



## Development Authority Request for Decision

**Meeting Date:** March 15<sup>th</sup>, 2021

**Subject:**

Adoption of the Agenda

**Recommendation:**

That the Municipal Planning Commission adopts the agenda for the March 15<sup>th</sup>, 2021 regular Municipal Planning Commission meeting, as presented.

**Background:**

The agenda for the March 15<sup>th</sup>, 2021 regular meeting is found on the front page of this agenda.

**Legislation / Authority:**

Section 203 of the Municipal Government Act allows the Municipal Planning Commission to adopt the agenda 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 Agenda.

**Service Level / Staff Resource Implication:**

Time was required by Administration to assemble the Agenda for the Municipal Planning Commission's regular meeting.

**Justification:**

Adoption of the Agenda will provide a record of the Agenda for the Municipal Planning Commission meeting held on March 15<sup>th</sup>, 2021.

**Alternative(s):**

Alternative #1: That the Municipal Planning Commission adopts the Agenda of the regular Municipal Planning Commission meeting held on March 15<sup>th</sup>, 2021, with amendments.

**Attachment(s):** None.

**APPROVALS:**

**Originated By:**

Rob Janzen

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

## Development Authority Request for Decision

**Meeting Date:** March 15<sup>th</sup>, 2021

**Subject:**

Meeting Minutes of February 16th, 2021

**Recommendation:**

That the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on February 16<sup>th</sup>, 2021, as presented.

**Background:**

The minutes of the regular Municipal Planning Commission meeting held on February 16<sup>th</sup>, 2021 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 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 February 16<sup>th</sup>, 2021.



**Alternative(s):**

Alternative #1: That the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on February 16<sup>th</sup>, 2021 with amendments.

**Attachment(s):** Meeting Minutes - February 16, 2021

**APPROVALS:**

**Originated By:**  
Rob Janzen

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

*P. Monte*

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 TUESDAY, FEBRUARY 16, 2021, AT 1:30 PM.

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**Councillors**

Mark Garner

**Members**

Shawn Bethke

Ron Hadden

Roger Miles

Joe Strojwas

**Staff**

Rob Janzen

Phyllis Monks

1. CALL TO ORDER

**CALL TO ORDER**

Meeting called to order by R. Miles at 1:30pm.

2. ADOPTION OF THE AGENDA

**Adoption of the Agenda**

RES 87/2021 Moved by S. Bethke that the Municipal Planning Commission adopts the agenda for the February 16<sup>th</sup>, 2021 Regular Municipal Planning Commission meeting, as presented.

CARRIED UNANIMOUSLY

3. ADOPTION OF THE MINUTES

**Meeting Minutes of January 18th, 2021**

RES 88/2021 Moved by M. Garner that the Municipal Planning Commission adopts the minutes of the Regular Municipal Planning Commission meeting held January 18<sup>th</sup>, 2021 as presented.

CARRIED UNANIMOUSLY

107/2016

Meeting Date  
2/16/2021

#### 4. BUSINESS ARISING FROM THE MINUTES

##### **Appeal Process Inquiry**

RES 35/2021 Moved by J. Strojwas that the Municipal Planning Commission accepts the information as presented.

CARRIED UNANIMOUSLY

#### 5. ACTION ITEMS

##### **PS 21-001 - 6241 64 Street**

RES 90/2021 Moved by R. Hadden that the Municipal Planning Commission approves the Portable Sign to be located at 6251 64<sup>th</sup> Street, Lot 3, Block 6, Plan 9911451, with the following conditions:

- 1) This permit is for a portable sign to be placed in the location shown on the attached map,
- 2) Sign must not be greater than 4.5m<sup>2</sup>, and must not exceed 3.5m in height,
- 3) The sign must be placed within the setback requirements of Land Use Bylaw 13-2020, at least 0.6m from a property line and at least 45m from any other portable sign and from Residential Districts,
- 4) The name and phone number of the sign owner must be permanently affixed to the sign in a visually prominent location on the sign.
- 5) The sign must be anchored or secured, and changeable copy on Portable signs must be secured to prevent vandalism.
- 6) The owner shall maintain the sign in a proper state of repair and shall ensure that all sign support, structural elements and/or guy wires are properly attached,
- 7) The sign must be removed, or the permit must be renewed on or before the expiry date.

CARRIED UNANIMOUSLY

### **HO 21-001 - Hair Salon**

RES 95/2021 Moved by S. Bethke that the Municipal Planning Commission approves Home Occupation Application HO 21-001 for Personal Services (hair salon) to be located at 5723 56 Street, Lot 1, Block A, Plan 1557FV, with the following conditions:

- 1) A waiver reducing the on-site parking requirement from 3 to 2 was granted by the Municipal Planning Commission on February 16<sup>th</sup>, 2021;
- 2) The development shall conform to the district requirements of the Residential Single & Two Dwelling District (R-2), the Home Occupation conditions in Town of Taber Land Use Bylaw 13-2020 and the Town of Taber Business License Bylaw 14-2018;
- 3) If required, 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;
- 4) The applicant must maintain Quiet Hours as per the Community Standards Bylaw;
- 5) The applicant must not cause electronic interference, dust, noise, odour, smoke, or anything of offensive or objectionable nature, which is detectable to normal sensory perception, outside of the building containing the use;
- 6) Only one additional person other than the resident of the dwelling unit may be employed by the Home Occupation;
- 7) The applicant must register the business with Alberta Health Services by going to <https://ephisahs.albertahealthservices.ca/create-case-psn/>.
- 8) The approval shall be applicable only for a period of five (5) years after which a new home occupation permit must be applied for.

CARRIED UNANIMOUSLY

**DP 21-008 - Post-construction Waiver**

RES 92/2020 Moved by S. Bethke that the Municipal Planning Commission approves development permit DP 21-008 for post-construction waivers for the Single Family Dwelling located at 12 Westview Place, Lot 37, Block 5, Plan 1112745, with the following conditions:

- 1) The site is developed as per the attached Real Property Report dated January 11<sup>th</sup>, 2021;
- 2) The development conforms to the district requirements of the Residential Single & Two Dwelling District (R-2);
- 3) A 0.12 metre side yard setback waiver was granted by the Municipal Planning Commission on February 16<sup>th</sup>, 2021, reducing the side yard setback on the west side of the property to 1.08 metres for the dwelling as shown in the attached Real Property Report dated January 11<sup>th</sup>, 2021;
- 4) A 0.40 metre deck height waiver was granted by the Municipal Planning Commission on February 16<sup>th</sup>, 2021, increasing the maximum deck height to 1.90 metres for the rear deck as shown in the attached Real Property Report dated January 11<sup>th</sup>, 2021;
- 5) If the Single Family Dwelling is ever rebuilt, a development permit application must be submitted, and the proposed dwelling must meet the requirements of the land use bylaw that is current at the time of the application;
- 6) All conditions of Development Permit, DP 19-073 must still be adhered to;
- 7) The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2).

CARRIED UNANIMOUSLY

**DP 21-009 - Anytime Fitness**

RES 102/2021 Moved by M. Garner that the Municipal Planning Commission approves Development Permit DP 21-009 for a Change of Use to “Recreational Use – Indoor” at 4926 46<sup>th</sup> Avenue, Lot 1, Block 44, Plan 9911779, with the following 6 conditions:

- 1) The site is developed as per the attached site plan;
- 2) All conditions from DP 20-080 are still applicable to this application;
- 3) 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;
- 4) The development conforms to the district requirements of the Comprehensive Commercial District (CC);
- 5) During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours’ property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 4-2008);
- 6) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY



**DP 21-010 - Medical Office**

RES 103/2021 Moved by R. Hadden that the Municipal Planning Commission approves Development Permit DP 21-010 for a Change of Use to "Medical Office" at 4926 46<sup>th</sup> Avenue, Lot 1, Block 44, Plan 99117799, with the following 6 conditions:

- 1) The site is developed as per the attached site plan;
- 2) All conditions from DP 20-080 are still applicable to this application;
- 3) 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;
- 4) The development conforms to the district requirements of the Comprehensive Commercial District (CC);
- 5) During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 4-2008);
- 6) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

**Building Permit Statistics - January 2021**

RES 91/2021 Moved by J. Strojwas that the Municipal Planning Commission accepts the January 2021 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

112/2016

Meeting Date  
2/16/2021

**Standing Items**

That the Municipal Planning Commission uses the standing items opportunity to address Administration about their concerns, and ask questions.

CARRIED UNANIMOUSLY

10. CLOSE OF MEETING

**CLOSE OF MEETING**

Moved by R. Hadden that the meeting be closed at 2:25pm.

CARRIED UNANIMOUSLY

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CHAIRPERSON

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CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE

## Development Authority Request for Decision

**Meeting Date: March 15<sup>th</sup>, 2021**

**Subject:**

PS 21-003 - 5817 64 Street Portable Sign

**Recommendation:**

That the Municipal Planning Commission approves the Portable Sign renewal for the sign located at 5817 64<sup>th</sup> Street, Lot 8, Block 6, Plan 9911451 with the following seven (7) conditions:

1. This permit is for a portable sign to be placed in the location shown on the attached map,
2. Sign must not be greater than 4.5m<sup>2</sup>, and must not exceed 3.5m in height,
3. The sign must be placed within the setback requirements of Land Use Bylaw 13-2020, at least 0.6m from a property line and at least 45m from any other portable sign and from Residential Districts,
4. The name and phone number of the sign owner must be permanently affixed to the sign in a visually prominent location on the sign.
5. The sign must be anchored or secured, and changeable copy on Portable signs must be secured to prevent vandalism.
6. The owner shall maintain the sign in a proper state of repair and shall ensure that all sign support, structural elements and/or guy wires are properly attached,
7. The sign must be removed, or the permit must be renewed on or before the expiry date.

**Background:**

Administration has received a portable sign application for a sign to be located at 6011 64<sup>th</sup> Street, Lot 8, Block 6, Plan 9911451.

**Legislation / Authority:**

Town of Taber Land Use Bylaw 13-2020, Section 2.21.14(11) Where located along a highway in a Commercial District or Industrial District, except for the Downtown District (DT), only be approved the Municipal Planning Commission for a maximum one year period subject to the removal of the sign or the approval of a subsequent development permit to allow the sign to remain for a predetermined period.



**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 full application fee for a sign renewal permit.

**Service Level / Staff Resource Implication:**

Maintaining a proper record of portable signs is an ongoing duty of Administration.

**Justification:**

This would ensure that portable signs in the Town of Taber are properly documented and permitted.

**Alternative(s):**

Alternative #1: That the Municipal Planning Commission approves the portable sign to be located at 6011 64<sup>th</sup> Street, Lot 8, Block 6, Plan 9911451, with amendments to the conditions.

Alternative #2: That the Municipal Planning Commission does not approve the portable sign to be located at 6011 64<sup>th</sup> Street, Lot 8, Block 6, Plan 9911451, with reasons.

**Attachment(s):**      Location  
   Application

**APPROVALS:**

**Originated By:**  
Rob Janzen

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



**RENEWAL**

**Application for Signs  
Planning and Economic Development**

Taber, Alberta T1G 1T1

Phone: 403-223-6009 Fax: 403-223-5530



Office Use Only			
Use: <input type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited		Land Use District:	Roll No:
Development Permit No:	DP Fee: \$	Off-Site Levy: \$	Security Deposit: \$
Building Permit No:	BP Fee: \$ (Minimum \$100.00)	SCC Levy: \$ (minimum \$4.50)	Total Fees: \$
Application Received:	Date Advertised:	Permit Effective:	

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

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

<b>Address of Sign:</b>	CHINOOK CARRIERS LTD – 5817 64 <sup>TH</sup> ST		
<b>Legal Description:</b>	Block:	Plan:	
<b>Sign Owner:</b>	Name: <b>Wil &amp; Rhonda Klok (Phynix Signs)</b>		Email: <b>sales.phynixsigns@gmail.com</b>
	Address: <b>Box 203</b>		
	Town: <b>Barnwell, Ab</b>		Postal Code: <b>T0K 0B0</b>
	Phone Res: <b>(403)223-1159</b>		Phone Cell: <b>(403)331-0577</b>
	Business License#: <b>PHYN001</b>		
<b>Property Owner:</b> (if different than Sign Owner)	Name: <b>CH LTD INOOK CARRIERS</b>		Email:
	Address: <b>5817 64<sup>TH</sup> ST</b>		
	Town: <b>Taber</b>		Postal Code: <b>T1G 1H2</b>
	Phone Res:		Phone Cell:
<b>Type of Sign Proposed:</b>	<b>CLASS B</b>	<b>CLASS C</b>	<b>CLASS D</b>
<b>CLASS A</b>	<input type="checkbox"/> Banner Sign <input type="checkbox"/> Fascia Sign <input type="checkbox"/> Canopy Sign <input type="checkbox"/> Projection Sign	<input type="checkbox"/> Projecting Sign <input type="checkbox"/> Roof Sign <input type="checkbox"/> Inflatable Sign	<input type="checkbox"/> Billboard Sign <input checked="" type="checkbox"/> Portable Sign
<input type="checkbox"/> Address Sign <input type="checkbox"/> Election Sign <input type="checkbox"/> Pedestrian Sign <input type="checkbox"/> Real Estate Sign <input type="checkbox"/> Window Sign <input type="checkbox"/> Folding (Sandwich) Sign			

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

<b>Sign Dimensions:</b>	Length: 8FT	Width: 7'5"	Height from ground: VARIABLE	Square footage: 60SQFT
<b>Sign Materials:</b>	Plywood, Metal, Concrete blocks, & plastic.			
<b>Will the sign be illuminated or animated?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Are there any exiting signs on the lot?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, describe the type of illumination or animation:				
<b>If Portable:</b>	Date sign will be displayed: JANUARY 20, 2021		Date sign will be removed JANUARY 20, 2022	
	<b>Area sign will be located:</b>	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	<input type="checkbox"/> Industrial <input type="checkbox"/> Town-owned Land	
	<b>Will the sign be advertising a community event?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Name of event: GENERAL ADVERTISING	

**Town of Taber Land Use Bylaw  
Section 2.6.3 General Sign Rules**

- 1) No person shall erect or place a sign, so that it would be a traffic hazard or obstruct the vision of pedestrian or vehicular traffic.
- 2) Signs with flashing lights shall not be permitted in any District.
- 3) All applications for signs abutting a highway right-of-way shall be referred to Alberta Transportation to ensure that provincial requirements and regulations are respected in the approval process.
- 4) A sign, or part of a sign, shall not be placed on or project over Town property or right-of-ways, unless written approval has been granted by the Town.
- 5) No sign, other than a community notice board erected by the Town or an approved Sign – Class D, may display third party advertising.
- 6) The owner of a sign shall maintain the sign in a proper state of repair and shall ensure that all sign supports, structural elements, and/or guy wires are properly attached and that the area around the sign structure is kept clean and free of overgrown vegetation, and free from refuse material.
- 7) The Development Officer may require the removal of any sign which in the opinion of the Development Officer:
  - a) Is in such a state of disrepair that it is unsightly or constitutes a hazard;
  - b) Is no longer related to a business, event, product or commodity located on the same parcel as the sign.
- 8) No sign for advertisement shall be allowed that is attached to fences, trees or any object in a public street or place.

I have read the conditions listed on this form, and I am fully aware that any permit approved and issued is subject to revocation at any time. Where any portable sign is found to be in contravention of any one of the provisions of the conditions, the development officer shall:

- a) Give notice in writing to the sign owner or owner of the parcel of land upon which the sign is located directing rectification of the contravention.
- b) Have removed the said sign in the event the sign continues to contravene the provisions of the conditions 24 hours after receipt of the notification. Costs for sign removal shall be borne by the sign owner.

