Originated By:**  
Grace Noble

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

*P. Marks*



TOWN OF TABER  
**BUILDING PERMIT STATISTICS**  
*Apr-19*

	2019 APRIL			2018 APRIL		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	1	1	300,000	1	1	365,000
2 FAMILY DWELLING						
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	3		22,000	1		150,500
GARAGES & CARPORTS						
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	1		5,200	1		8,000
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER	1		300,000			
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER				2		17,000
MOBILE HOME PARK						
DEMOLITIONS				1		10,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS						
	<b>6</b>	<b>1</b>	<b>627,200</b>	<b>6</b>	<b>1</b>	<b>550,500</b>

	2019 YEAR TO DATE (04 2019)			2018 YEAR TO DATE (04 2018)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	3	3	791,000	3	3	910,200
2 FAMILY DWELLING						
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	7		79,500	10		347,010
GARAGES & CARPORTS	4		110,000	3		38,100
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	2		55,200	4		228,000
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER	1		300,000			
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER	1		299,975	3		7,017,000
MOBILE HOME PARK						
DEMOLITIONS				2		13,000
OCCUPANCY/INSPECTION ONLY				1		0
PERMANENT SIGNS						
	<b>18</b>	<b>3</b>	<b>1,635,675</b>	<b>26</b>	<b>3</b>	<b>8,553,310</b>

**April 2019 Month End Approved Permits - Construction Values**

Permit #	Issued Date	Classification	Description	Status	Roll #	Owner	Contractor	Address		Construction Cost
0015 19	2019-04-10	RES	RES ADDS	Approved	6246110	JENNISON, ERIC MILES	JENNISON, ERIC MILES	6206	46 A ST.	1,500.00
0016 19	2019-04-10	COMM	COMM ADDS	Approved	4753040	ALBERTA ASSOCIATION FOR SAFETY PARTNERSHIPS	SELKIRK SIGNS	5308	48 AVE.	5,200.00
0017 19	2019-04-17	RES	RES ADDS	Approved	6054015	TYMKO, SHELDON KYLE	TYMKO, SHELDON KYLE	6119	54 ST.	17,500.00
0018 19	2019-04-24	RES	SF DWELL	Approved	6347032	BENNETT, SAMUEL	BESTER CONSTRUCTION	6207	46 A ST.	300,000.00
0019 19	2019-04-24	RES	RES ADDS	Approved	5743240	DAY, KATHY	REYNOS CONTRACTING LTD.	4310	57 AVE.	3,000.00
0020 19	2019-04-24	IND	IND ADDS	Approved	4764010	LANTIC INC.	ECOSYSTEM	5405	64 ST.	300,000.00

627,200.00

**Town of Taber Building Permits April 2019**

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0015 19 LT	10-Apr-19	ERIC MILES JENNISON	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
6206 46 A STREET		DECK WITH GAZEBO	\$1,500.00	6246110

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0016 19 LT	10-Apr-19	ALBERTA ASSOCIATION FOR SAFETY PARTNERSHIPS	SELKIRK SIGNS	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5308 48 AVENUE		INSTALLATION OF FASCIA SIGN	\$5,200.00	4753040

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0017 19 LT	17-Apr-19	SHELDON TYMKO	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
6119 54 STREET		BASEMENT DEVELOPMENT	\$17,500.00	6054015

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0018 19 LT	24-Apr-19	SAMUEL BENNETT	BESTER CONSTRUCTION	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
6207 46 A STREET		NEW SINGLE FAMILY DWELLING	\$300,000.00	6347032

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0019 19 LT	24-Apr-19	KATHY DAY	REYNOS CONTRACTING LTD.	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
4310 57 AVENUE		BASEMENT DEVELOPMENT	\$3,000.00	5743240

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0020 19 LT	24-Apr-19	LANTIC INC.	ECOSYSTEM	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5405 64 STREET		UPGRADES TO LANTIC BUILDING	\$300,000.00	4764010



## Development Authority Request for Decision

**Meeting Date:** May 21, 2019

**Subject:**

Standing Item - MPC Requests

**Recommendation:**

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

**Background:**

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

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

**Legislation / Authority:**

N/A

**Strategic Plan Alignment:**

Enhance Sense of Community #4 – Continue the growth of Taber as a healthy and safe community.

**Financial Implication:**

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

**Service Level / Staff Resource Implication:**

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

**Justification:**



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

**Alternative(s):**

Alternatives will vary based on discussion.

Attachment(s):

**APPROVALS:**

**Originated By:**

Grace Noble

Chief Administrative Officer (CAO) or Designate: \_\_\_\_\_