The Town shall not be liable nor responsible in any way for any loss of, or damage or injury to, any property belonging to the Grantee, or to any Agent, or Employee of the Grantee, or to any person, nor shall the Town be liable nor responsible in any way, for any personal injury or death that may be suffered or sustained by the Grantee, or any Agent or Employee of the Grantee, or any other person who may be or come upon the said lands. The Grantee shall indemnify and save harmless the Town of and from all liabilities, fines, suits, claims, demands and actions of any kind or nature which may be brought against the Town, its Agents or Employees, arising from this permit whether arising by reason of any breach, violation or non-performance by the Grantee of any of the covenants, terms or provisions hereof, or arising by reason of the act or neglect of either the grantee, it's this permit, notwithstanding anything herein contained to the contrary.

Signed: 

Date: January 26, 2021

 Signed:   
Registered Owner (If different than applicant)

Date: March 1/21

Signed:   
Development Officer

Date: March 5, 2021

## Development Authority Request for Decision

**Meeting Date: March 15<sup>th</sup>, 2021**

**Subject:**

DP 21-016 - A&W Drive-thru Signage

**Recommendation:**

That the Municipal Planning Commission approves Development Permit DP 21-016 for a freestanding sign to be located in the A & W drive-thru, at 5014 74<sup>th</sup> Avenue, Lots 11-14, Block 1, Plan 5638L, with the following six (6) conditions:

1. The sign must meet any applicable Provincial Signage requirements;
2. The sign may only be located at the proposed locations as seen on the attached site plan;
3. The sign must adhere to all Digital Media and Illumination Rules as outlined in The Town of Taber's Land Use Bylaw 14-2016;
4. The sign must not employ any supplementary flashing or intermittent lighting either as part of the sign or on its supporting structure;
5. Prior to installation of the sign, the applicant must obtain a Building and Electrical Permit as required;
6. The signs must not display third party advertising.

**Background:**

Administration has received an application for the installation of a freestanding sign in the A & W drive-thru. As per bylaw 13-2020, Freestanding Signs are discretionary uses in the Comprehensive Commercial District (CC), and require approval from the Municipal Planning Commission. The proposed sign will be replacing an older, smaller sign in the same location.

The sign will be used to display menu items.

**Legislation / Authority:**

Subdivision and Development Authority & Municipal planning Commission Bylaw 8(b) The Municipal Planning Commission shall be the Development Authority for Development Permit application 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 is required to pay the appropriate fees.

**Service Level / Staff Resource Implication:**

Administration's time was required for the review of the application.

**Justification:**

The approval of the freestanding sign will allow A & W to continue serving citizens and visitors of the Town of Taber in an efficient manner, and will not adversely affect the use or enjoyment of neighbouring properties.

**Alternative(s):**

Alternative #1: That the Municipal Planning Commission approves the freestanding sign proposed for 5015 47<sup>th</sup> Avenue, Lots 11-14, Block 1, Plan 5638L, with amendments to the conditions.

Alternative #2: That the Municipal Planning Commission does not approve the freestanding sign proposed for 5015 47<sup>th</sup> Avenue, Lots 11-14, Block 1, Plan 5638L, with reasons.

**Attachment(s):**      Location  
                                  Existing Sign  
                                  Proposed Sign  
                                  DP Application

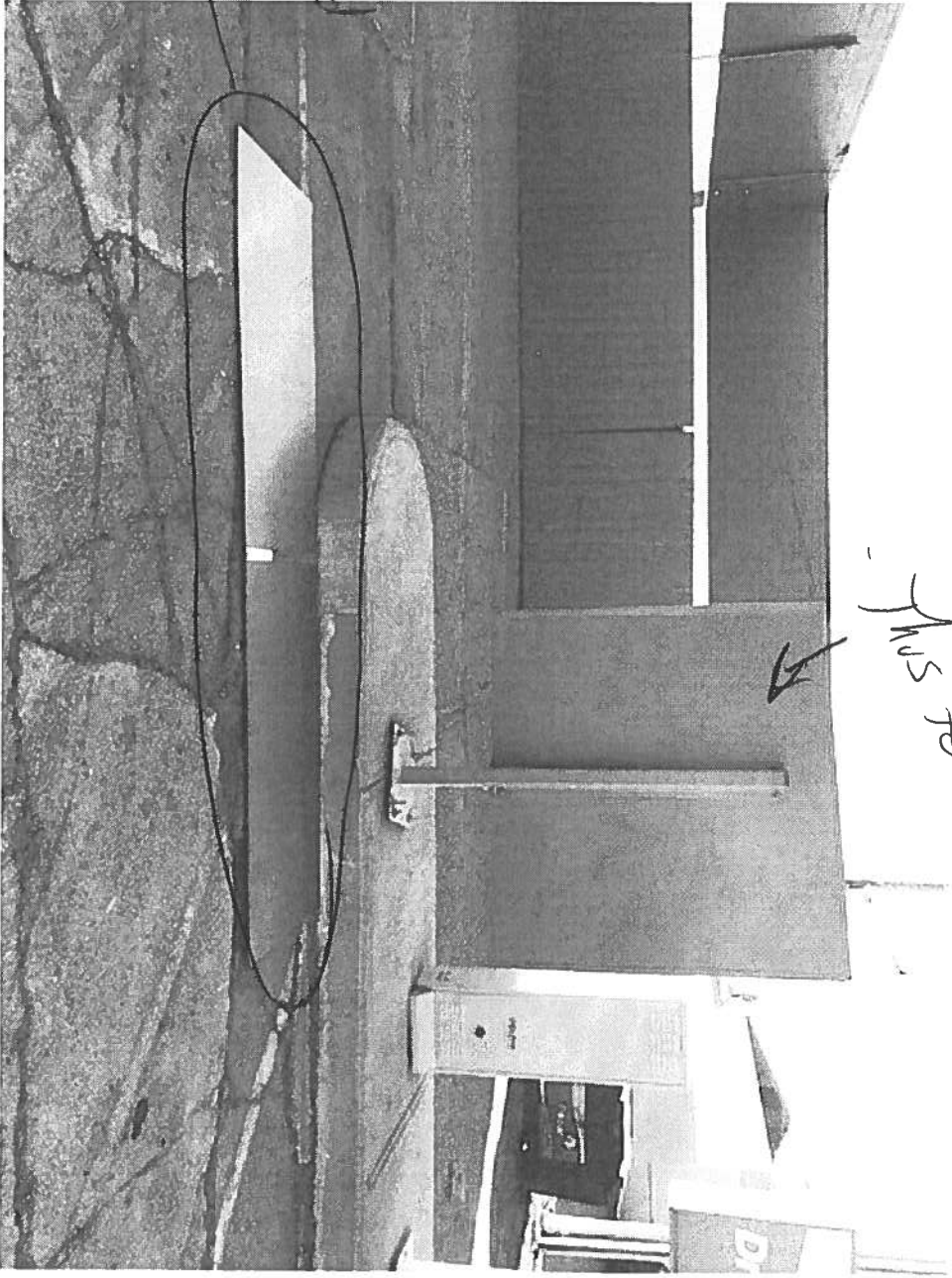
**APPROVALS:**

**Originated By:**  
Rob Janzen

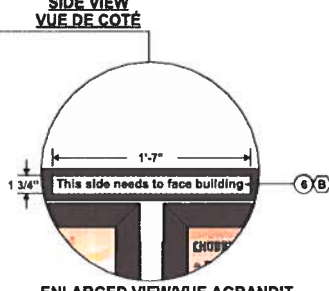
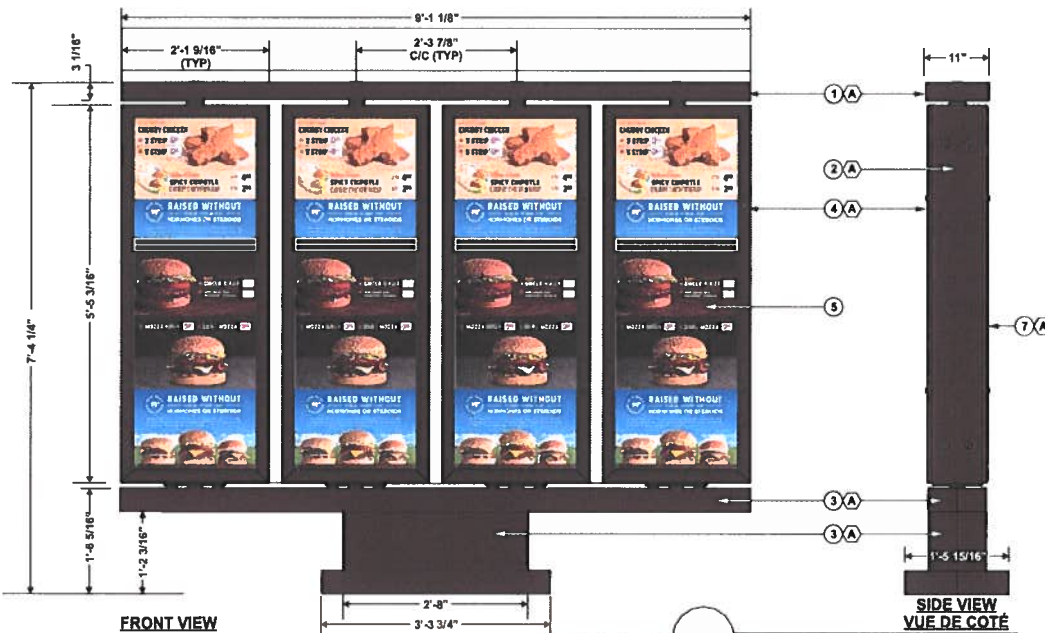
**Chief Administrative Officer (CAO) or Designate:**   *P. Monk*



News  
Area  
main board



this to be removed and replaced



**ANW00ME5P30015**  
**MODULAR 4 PANEL MENU BOARD**  
**MENU 4 PANNEAUX MODULAIRE**

Installation:  Interior:  Exterior:  
 Electrical specifications:  
 Volts: 120 Amp: 8.8 Circ.: 1

# Descriptions:

1	ALUMINUM SHEET TOP DECOR / DÉCOR DU DESSUS EN FEUILLE D'ALUMINIUM
2	ALUMINUM EXTRUSION SIGN CABINET / BOITIER EN EXTRUSION D'ALUMINIUM
3	SHEET METAL BASE COVER & DECOR / CACHE-BOULON ET DÉCORS EN FEUILLE DE MÉTAL
4	ALUMINUM EXTRUSION RETAINER / CADRE EN EXTRUSION D'ALUMINIUM
5	4MM NON-GLARE CLEAR TEMPERED GLASS / FACE EN VERRE TREMPÉ CLAIR 4MM ANTI-REFLET
6	STICKER / AUTO-COLLANT
7	INTERIOR OF SIGNS BOX PAINTED DARK BROWN TO MATCH 3630-59 / INTÉRIEUR DE LA BÔÎTE DE L'ENSEIGNE PEINTE EN NOIR MARRON POUR CORRESPONDRE À 3630-59

**Notes:**  
 -SEE TECHNICAL DRAWING FOR MORE PRODUCTION DETAILS  
 -VOIR DESSIN TECHNIQUE POUR DETAILS DE PRODUCTION

# Colors:

A	DARK BROWN PAINTED TO MATCH #3630-59 / PEINT BRUN FONCÉ POUR AGENCER /3630-59
B	DIGITALLY PRINTED ON WHITE VINYL U3650-10 / IMPRIMÉ DIGITAL SUR DU VINYLE BLANC U3650-10

# Revision(s)	By:	Date:
1/N ADDED DÉCORS	J.B.	07.10.2019

Customer Approval: \_\_\_\_\_ Date: \_\_\_\_\_

PRODUCTION INFORMATION: XXX

Qty	Description	Plate #

www.pattison.com

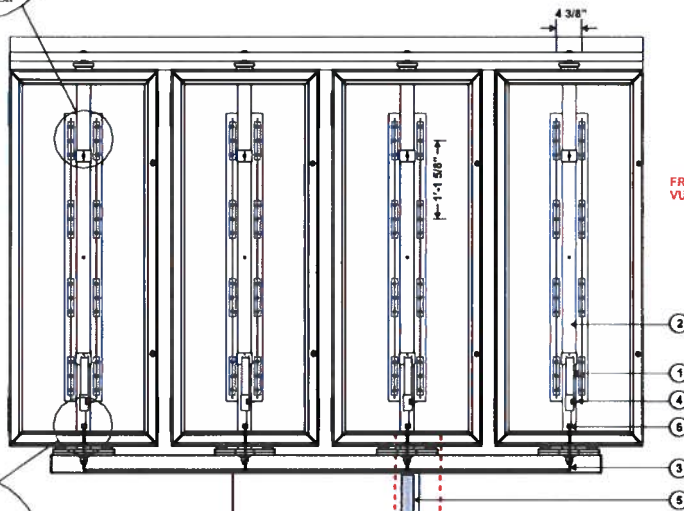
**Pattison Sign Group**

Tel: (504) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client: A&W RESTAURANTS  
 Site: VARIOUS  
 Draftsman: JESSICA JALBERT Date: 12.03.2018  
 Checked By: JMMT  
 Page: 1/2 Scale: 3/4" = 1'-0"



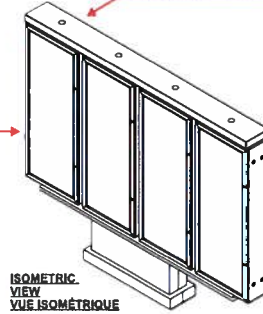
**RISHANG-LED  
M923QB**  
CLOSE UP VIEW  
N.T.S.  
13.50" C/C MAX



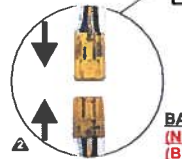
FRONT VIEW  
VUE DE FACE

**BACK VIEW**  
\*\*\*SIDE OF SIGN (BACK VIEW)  
WHERE POWER SUPPLIES ARE  
LOCATED NEED TO BE  
INSTALLED TOWARDS  
BUILDING

\*\*\*LE COTÉ ARRIÈRE DE  
L'ENSEIGNE, OÙ SONT INSTALLER  
LES BLOQUE D'ALIMENTATION  
DOIT ÊTRE INSTALLER POUR  
FAIRE FACE AU BATIMENT



ISOMETRIC  
VIEW  
VUE ISOMÉTRIQUE



**WAGO CONNECTOR /  
CONNECTEUR DE TYPE WAGO**  
CLOSE UP VIEW / VUE AGRANDIT  
N.T.S. / N.A.E.

**BACK VIEW / VUE ARRIÈRE**  
**(NEED TO BE INSTALLED TO FACE BUILDING) /  
(BESOIN D'ÊTRE INSTALLER POUR FAIRE  
FACE AUX BATIMENT)**

BRANCHER À UN  
PANNEAU ÉLECTRIQUE  
120 VOLTS  
-CONNECT TO 120 VOLTS  
ELECTRICAL PANEL

SCOPE OF WORK DONE BY A LICENCED ELECTRICIAN  
CONNECTION 120V FAIT PAR UN ÉLECTRICIEN CERTIFIÉ

## ANW00ME5P30015

### LED AND ELECTRICAL LAYOUT

Installation:  Interior:  Exterior:

Electrical specifications:

Volts: 120 F Amp: 8.8 Circ: 1

# Descriptions:

- 1 CLASS 2 POWER SUPPLY /BLOQUE D'ALIMENTATION ÉLECTRIQUE CLASS 2
- 2 LOW VOLTAGE CLASS 2 POWER WIRES / FILS DE PUISSANCE DE CLASSE 2 DE BASSE TENSION
- 3 120 VOLTS WIRE IN LIQUID TIGHT CONDUIT / 120 VOLTS PRIMAIRE DANS LE BAGUE D'ÉTANCHÉITÉ POUR CONDUIT ÉLECTRIQUE
- 4 WEATHERPROOF TOGGLE SWITCH / INTERRUPTEUR A L'ÉPREUVE DES INTEMPÉRIE
- 5 INSTALLATION INPUT 120 VOLTS JUNCTION / ENTRÉE D'INSTALLATION 120 VOLTS
- 6 WAGO CONNECTOR #873 / CONNECTEUR DE TYPE WAGO #873

#### LOADING POWER SUPPLY

- EACH 100 WATTS POWER SUPPLY CAN RUN UP TO 26 EACH RISHANGM923QB 5000K MODULES

- CHAQUE BLOQUE D'ALIMENTATION 100 WATTS PEUX FAIRE FONCTIONNER 26 MODULES DELS RISHANGM923QB 5000K

#### Notes:

- ELECTRICAL HOOKUP SUPPLIED BY OTHERS  
- BRANCHEMENT ÉLECTRIQUE PAR AUTRES

#### Notes:

- CONDUCTORS OPERATING AT DIFFERENT POTENTIALS THAN CLASS 2 IN AN ENCLOSURE SHALL BE SEPARATED OR SEGREGATED FROM THE CLASS 2 CONDUCTORS

- CONDUCTEURS QUI OPÈRE À DIFFÉRENT NIVEAU DE LA CLASSE 2 DANS UN ENCLOSE DOIT ÊTRE SÉPARÉE OU ISOLÉ DE LES CONDUCTEURS DE LA CLASSE 2

#### LED INFO:

- TOTAL 64X LEDS M923QB 5000K MODULES DELS  
- 4X POWER SUPPLY / BLOQUE D'ALIMENTATION LPV-100-12 MEANWELL (2.2 AMPS EACH/CHAQUE)

#	Couleurs:
A	GREEN ELECTRICAL WIRE (GROUND) FIL ÉLECTRIQUE VERT (MISE À TERRE)
B	BLACK ELECTRICAL WIRE FIL ÉLECTRIQUE NOIR
C	WHITE ELECTRICAL WIRE FIL ÉLECTRIQUE BLANC



Tel: (504) 735-5566 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9790

Client: A&W RESTAURANTS

Site: VARIOUS

Draftsman: JESSICA JALBERT Date: 12.05.2018

Checked By: JMT

Page: 2/2 Scale: 3/4" = 1'-0"

Drive Thru Menuboard Install Kit - Page 2

**GENERAL NOTES:**

- MINIMUM CONCRETE RESISTANCE OF 3600 PSI AFTER 28 DAYS
- THE GROUND MUST NOT BE ALTERED AND MUST BE WELL DRAINED
- FOUNDATION IS BASED ON A SAFE LATERAL SOIL BEARING PRESSURE MINIMUM OF 150 PSF PER FOOT OF DEPTH. SOIL REPORT WAS NOT FURNISHED. ALLOWABLE BEARING PRESSURE SHOULD BE VERIFIED PRIOR TO PLACEMENT OF CONCRETE. DO NOT PLACE FOUNDATION IN FILL.
- ALL BACKFILL TO BE PLACED IN COMPACTED LAYERS COMPACTED TO 95% MODIFIED PROCTOR DENSITY
- DESIGN BASED IN ACCORDANCE WITH THE NBCC 2010,  $q(1/50) = 0.70 \text{ kPa}$
- ELECTRICAL CONDUIT TO BE AS PER CITY CODE
- ALL VOIDS BETWEEN COLUMN BASE PLATE AND FOUNDATION SURFACE SHALL BE COMPLETELY FILLED WITH HIGH STRENGTH, NON-SHRINK GROUT
- CONCRETE BASE IS TO BE POURED LEVEL WITH TOP OF SIDEWALK/CURB. 3

**NOTE:**

WHERE EXTREME FROST PENETRATION DEPTH REQUIREMENT IS GREATER THAN THE SPECIFIED DEPTH OF THIS FOUNDATION, EXTEND THE DEPTH OF THE FOUNDATION TO MEET LOCAL FROST DEPTH REQUIREMENTS.

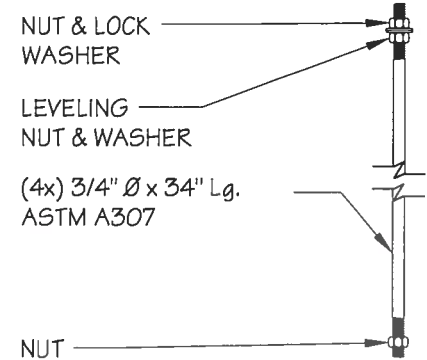
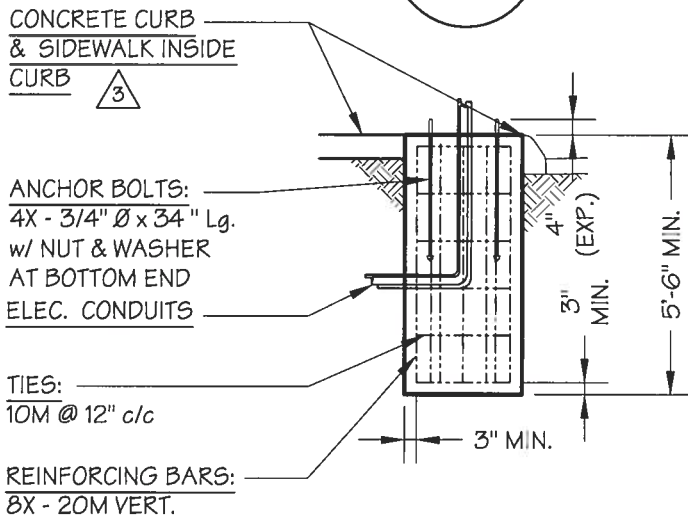
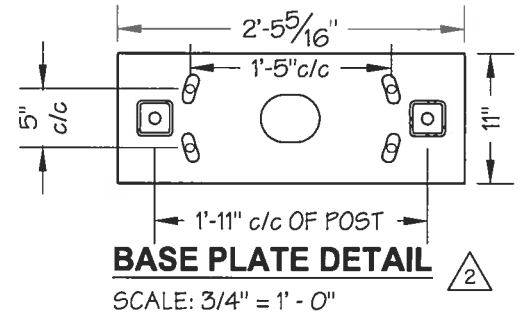
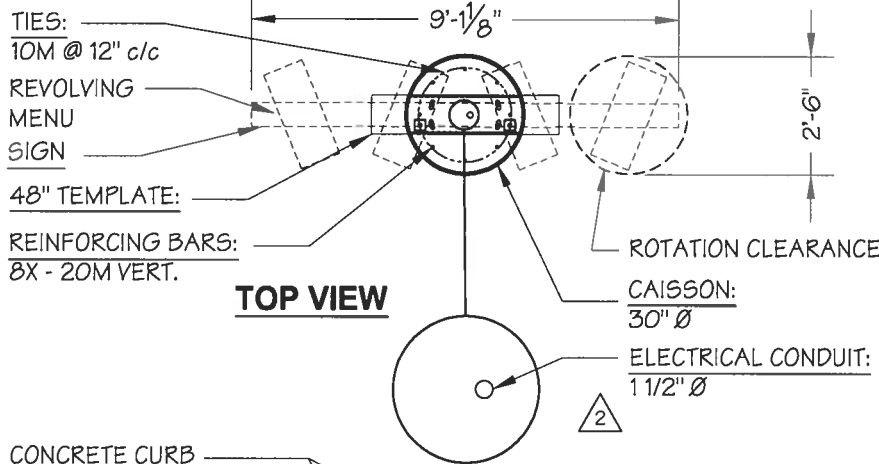
# CO1-14396-1

## CONCRETE BASE PLAN FOR MODULAR ILL. MENU BOARD (4 PANNEL)

<b>VOLTS</b>		<b>AMPS</b>		<b>CIRC.:</b>	
<b>POSTS:</b>	2x - HSS 3" x 3" x 1/4" Tk. A500				
<b>PLATES:</b>	2x - 9" x 10" x 1" Tk.				
<b>VOLUME:</b>	1.00 CU. YD.				

**REVISIONS**

REV.	DESCRIPTION	DATE	APPR.
1	STRUCTURE TOP SIGN	09/06/16	FG
2	CONDUIT & BASE PLATE	10/05/16	LP
3	ADDAD CURB & CONCRETE SIDEWALK	11/21/17	LP



**ANCHOR BOLT DETAIL**  
QTY: 4x  
SCALE: 1" = 1' - 0"

**FRONT VIEW**

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

CONTRACT: \_\_\_\_\_  
**ISSUED FOR PERMIT**

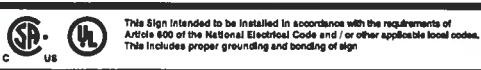


# Pattison Sign Group

Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

<b>CLIENT:</b>	A & W		
<b>SITE:</b>	VARIOUS, CAN (0.70 kPa)		
<b>DRAFTMAN:</b>	L. PELLETIER	<b>DATE:</b>	08/30/16
<b>CHECK BY:</b>	F. G.		
<b>PAGE:</b>	1/4	<b>SCALE:</b>	1/4" = 1'-0"
<b>REFERENCE:</b>			

If this agreement includes the manufacturing and installation of a base(s) by Pattison Sign Group for the signs ordered herein, such base(s) shall be built and installed in accordance with applicable laws and regulations. If a base(s) is to be built or provided by the Customer (or his agent), and not by Pattison Sign Group, the Customer shall ensure that the base(s) are built and installed in accordance with applicable laws and regulations and shall hold Pattison Sign Group harmless and indemnify it against any and all claims, liabilities, actions, penalties, fines, and any legal fees incurred by Pattison Sign Group arising from the failure of the Customer (and/or its agent) in doing so.



**ISO 9001:2008 Certified Enterprise** [www.pattisonsign.com](http://www.pattisonsign.com)

**NOTES GÉNÉRAL:**

- RÉSISTANCE MINIMAL DU BÉTON DE 3600 PSI APRÈS 28 JOURS
- LE TERRAIN NE DOIT PAS AVOIR ÉTÉ DÉRANGÉ ET DOIT ÊTRE BIEN DRAÎNÉ
- CALCULS BASÉS SUR UNE CAPACITÉ PORTANTE DU SOL DE 2000 PSF. À NOTER QUE POUR CETTE BASE DE BÉTON, UN RAPPORT DE SOL N' A PAS ÉTÉ FOURNIS A EPSG, PAR CONSÉQUANT, LA CAPACITÉ PORTANTE DU SOL DE ÊTRE VÉRIFIÉ AVANT LE PLACEMENT FINAL DE LA BASE DE BÉTON. EN AUCUN CAS, LA BASE DOIT ÊTRE PLACÉ DANS DU REMPLISSAGE.
- TOUT REMPLISSAGE DOIT ÊTRE PLACÉ EN COUCHES COMPACTÉES À 95%
- CALCULS BASÉS SUR LE CNBC 2010 À  $q(50) = 0.70 \text{ kPa}$
- LE CONDUIT ÉLECTRIQUE DOIT RÉPONDRE AUX CODE RÉGIONAUX
- TOUTES LES VIDES ENTRE LA PLAQUE DE BASE ET LA SURFACE DE LA FONDATION DOIVENT ÊTRE COMPLÈTEMENT REMPLIES AVEC DU CIMENT NON-RÉTRACTABLES HAUTES RÉSISTANCES.

**NOTE:** OÙ LA PÉNÉTRATION DU GÊLE EST EXTRÊME ET SUPÉRIEURE À LA PROFONDEUR SPÉCIFIÉE DE LA PRÉSENTE FOUNDATION, AUGMENTER CETTE PROFONDEUR POUR RÉPONDRE AUX EXIGENCES DE PÉNÉTRATION DU GÊLE LOCAL

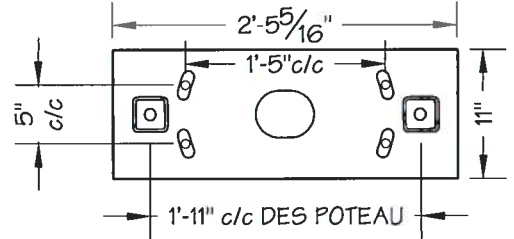
**CO1-14936-1**

**PLAN DE BASE DE BÉTON POUR ENSEIGNE MENU MODULAIRE ILL. (4 PANNEAU)**

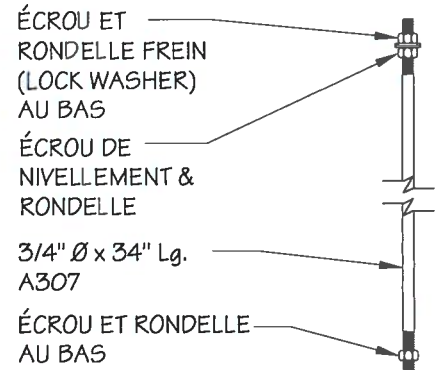
<b>VOLTS</b>		<b>AMPS</b>		<b>CIRC.:</b>	
<b>POTEAU</b>	2x - HSS 3" x 3" x 1/4" Ép. A500				
<b>PLAQUE:</b>	2x - 9" x 10" x 1" ÉP..				
<b>VOLUME:</b>	1.00 VERGE CUBE				

**REVISIONS**

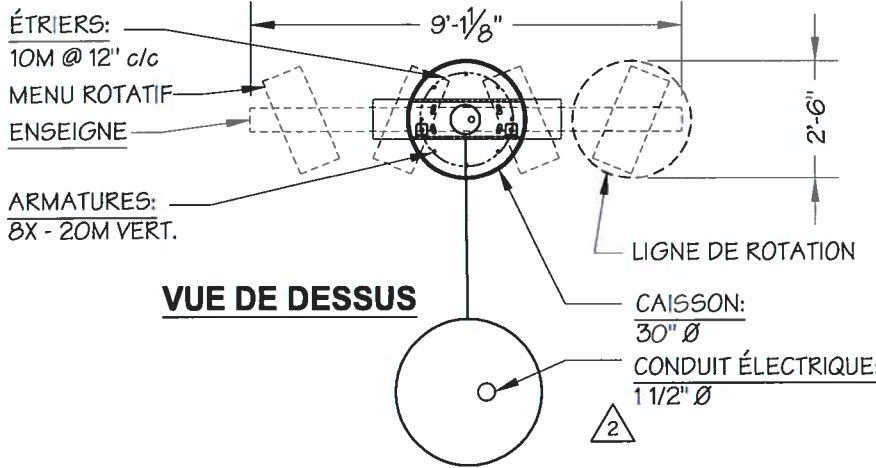
REV.	DESCRIPTION	DATE	APPR.
1	STRUCTURE DE L'ENSEIGNE	09/06/16	FG
2	CONDUIT & BASE PLATE	10/05/16	LP



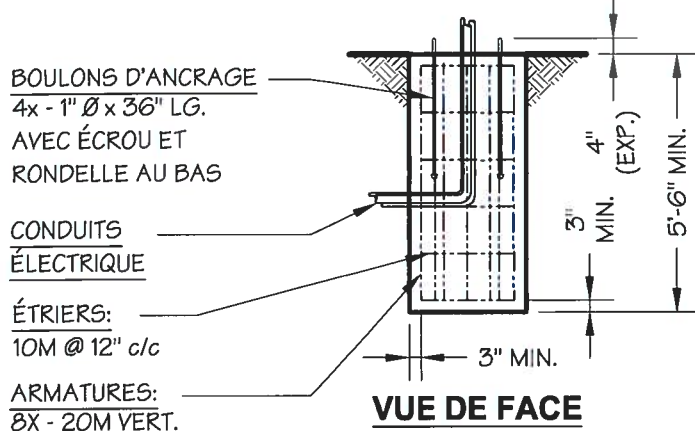
**VUE DE DESSUS**  
**DÉTAIL DE LA PLAQUE DE BASE**  
 SCALE: 3/4" = 1' - 0"



**DETAIL**  
**BOULON D'ANCRAGE**  
 A307, QTE 4X  
 ÉCHELLE: N/A



**VUE DE DESSUS**

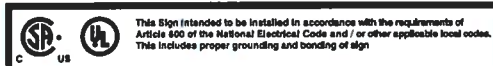


**VUE DE FACE**

BY: \_\_\_\_\_  
 DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

**CONTRACT:**  
**ISSUED FOR PERMIT**

If this agreement includes the manufacturing and installation of a base(s) by Pattison Sign Group for the sign ordered herein, such base(s) shall be built and installed in accordance with applicable laws and regulations. If a base(s) is to be built or provided by the Customer (or his agent), and not by Pattison Sign Group, the Customer shall ensure that the base(s) are built and installed in accordance with applicable laws and regulations and shall hold Pattison Sign Group harmless and indemnify it against any and all claims, liabilities, actions, penalties, fines, and any legal fees incurred by Pattison Sign Group arising from the failure of the Customer (and/or its agent) in doing so.



**ISO 9001:2008 Certified Enterprise**

**www.pattisonsign.com**

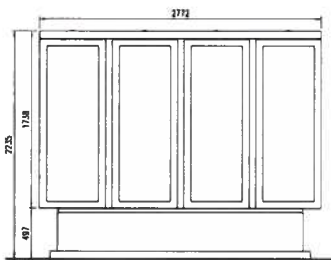
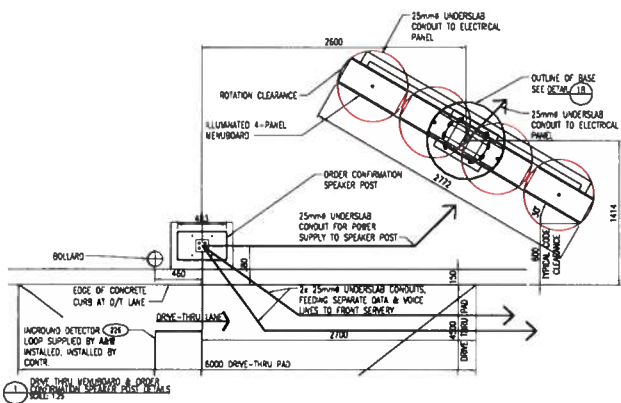


**Pattison Sign Group**

Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

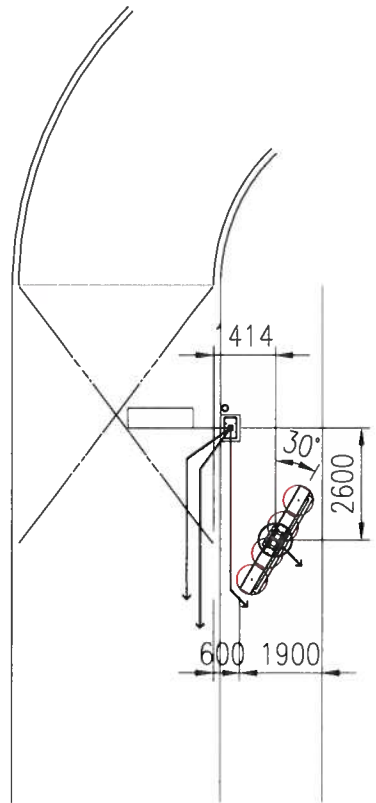
<b>CLIENT:</b>	A & W		
<b>SITE:</b>	VARIOUS, CAN (0.70 kPa)		
<b>DESSINATEUR:</b>	L. PELLETIER	<b>DATE:</b>	
<b>VÉRIFIÉ PAR:</b>	F. G.	08/30/16	
<b>PAGE:</b>	2/4	<b>ÉCHELLE:</b>	1/4" = 1'-0"
<b>RÉFÉRENCE:</b>			

# PREFERRED SET UP

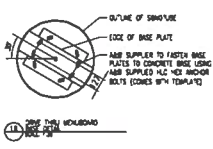
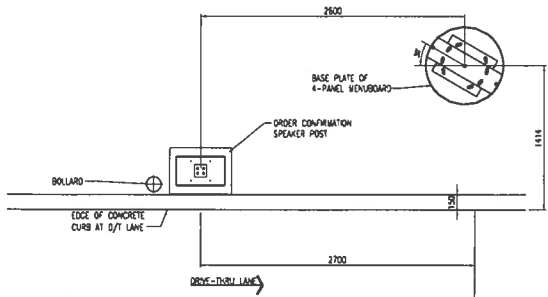


1A DRIVE THRU MENUBOARD ELEVATION SCALE: 1/2"

DRIVE THRU LANE



## MENUBOARD HIDDEN FOR VISUAL CLARITY



BASE PLATE & ORDER CONFIRMATION SPEAKER POST DETAILS SCALE: 1/2"

## 4-PANEL MENU BOARD SET UP

REMARKS: \_\_\_\_\_ DATE: \_\_\_\_\_

REV	BY	DATE
1	PW	MAY 23, 2017
2	TBD	
3	TBD	





# SIGN PERMIT APPLICATION

TOWN OF TABER: A-4900 50 STREET, TABER, AB T1G 1T1 - 403-223-6009 - PLANNING@TABER.CA

## Applicant Information

APPLICANT NAME: A&W Restaurant  
MAILING ADDRESS: 5015 47 Ave  
TOWN: Taber POSTAL CODE: T1G 1R7  
EMAIL: Jordan@Kcorp.ca PHONE NUMBER: 403-381-4379

## Land Owner Information (if different from applicant)

OWNER NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
TOWN: \_\_\_\_\_ POSTAL CODE: \_\_\_\_\_  
EMAIL: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_

## Property Information (location of sign)

MUNICIPAL ADDRESS: 5015 47 Ave. Taber, AB  
LOT(S): \_\_\_\_\_ BLOCK: \_\_\_\_\_ PLAN: \_\_\_\_\_

## Type of Sign

TYPE OF SIGN(S) PROPOSED (check all that apply)

- Banner       Billboard       Canopy       Fascia       Freestanding  
 Inflatable       Portable       Projecting       Roof  
 Other \_\_\_\_\_

WHAT TYPE OF INFORMATION THAT WILL BE DISPLAYED? (check all that apply)

- On-site Business Information       On-site Business Advertising       3rd Party Advertising  
 Other \_\_\_\_\_

# Sign Construction Details

WHAT WILL THE SIGN BE COMPOSED OF? (check all that apply)

- Metal     Wood     Plastic  
 Other \_\_\_\_\_

WILL THE SIGN BE ILLUMINATED?

- Yes  
 No

SIGN DIMENSIONS:      Area: 63sqft      Length 9'      Depth 1'5"      Height 8'10"

DOES THE SIGN REQUIRE ANY WAIVERS?

Note that all waiver requests must go to the Municipal Planning Commission.

- Setback     Sign Height     Sign Size  
 Other \_\_\_\_\_

---

## Start Date and Cost

ESTIMATED START DATE: N/A      ESTIMATED COST: \$ 10,000

I/We hereby make application under the provisions of Land Use Bylaw 13-2020 for a Development Permit in accordance with the plans and supporting information submitted herewith and which forms part of the application.

APPLICANT SIGNATURE: \_\_\_\_\_

DATE: Feb 17/2021

REGISTERED OWNER SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING OFFICER SIGNATURE: Robert T Janzen

DATE: Feb 23, 2021

*The personal information on this form is being collected for the purpose of reviewing your application to the municipality of the Town of Taber. The information is collected under the authority of Section 146 of the Municipal Government Act (MGA) and Section 33 of the Freedom of Information and Protection of Privacy Act (FOIPPA). Under Section 33 of the FOIPPA Act, the Town of Taber reserves the right to collect information that relates directly to and is necessary for an operating program or activity of the public body. Names of applicants will be provided to the public. If you have any questions about the collection of this information, please contact the FOIPPA coordinator at 403-223-5500 ext. 5519.*

---

**Note:** This application does not permit you to commence construction until such a time that the permit has been issued by the Development Authority. Unless otherwise noted on the development permit, a building permit will also be required prior to commencing construction.

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

---

# Development Application Submission Requirements

THE FOLLOWING ITEMS MUST BE INCLUDED WITH YOUR APPLICATION (1 copy of each)

Site Plan

Sign Rendering

---

## SITE PLAN REQUIREMENTS:

- Lot dimensions
  - Dimensions and locations of all existing and proposed structures (including structures under 10m<sup>2</sup>)
  - Dimensions and locations of all existing and proposed signs
  - All utility right of ways and easements located within or directly adjacent to the site
  - Distances between all structures, signs, and property lines
  - Site access with dimensions
  - Adjacent roads and lanes
  - North arrow
- 

## SIGN RENDERING REQUIREMENTS

- Dimensions of sign, and height from finished grade
  - Dimensions of all supporting structures
  - Sign materials, features, and colours to be used
-

## Development Authority Request for Decision

**Meeting Date: March 15<sup>th</sup>, 2021**

**Subject:**

DP 21-022 - 28 Sage Brush Ave Semi-detached with Suite

**Recommendation:**

That the Municipal Planning Commission approves development permit DP 21-022 for a Semi-detached Dwelling with a Secondary Suite (basement) to be located at 28 Sage Brush Avenue, Lot 46, Block 5, Plan 2110220 with the following fifteen (15) conditions:

1. The site is developed as per the attached site plan;
2. A Secondary Suite has been approved for development as per the attached site plan;
3. The applicant must provide three (4) on-site parking stalls with a minimum measurement of 3 metres by 6 metres each;
4. A Party Wall Agreement must be registered on the titles of Lots 46 & 47, Block 35, Plan 2110550;
5. The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2),
6. 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;
7. New Home Warranty documentation must be supplied prior to the issuance of the Building Permit,
8. The applicant must ensure that the contractor commissioned for the construction has a valid Business License for the Town of Taber;
9. A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the Building Permit being issued. In addition, the foundation must be staked by a qualified professional;
10. The architectural controls and vertical grade points must be approved by the developer;
11. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that

occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 4-2008);

12. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of water metre and access to Town water. Public Services shall determine if water curb stop is acceptable and so advise the Town office prior to occupancy of the dwelling. As per Bylaw 1-2010 5.29, temporary water service for a maximum of 60 days must be arranged through the Town Office;
13. In accordance with policy 68C08/21/00, a \$2,500.00 damage deposit shall be forwarded to the Town office (Planning Department) prior to construction. Any damages to public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;
14. Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
15. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

### **Background:**

Town Administration has received a development permit application for a semi-detached dwelling with a secondary suite to be located at 28 Sage Brush Avenue. The application has been brought to the Municipal Planning Commission as secondary suites are a discretionary use within the R-2 District, and must be reviewed by the Municipal Planning Commission.

There are currently 4 other pairs of semi-detached units with basement suites (8 suites total) in the area. To accommodate this density of suites, a parking lot was recently built just south of Sage Brush Avenue. Additionally, it is important to note that the proposed semi-detached units and suites will meet all the on-site parking requirements (4 per lot).

### **Legislation / Authority:**

Subdivision Authority, Development Authority, and Municipal Planning Commission Bylaw 10-2018 Section 1(8)(c) That the Municipal Planning Commission shall be the Development Authority for Development Permit Applications for Permitted Uses which require a variance in excess of Ten Percent (10%) of a measurable standard established in the Land Use Bylaw or any other variance for which the Municipal Planning Commission is specifically authorized to provide in the Land Use Bylaw.

### **Strategic Plan Alignment:**

Develop Community and Promote Growth #2: Review Town policies and regulations that pertain to development.



**Financial Implication:**

The applicant has paid all required fees for their application.

**Service Level / Staff Resource Implication:**

Administrations time is required for the review and circulation of the application.

**Justification:**

Approval of this application and variances would fit well within the neighbourhood, while not unduly interfering with any of the neighbours.

**Alternative(s):**

Alternative #1: That the Municipal Planning Commission approves DP 21-022 for a Semi-detached Dwelling with a Secondary Suite to be located at 28 Sage Brush Avenue, Lot 46, Block 5, Plan 2110220, with amended conditions.

Alternative #2: That the Municipal Planning Commission approves DP 21-022 for a Semi-detached Dwelling with a Secondary Suite to be located at 28 Sage Brush Avenue, Lot 46, Block 5, Plan 2110220, with amended conditions.

**Attachment(s):**      Location  
                                 Plans  
                                 Nearby Suites  
                                 DP Application

**APPROVALS:**

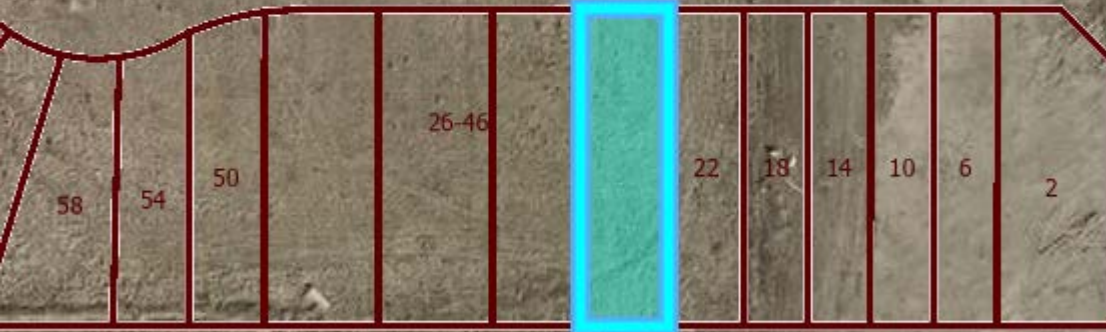
**Originated By:**  
Rob Janzen

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

Prairie Gold St



Sage Brush Ave

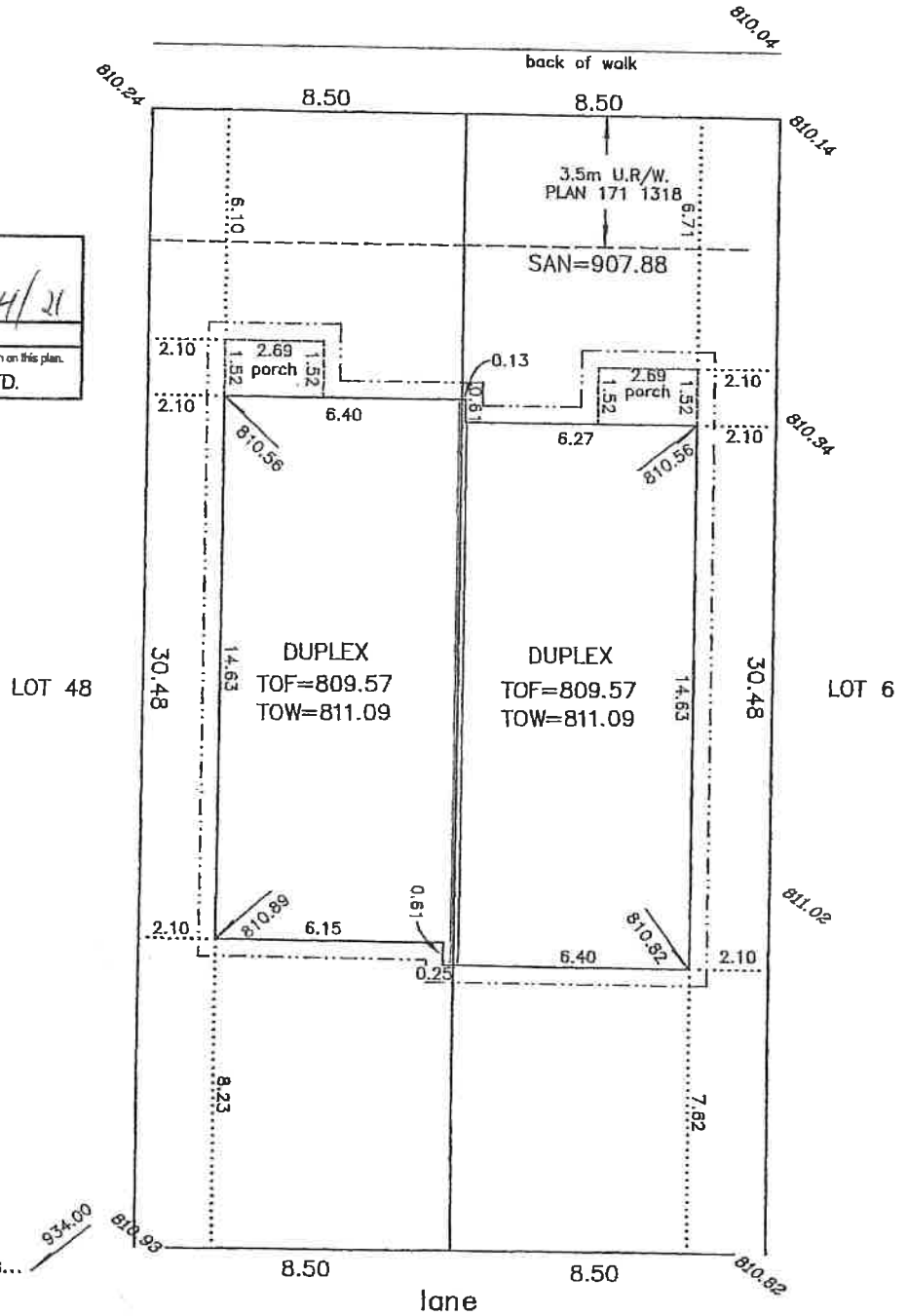


5700

**PLOT PLAN  
OF  
LOTS 46 & 47, BLOCK 5, PLAN 211 0220  
CRANFORD HOMES  
28 & 34 SAGE BRUSH AVENUE, TABER**

SAGE BRUSH AVENUE

**APPROVED**  
**VERTICAL GRADES**  
DATE: *March/4/21*  
SIGNATURE: \_\_\_\_\_  
The holder is responsible for the approved vertical grades shown on this plan.  
**SOUTH ALTA TRADING CO. LTD.**



TOF stands for top of footing  
TOW stands for top of wall  
Suggested grade at house shown thus...  
Design Grades shown thus ..... *998.00*  
Sanitary invert and design grades obtained from  
Engineered drainage plans.  
Distance are in metres and decimals thereof  
Lot Area: 465.7 sq.meter 5012.8 sq.feet  
Building Area: 195.7 sq.meter 2106.8 sq.feet  
Sanitary Sewer Invert to be verified  
by contractor prior to construction

Drawn: MJ	Checked: TCP	Scale: 1 : 200 (metric)
Date: FEBRUARY 22/21	JOB	11187

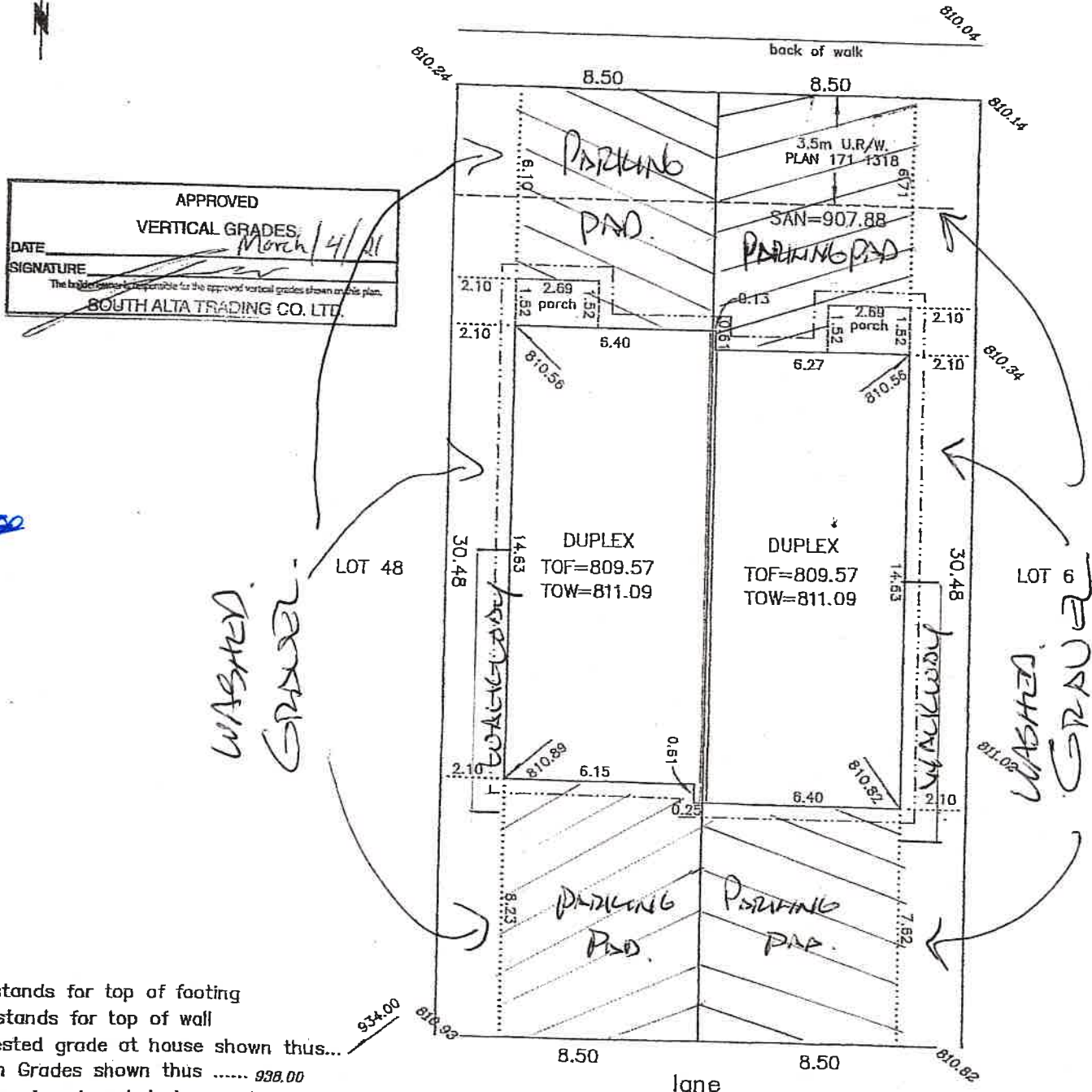
**brown okamura & associates ltd.**  
2830 - 12 Avenue North, Lethbridge, Alberta T1H 5J9



# LANDSCAPE PLAN OF LOTS 46 & 47, BLOCK 5, PLAN 211 0220 CRANFORD HOMES

28 & 34 SAGE BRUSH AVENUE, TABER

SAGE BRUSH AVENUE



APPROVED  
 VERTICAL GRADES  
 DATE: March 4/21  
 SIGNATURE: \_\_\_\_\_  
The holder is responsible for the approved vertical grades shown on this plan.  
 SOUTH ALTA TRADING CO. LTD.

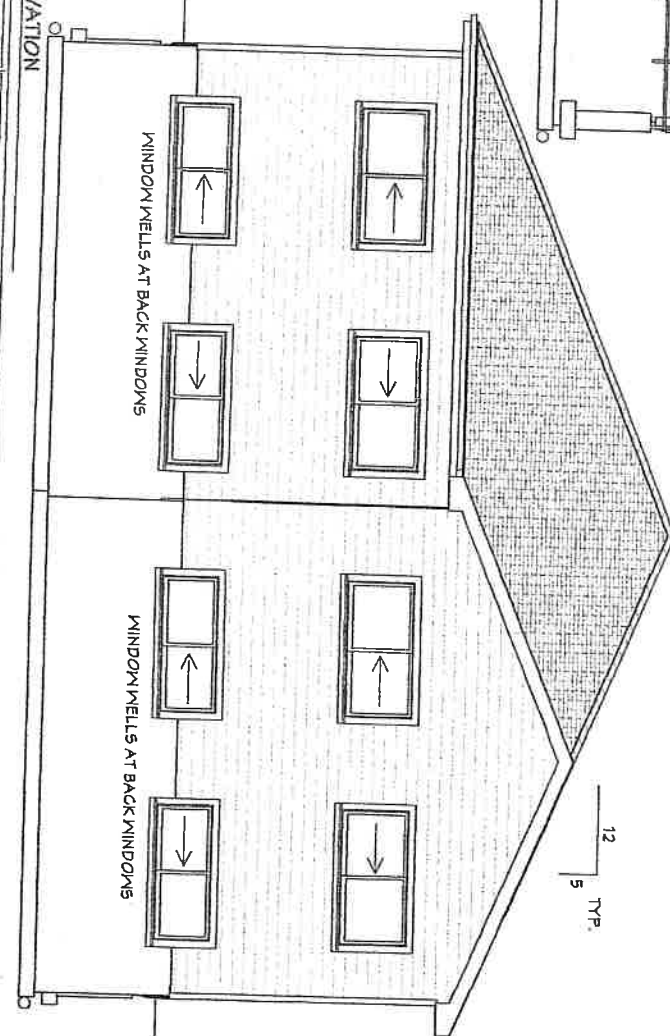
TOF stands for top of footing  
 TOW stands for top of wall  
 Suggested grade at house shown thus...  
 Design Grades shown thus ..... 938.00  
 Sanitary invert and design grades obtained from  
 Engineered drainage plans.  
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 Building Area: 195.7 sq.meter 2106.8 sq.feet  
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Date: FEBRUARY 22/21	JOB	11187

brown okamura & associates ltd.  
 2630 - 12 Avenue North, Lethbridge, Alberta T1H 5J9



1 FRONT (SOUTH) ELEVATION



2 BACK (NORTH) ELEVATION

APPROVED  
 HOUSE PLAN AND FINISHES  
 Date March 4/21  
 Signature [Signature]  
 SOUTHWEST TRAINING CO. LTD.

CRISTOPHER HOWES  
 28/34  
 SAGEBRUSH

FRONT AND BACK ELEVATIONS

NO.	DESCRIPTION	DATE

SCALE: 3/16" = 1'  
 DATE: JUN 5, 2018

A2

1 BASEMENT/FOUNDATION

PHOENIX HOMES  
28/34  
SABER/RSK

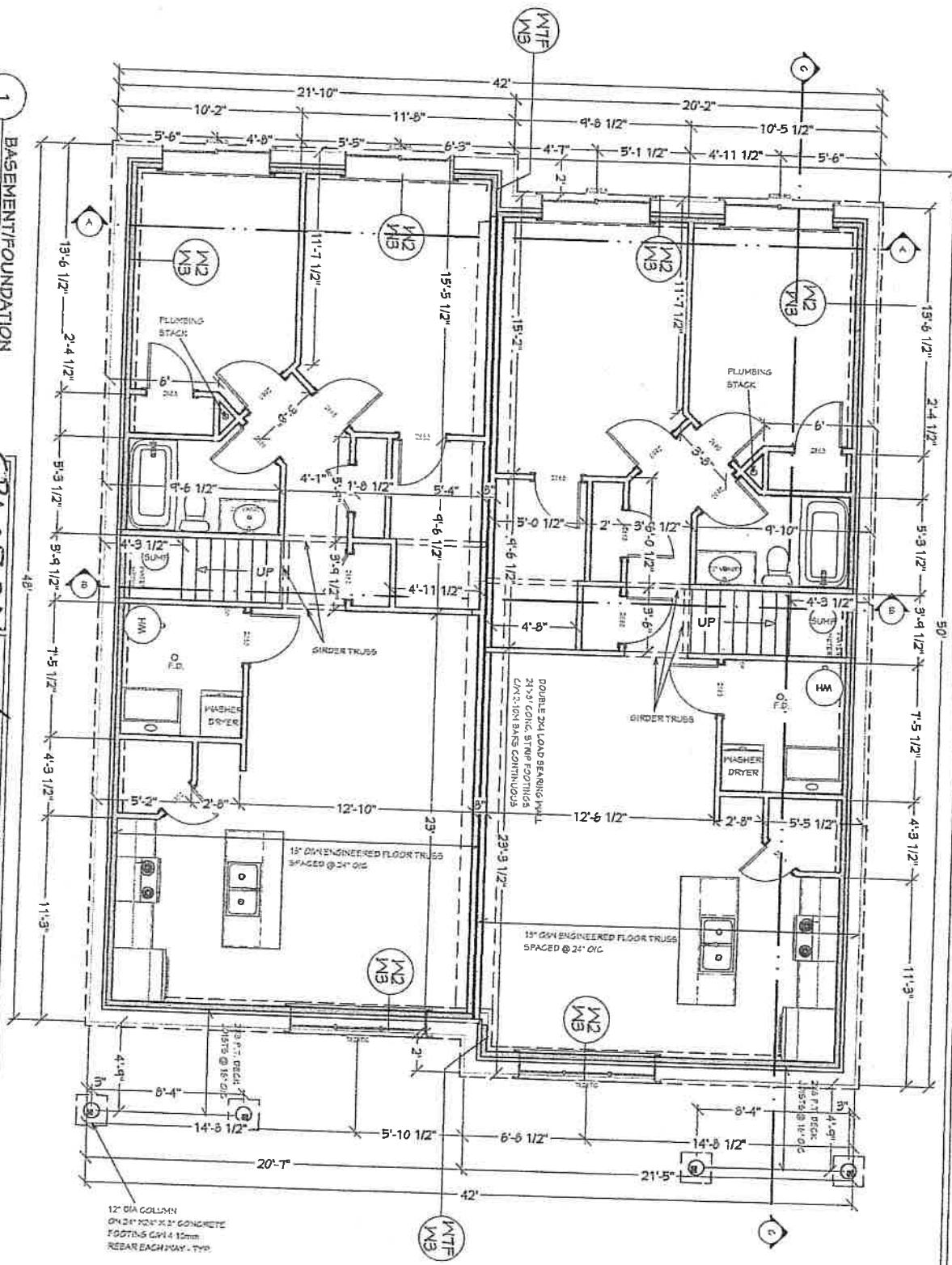
BASEMENT/FOUNDATION:  
108 SQFT / SQD

NO.	DESCRIPTION	REV.	DATE

SCALE:  
3/16" = 1'

DATE:  
JUN 5,  
2018

AO



1 MAIN FLOOR

CRAFTORD  
HPMIES

28/34  
SABE BROS LL

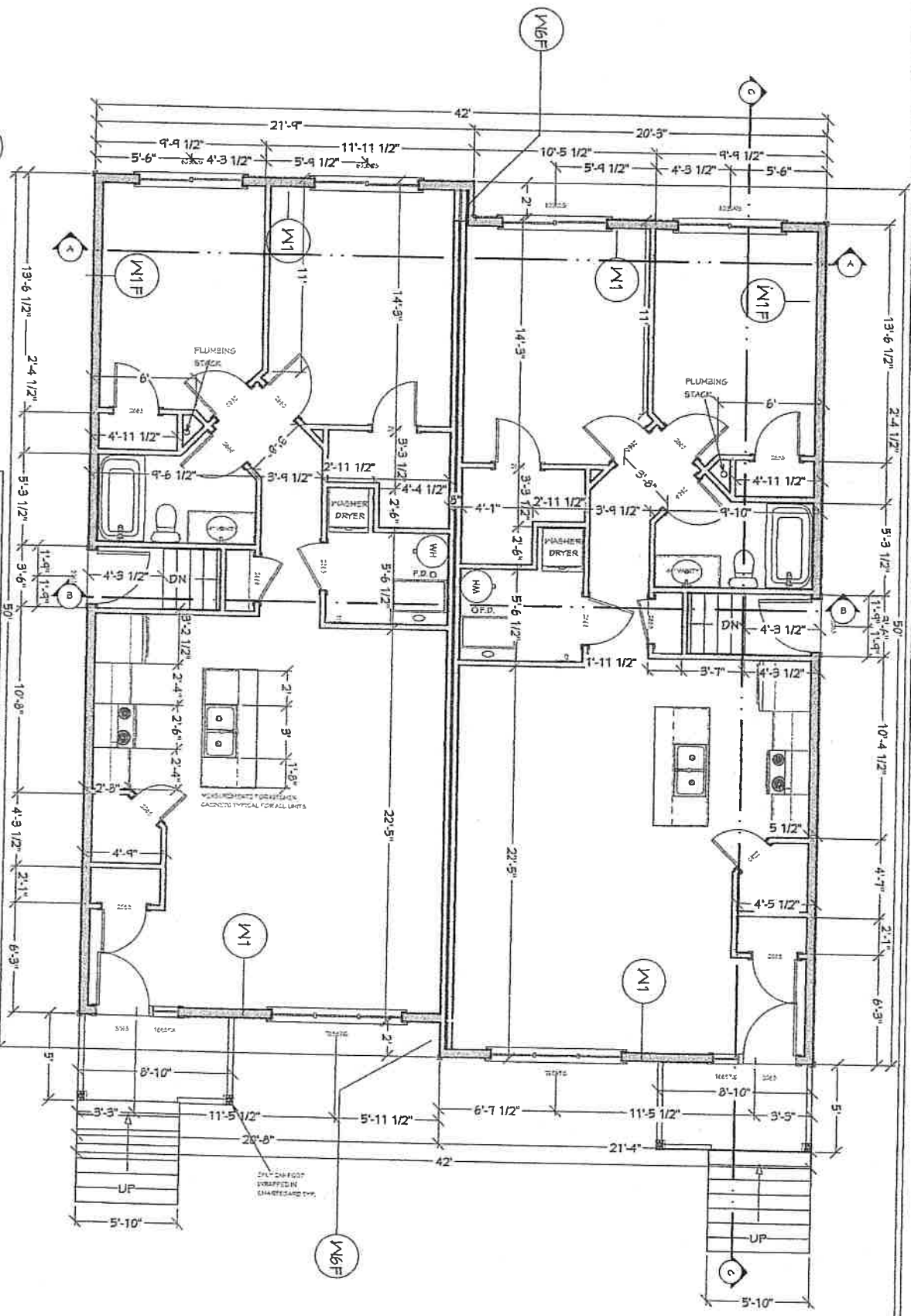
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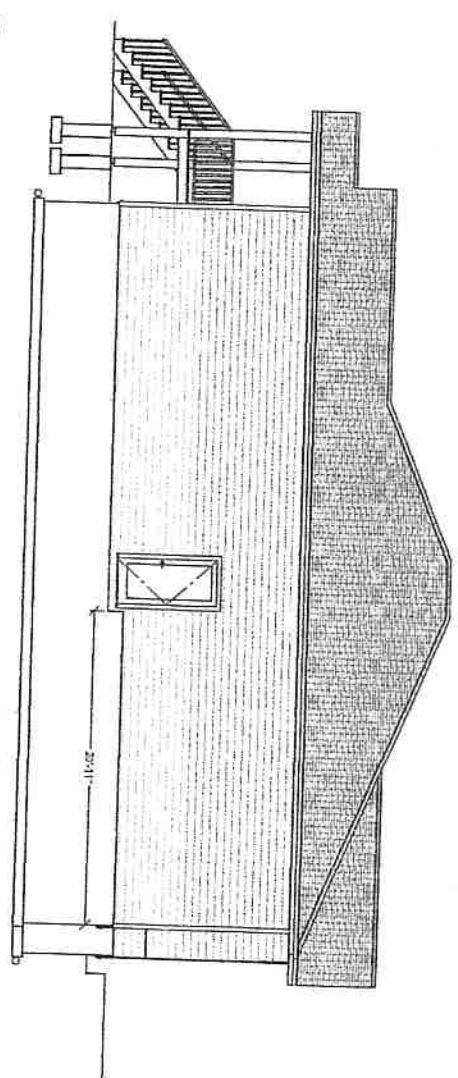
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SCALE:  
3/16" = 1'

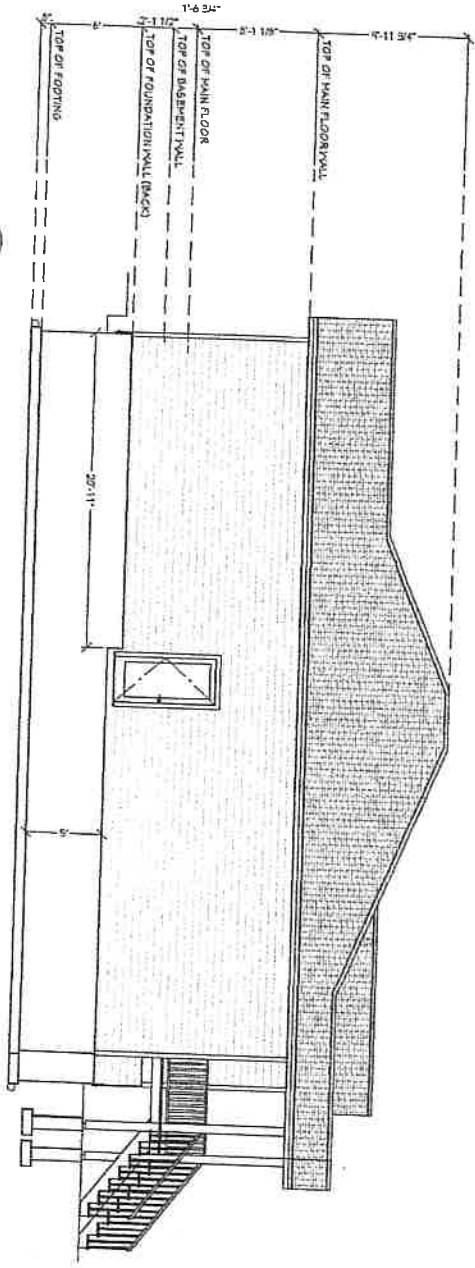
DATE:  
JUN 5,  
2018

A1





1 RIGHT (EAST) ELEVATION



2 LEFT (WEST) ELEVATION

CRAWFORD  
HENRY

28/34  
SWEPPDUSII

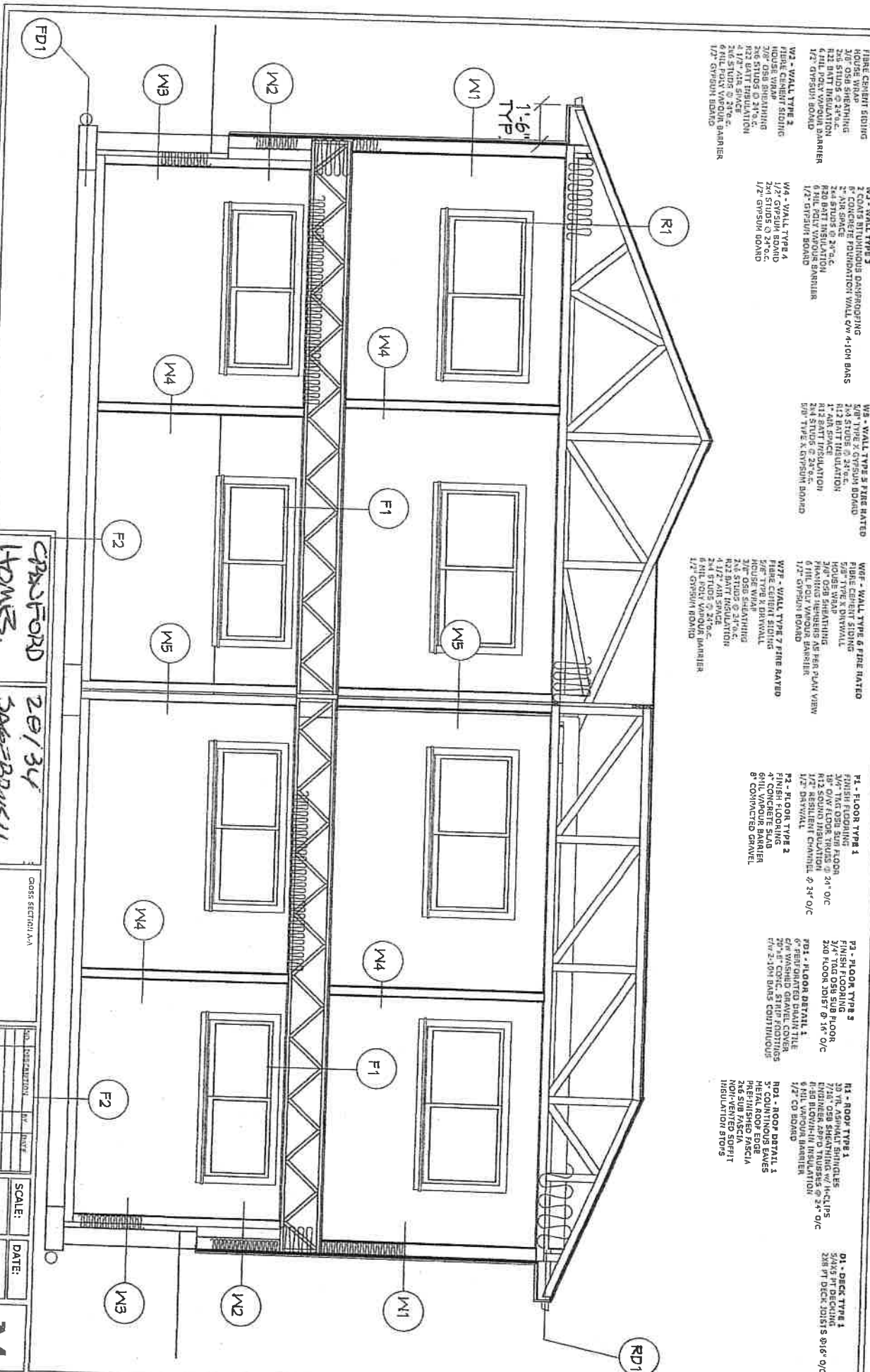
SIDE ELEVATIONS

NO.	DESCRIPTION	REV.	DATE

SCALE:  
1/8" = 1'

DATE:  
JUN 5,  
2018

A3

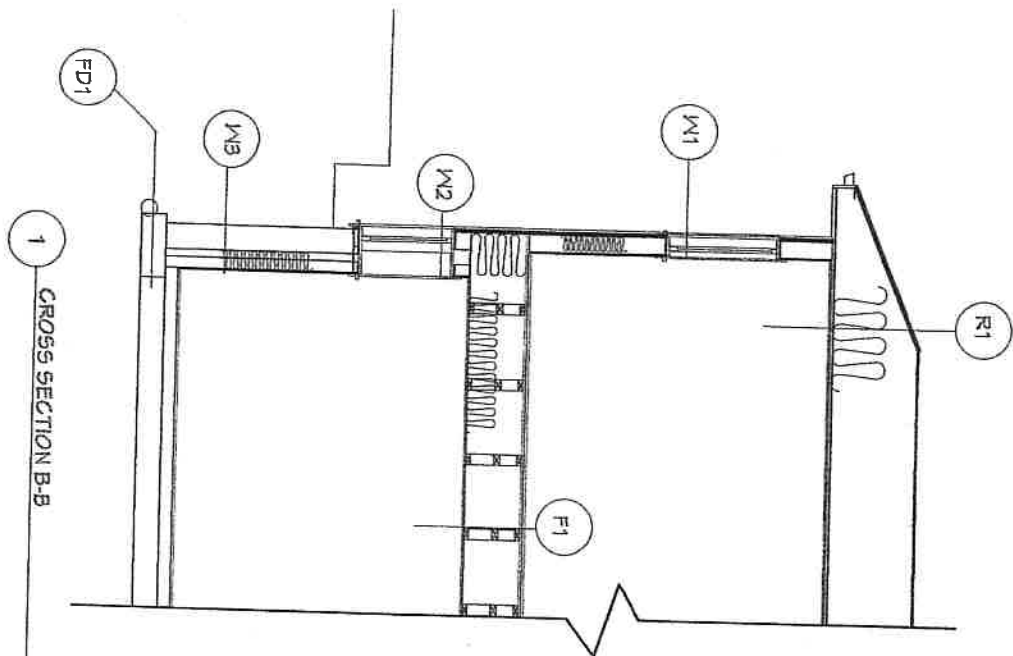


- W1 - WALL TYPE 1**  
FIBRE CEMENT SIDING  
HOUSE WRAP  
2x6 OSB SHEATHING  
R12 BATT INSULATION  
4 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM BOARD
- W2 - WALL TYPE 2**  
FIBRE CEMENT SIDING  
HOUSE WRAP  
2x6 OSB SHEATHING  
2x6 STUDS @ 24" O.C.  
4 1/2" AIR SPACE  
2x6 STUDS @ 24" O.C.  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM BOARD
- W3 - WALL TYPE 3**  
1" STUCCO OVER DRYWALL  
FIBRE CEMENT SIDING  
HOUSE WRAP  
2x4 STUDS @ 24" O.C.  
1" AIR SPACE  
R12 BATT INSULATION  
4 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM BOARD
- W4 - WALL TYPE 4**  
1/2" GYPSUM BOARD  
2x4 STUDS @ 24" O.C.  
1/2" GYPSUM BOARD
- W5 - WALL TYPE 5 FIBRE RATED**  
5/8" TYPE X GYPSUM BOARD  
2x4 STUDS @ 24" O.C.  
1" AIR SPACE  
R12 BATT INSULATION  
4 MIL POLY VAPOUR BARRIER  
5/8" TYPE X GYPSUM BOARD
- W6 - WALL TYPE 6 FIBRE RATED**  
FIBRE CEMENT SIDING  
HOUSE WRAP  
2x6 OSB SHEATHING  
2x6 STUDS @ 24" O.C.  
4 1/2" AIR SPACE  
2x4 STUDS @ 24" O.C.  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM BOARD
- W7 - WALL TYPE 7 FIBRE RATED**  
FIBRE CEMENT SIDING  
HOUSE WRAP  
2x6 OSB SHEATHING  
2x6 STUDS @ 24" O.C.  
4 1/2" AIR SPACE  
2x4 STUDS @ 24" O.C.  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM BOARD
- F1 - FLOOR TYPE 1**  
FINISH FLOORING  
1 1/2" OVER SLAB FLOOR  
1" OVER FLOOR JOIST  
R12 SOUND INSULATION  
1/2" RESILIENT CHANNEL @ 24" O.C.  
1/2" DRYWALL
- F2 - FLOOR TYPE 2**  
FINISH FLOORING  
1 1/2" OVER SLAB FLOOR  
1" OVER FLOOR JOIST  
R12 SOUND INSULATION  
1/2" RESILIENT CHANNEL @ 24" O.C.  
1/2" DRYWALL
- F3 - FLOOR TYPE 3**  
FINISH FLOORING  
3/4" T&G OSB SUB FLOOR  
2x4 FLOOR JOIST @ 16" O.C.
- F01 - ROOF DETAIL 1**  
6" PERFORATED DRAIN TILE  
6" WASHED GRAVEL COVER  
2x12 CORR. STRIP FOOTINGS  
2x12 CORR. STRIP CONTINUOUS  
2x12 CORR. STRIP CONTINUOUS
- R1 - ROOF TYPE 1**  
2x12 RAFTERS  
2x6 OSB SHEATHING  
2x6 SUB PASCIA  
NON-VENTED SOFFIT  
INSULATION STOPS  
1/2" OSB BOARD
- RD1 - DECK TYPE 1**  
5/8x5 FT DECKING  
2x8 FT DECK JOISTS @ 16" O.C.
- FD1**

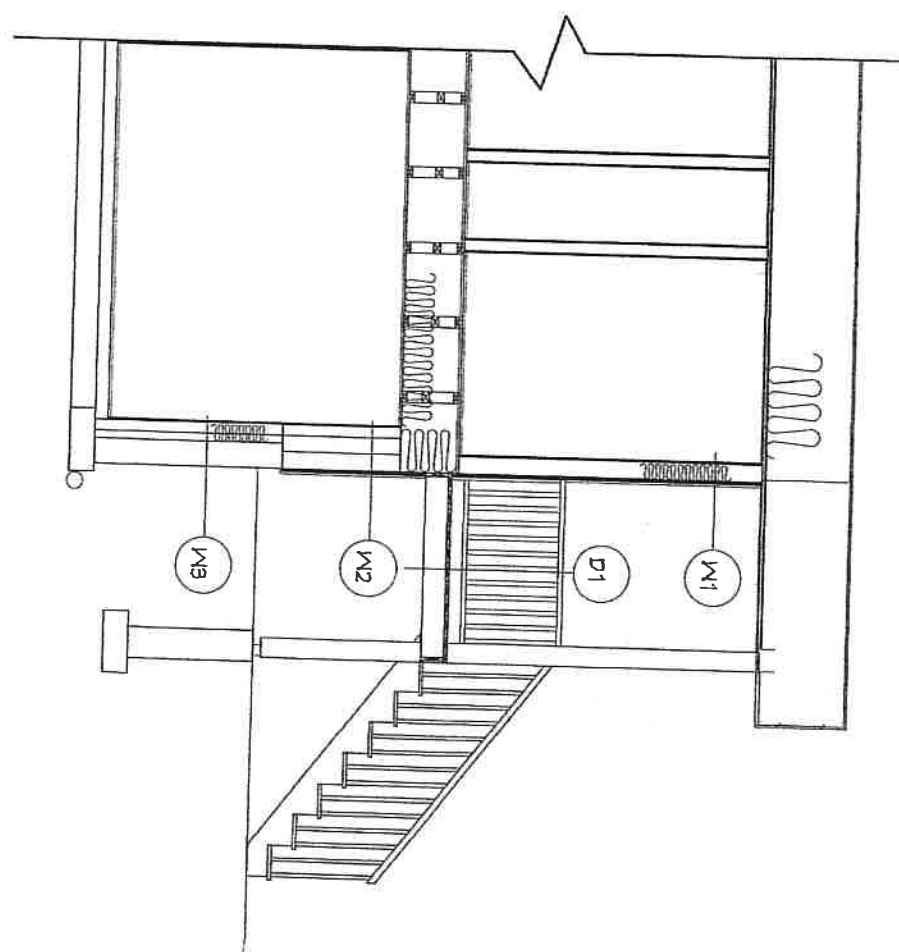
CROSS SECTION A-A  
 CRADFORD  
 2013/34  
 HOMES.  
 SAKERBOSI

NO.	DESCRIPTION	REV.	DATE

SCALE: 5/16" = 1'  
 DATE: JUN 5 2018  
 A4



1 CROSS SECTION B-B



CRANFORD  
HOMES

2013 P  
SABE BUSH

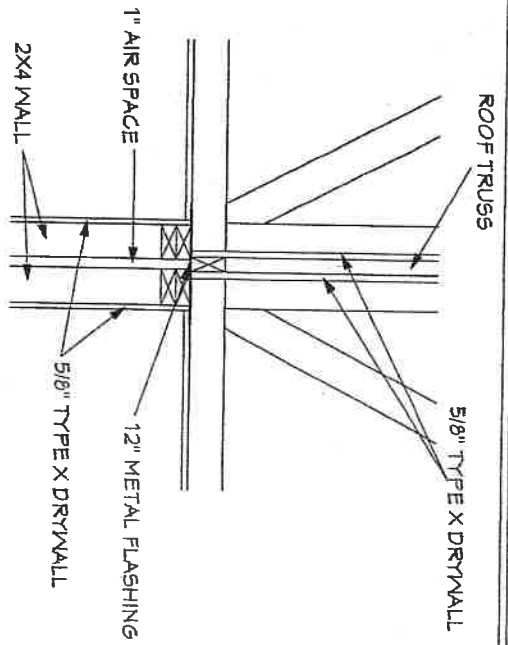
CROSS SECTION B B

NO.	DESCRIPTION	REV.

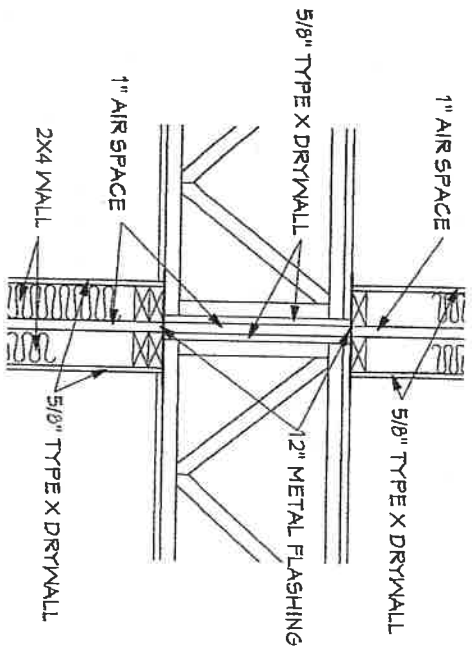
SCALE:  
5/16" = 1'

DATE:  
JUN 5,  
2018

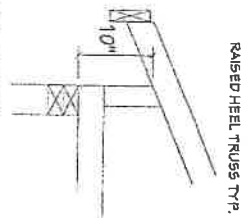
AS



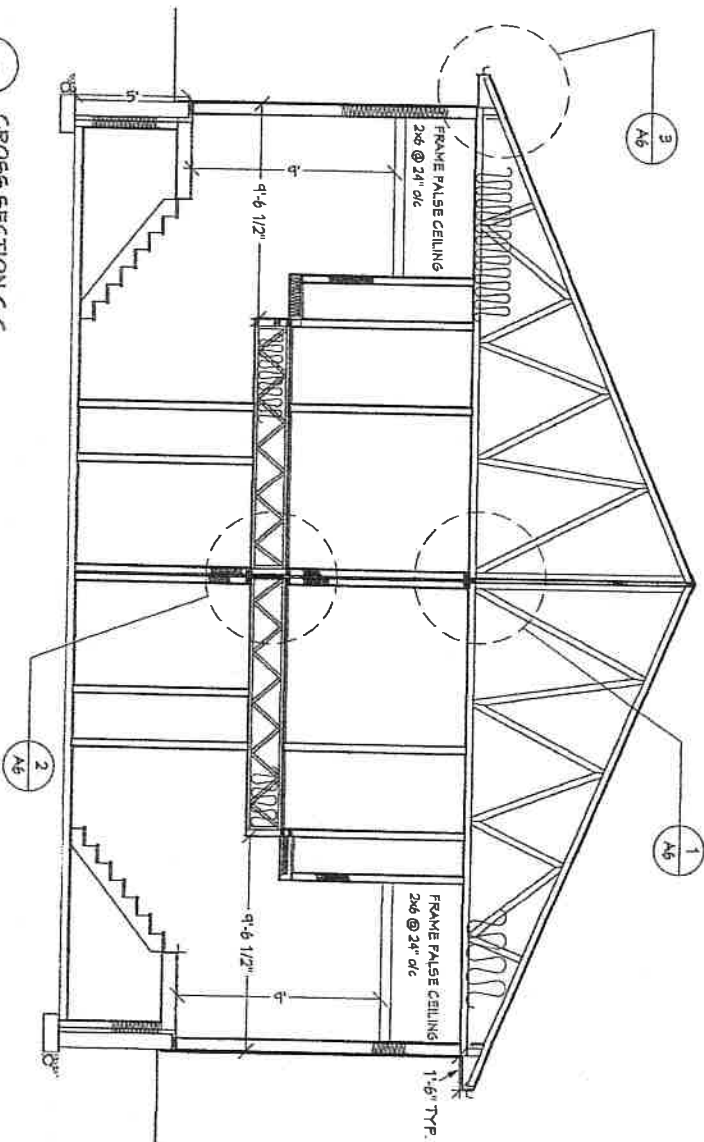
1 FIREWALL-ROOF DETAIL  
1"=1"



2 FIREWALL-FLOOR DETAIL  
1"=1"



3 TRUSS HEEL DETAIL  
NTS



4 CROSS SECTION C-C  
3/16"=1"

CRAYFORD  
HOWES.  
28/34  
SABER/USK.

DETAILS/SECTION C-C

NO.	REVISION/DETAIL	DATE	BY

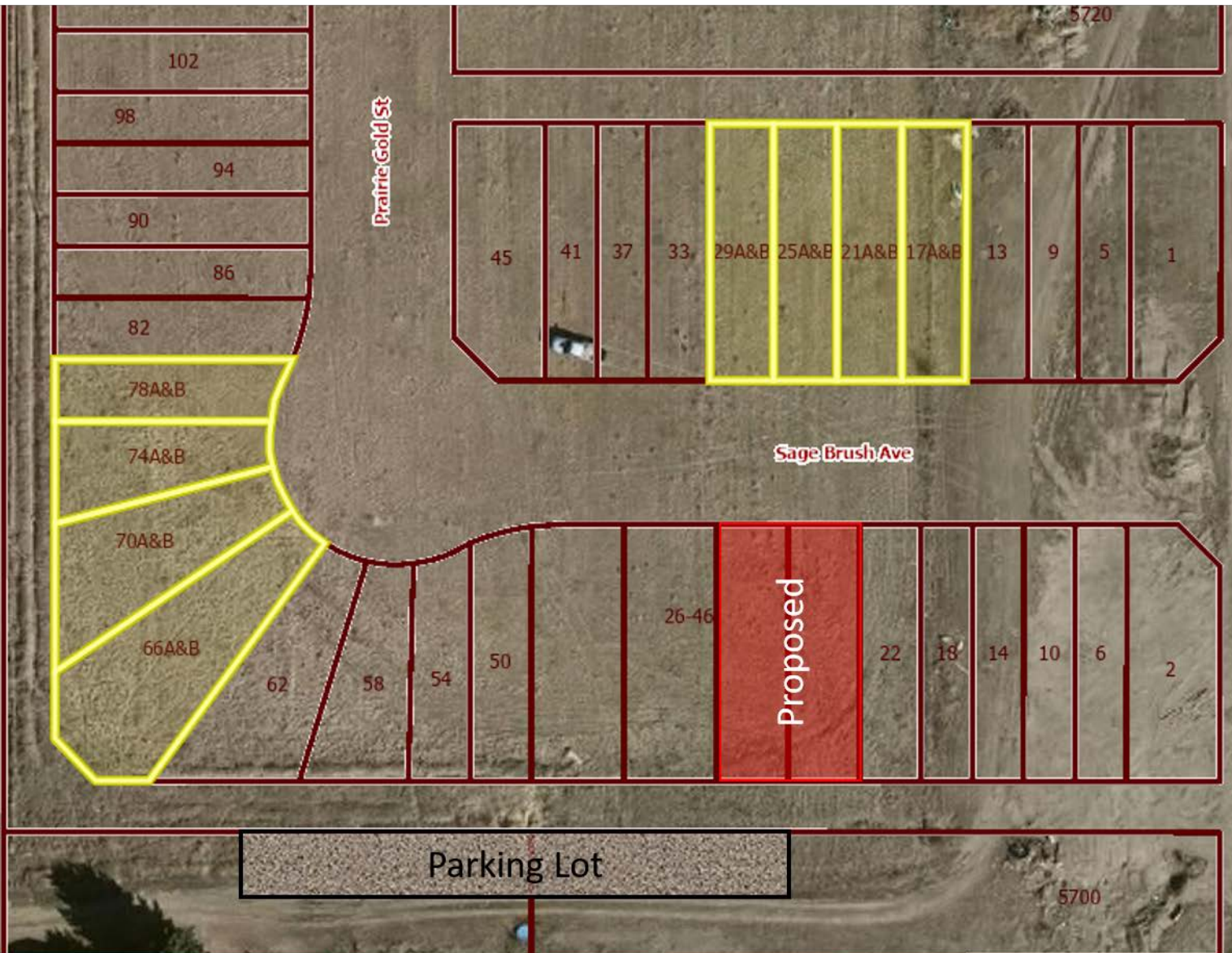
SCALE:

DATE:  
JUN 5  
2018

A6



# Nearby Suites





# RESIDENTIAL DWELLING DEVELOPMENT PERMIT APPLICATION

TOWN OF TABER: A-4900 50 STREET, TABER, AB T1G 1T1 - 403-223-6009 - PLANNING@TABER.CA

## Applicant Information

APPLICANT NAME:

MAILING ADDRESS:

TOWN:  POSTAL CODE:

EMAIL:  PHONE NUMBER:

## Owner Information (if different from applicant)

OWNER NAME:

MAILING ADDRESS:

TOWN:  POSTAL CODE:

EMAIL:  PHONE NUMBER:

## Property Information (property to be developed)

MUNICIPAL ADDRESS:

LOT(S):  BLOCK:  PLAN:

## Description of Project

DESCRIBE YOUR PROJECT

Duplex, suited up down

# Type of Development

## TYPE OF DEVELOPMENT PROPOSED (check all that apply)

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Semi-detached Dwelling | <input checked="" type="checkbox"/> Duplex Dwelling |
| <input type="checkbox"/> Row House Dwelling     | <input type="checkbox"/> Multi-unit Residential | <input type="checkbox"/> Mixed-use Development      |
| <input type="checkbox"/> Moved-in Dwelling      | <input type="checkbox"/> Addition               | <input type="checkbox"/> Renovation                 |
| <input type="checkbox"/> Other                  | <input type="text"/>                            |   |

## DOES THE DEVELOPMENT REQUIRE ANY WAIVERS?

Note that all waiver requests must go to the Municipal Planning Commission.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Setback          | <input type="checkbox"/> Deck Height (1.5m max) | <input type="checkbox"/> Parking (Min. 2 / dwelling unit) |
| <input checked="" type="checkbox"/> Other | <input type="text" value="suited duplex"/>      |   |

# Start Date and Cost

ESTIMATED START DATE:

ESTIMATED COST:

I/We hereby make application under the provisions of Land Use Bylaw 13-2020 for a Development Permit in accordance with the plans and supporting information submitted herewith and which forms part of the application.

APPLICANT SIGNATURE: 

DATE: March 9, 2021

REGISTERED OWNER SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING OFFICER SIGNATURE: Robert T Janzen

DATE: March 10th, 2021

*The personal information on this form is being collected for the purpose of reviewing your application to the municipality of the Town of Taber. The information is collected under the authority of Section 146 of the Municipal Government Act (MGA) and Section 33 of the Freedom of Information and Protection of Privacy Act (FOIPPA). Under Section 33 of the FOIPPA Act, the Town of Taber reserves the right to collect information that relates directly to and is necessary for an operating program or activity of the public body. Names of applicants will be provided to the public. If you have any questions about the collection of this information, please contact the FOIPPA coordinator at 403-223-5500 ext. 5519.*

**Note:** This application does not permit you to commence construction until such a time that the permit has been issued by the Development Authority. Unless otherwise noted on the development permit, a building permit will also be required prior to commencing construction.

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

At the completion of the development, you will be required to submit an updated *Real Property Report* to the Town of Taber to verify that the project has been constructed in the correct location.

# Development Application Submission Requirements

THE FOLLOWING ITEMS MUST BE INCLUDED WITH YOUR APPLICATION (1 copy of each)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Site Plan                    | <input checked="" type="checkbox"/> Building Plan                                   |
| <input checked="" type="checkbox"/> Elevation/Drainage/Plot Plan | <input type="checkbox"/> New Home Warranty Documentation                            |
| <input checked="" type="checkbox"/> Security Deposit             | <input checked="" type="checkbox"/> Architectural Controls Approval (if applicable) |
- 

## SITE PLAN REQUIREMENTS:

- Lot dimensions
  - Dimensions and locations of all existing and proposed structures (including structures under 10m<sup>2</sup>)
  - Dimensions, locations, and heights of all existing and proposed decks/patios
  - All utility right of ways and easements located within or directly adjacent to the site
  - Distances between all structures and property lines
  - Site access with dimensions
  - On-site parking stalls (6m x 3m per stall)
  - Landscaping
  - Adjacent roads and lanes
  - North arrow
- 

## BUILDING PLAN REQUIREMENTS

- Scale and dimensions of exterior walls and interior rooms
  - Floor plan(s) of entire dwelling
  - Building elevations and heights from finished grade
  - Exterior materials, architectural features, and colours to be used
- 

## ELEVATION/DRAINAGE/PLOT PLAN REQUIREMENTS

- Property boundary elevations
  - Building Foundation elevations
  - Proposed lot drainage patterns (must not impact neighbouring properties)
-

## Development Authority Request for Decision

**Meeting Date: March 15<sup>th</sup>, 2021**

**Subject:**

DP 21-023 - 34 Sage Brush Ave Semi-detached with Suite

**Recommendation:**

That the Municipal Planning Commission approves development permit DP 21-023 for a Semi-detached Dwelling with a Secondary Suite (basement) to be located at 34 Sage Brush Avenue, Lot 47, Block 5, Plan 2110220 with the following fifteen (15) conditions:

1. The site is developed as per the attached site plan;
2. A Secondary Suite has been approved for development as per the attached site plan;
3. The applicant must provide three (4) on-site parking stalls with a minimum measurement of 3 metres by 6 metres each;
4. A Party Wall Agreement must be registered on the titles of Lots 46 & 47, Block 35, Plan 2110550;
5. The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2),
6. 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;
7. New Home Warranty documentation must be supplied prior to the issuance of the Building Permit,
8. The applicant must ensure that the contractor commissioned for the construction has a valid Business License for the Town of Taber;
9. A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the Building Permit being issued. In addition, the foundation must be staked by a qualified professional;
10. The architectural controls and vertical grade points must be approved by the developer;
11. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that

occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 4-2008);

12. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of water metre and access to Town water. Public Services shall determine if water curb stop is acceptable and so advise the Town office prior to occupancy of the dwelling. As per Bylaw 1-2010 5.29, temporary water service for a maximum of 60 days must be arranged through the Town Office;
13. In accordance with policy 68C08/21/00, a \$2,500.00 damage deposit shall be forwarded to the Town office (Planning Department) prior to construction. Any damages to public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;
14. Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;

Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

### **Background:**

Town Administration has received a development permit application for a semi-detached dwelling with a secondary suite to be located at 34 Sage Brush Avenue. The application has been brought to the Municipal Planning Commission as secondary suites are a discretionary use within the R-2 District, and must be reviewed by the Municipal Planning Commission.

There are currently 4 other pairs of semi-detached units with basement suites (8 suites total) in the area. To accommodate this density of suites, a parking lot was recently built just south of Sage Brush Avenue. Additionally, it is important to note that the proposed semi-detached units and suites will meet all the on-site parking requirements (4 per lot).

### **Legislation / Authority:**

Subdivision Authority, Development Authority, and Municipal Planning Commission Bylaw 10-2018 Section 1(8)(c) That the Municipal Planning Commission shall be the Development Authority for Development Permit Applications for Permitted Uses which require a variance in excess of Ten Percent (10%) of a measurable standard established in the Land Use Bylaw or any other variance for which the Municipal Planning Commission is specifically authorized to provide in the Land Use Bylaw.

### **Strategic Plan Alignment:**

Develop Community and Promote Growth #2: Review Town policies and regulations that pertain to development.

### **Financial Implication:**

The applicant has paid all required fees for their application.



**Service Level / Staff Resource Implication:**

Administrations time is required for the review and circulation of the application.

**Justification:**

Approval of this application and variances would fit well within the neighbourhood, while not unduly interfering with any of the neighbours.

**Alternative(s):**

Alternative #1: That the Municipal Planning Commission approves DP 21-023 for a Semi-detached Dwelling with a Secondary Suite to be located at 34 Sage Brush Avenue, Lot 47, Block 5, Plan 2110220, with amended conditions.

Alternative #2: That the Municipal Planning Commission approves DP 21-023 for a Semi-detached Dwelling with a Secondary Suite to be located at 34 Sage Brush Avenue, Lot 47, Block 5, Plan 2110220, with amended conditions.

**Attachment(s):** Location  
Plans  
Nearby Suites  
DP Application

**APPROVALS:**

**Originated By:**  
Rob Janzen

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

Prairie Gold St

45

41

37

33

29A&B

25A&B

21A&B

17A&B

13

9

5

1

Sage Brush Ave

26-40

58

54

50

22

18

14

10

6

2

43 St

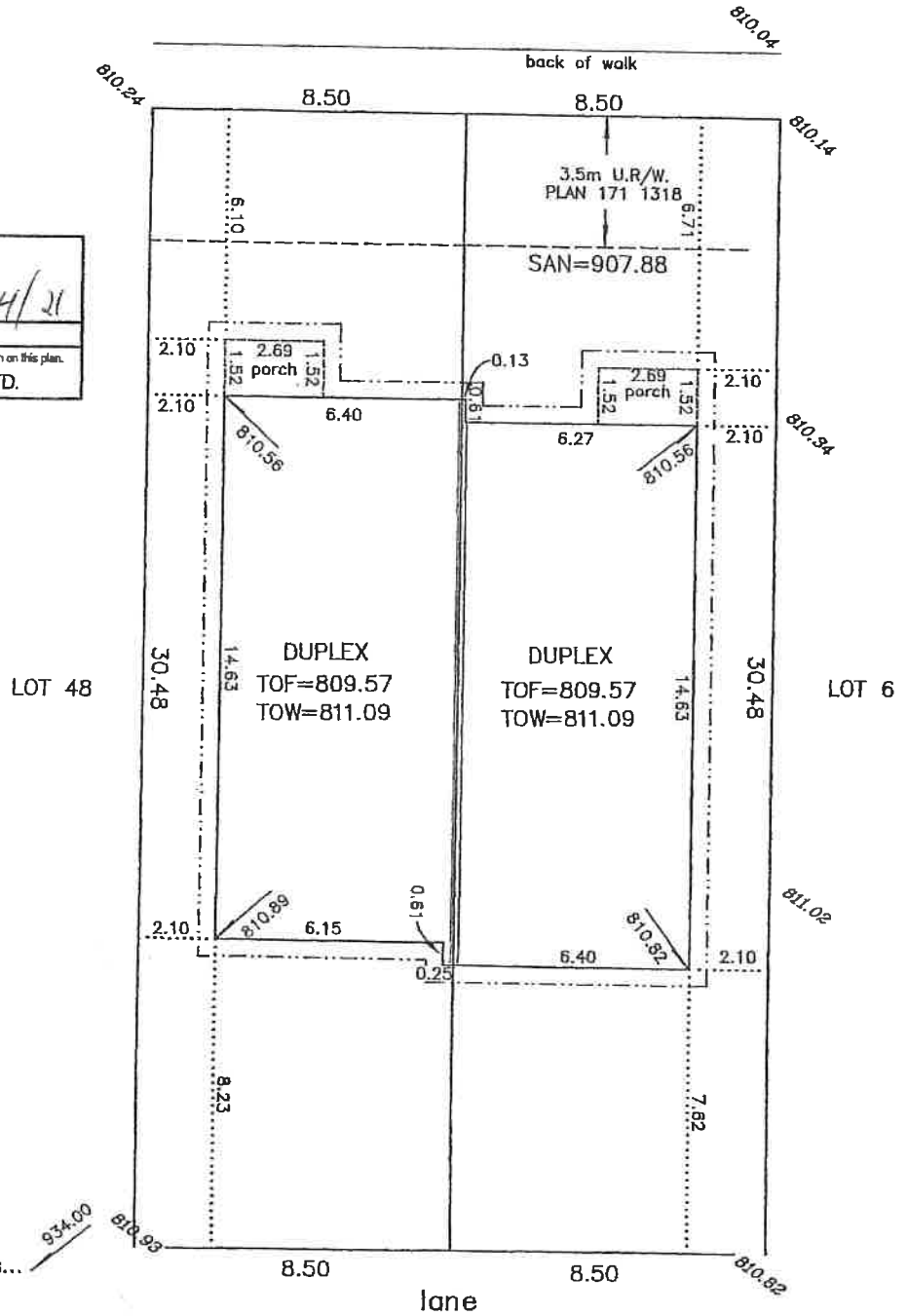
5700



**PLOT PLAN  
OF  
LOTS 46 & 47, BLOCK 5, PLAN 211 0220  
CRANFORD HOMES  
28 & 34 SAGE BRUSH AVENUE, TABER**

SAGE BRUSH AVENUE

**APPROVED**  
**VERTICAL GRADES**  
DATE: *March/4/21*  
SIGNATURE: *[Signature]*  
The holder is responsible for the approved vertical grades shown on this plan.  
**SOUTH ALTA TRADING CO. LTD.**



TOF stands for top of footing  
TOW stands for top of wall  
Suggested grade at house shown thus...  
Design Grades shown thus ..... 998.00  
Sanitary invert and design grades obtained from  
Engineered drainage plans.  
Distance are in metres and decimals thereof  
Lot Area: 465.7 sq.meter 5012.8 sq.feet  
Building Area: 195.7 sq.meter 2106.8 sq.feet  
Sanitary Sewer Invert to be verified  
by contractor prior to construction

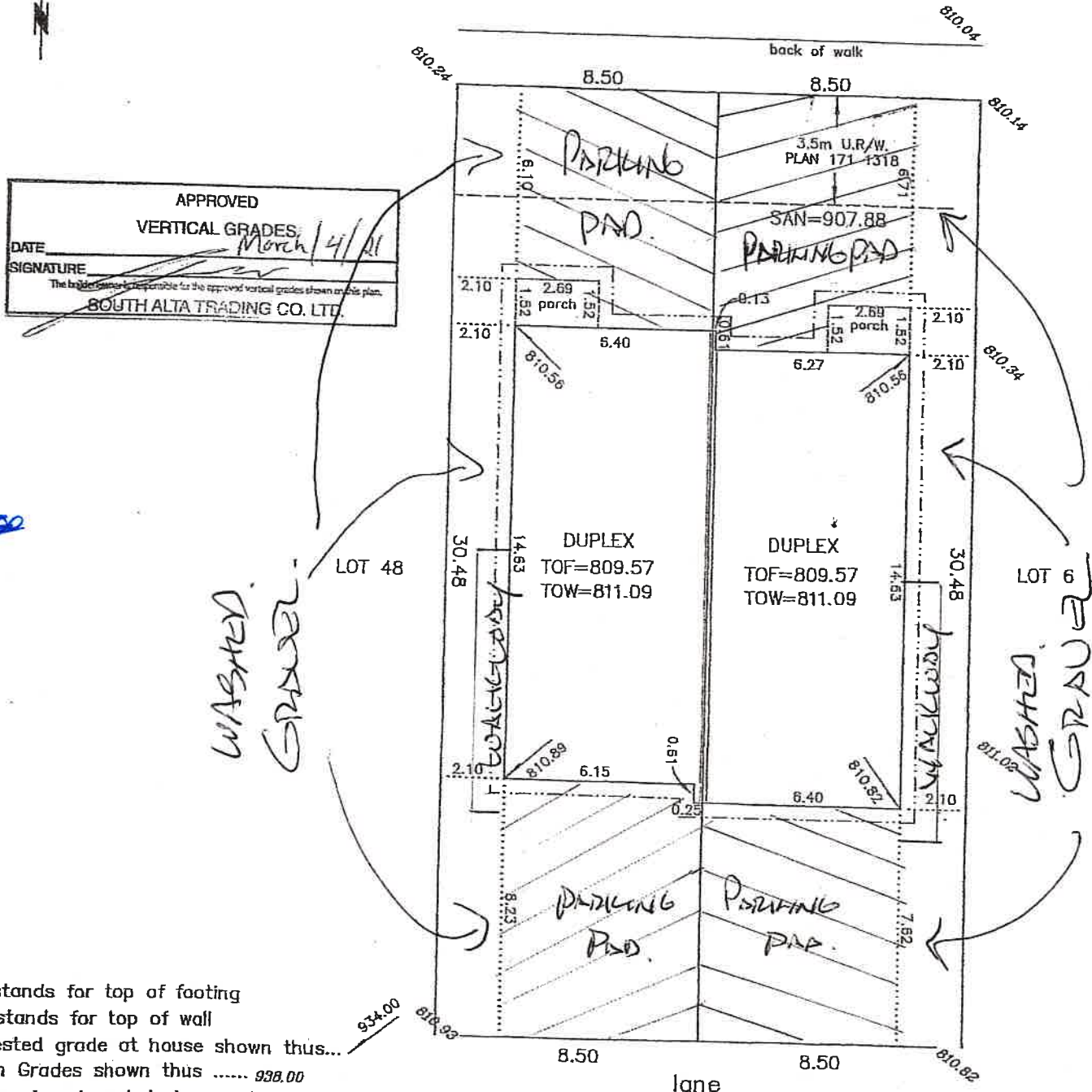
Drawn: MJ	Checked: TCP	Scale: 1 : 200 (metric)
Date: FEBRUARY 22/21	JOB	11187

**brown okamura & associates ltd.**  
2830 - 12 Avenue North, Lethbridge, Alberta T1H 5J9

# LANDSCAPE PLAN OF LOTS 46 & 47, BLOCK 5, PLAN 211 0220 CRANFORD HOMES

28 & 34 SAGE BRUSH AVENUE, TABER

SAGE BRUSH AVENUE



APPROVED  
 VERTICAL GRADES  
 DATE: March 4/21  
 SIGNATURE: \_\_\_\_\_  
The holder is responsible for the approved vertical grades shown on this plan.  
 SOUTH ALTA TRADING CO. LTD.

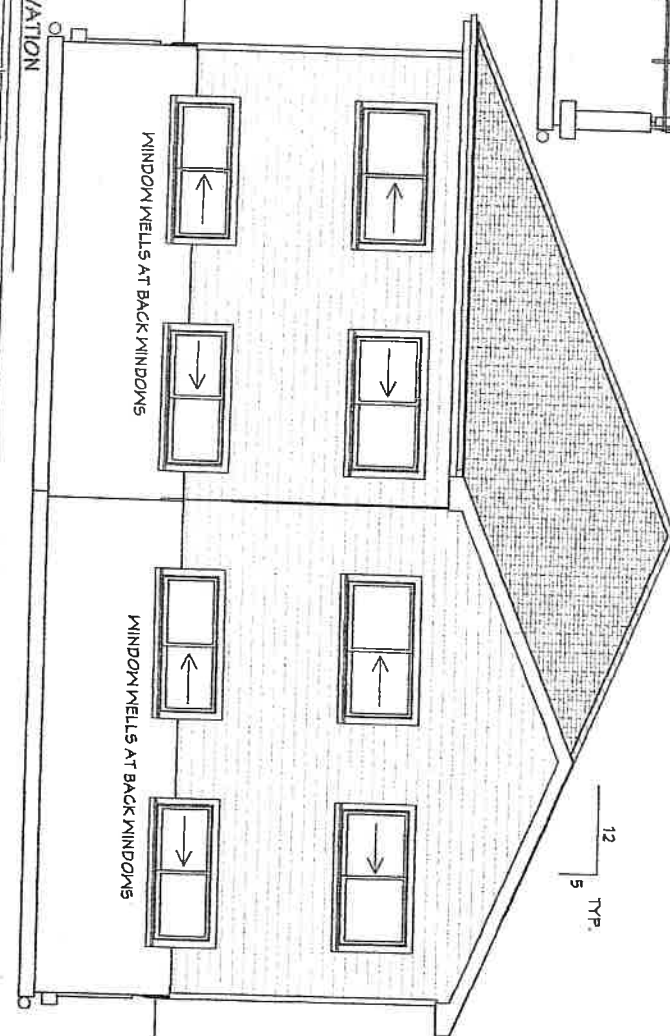
TOF stands for top of footing  
 TOW stands for top of wall  
 Suggested grade at house shown thus...  
 Design Grades shown thus ..... 938.00  
 Sanitary invert and design grades obtained from  
 Engineered drainage plans.  
 Distance are in metres and decimals thereof  
 Lot Area: 465.7 sq.meter 5012.8 sq.feet  
 Building Area: 195.7 sq.meter 2106.8 sq.feet  
 Sanitary Sewer Invert to be verified  
 by contractor prior to construction

Drawn: MJ	Checked: TCP	Scale: 1 : 200 (metric)
Date: FEBRUARY 22/21	JOB	11187

brown okamura & associates ltd.  
 2630 - 12 Avenue North, Lethbridge, Alberta T1H 5J9



1 FRONT (SOUTH) ELEVATION



2 BACK (NORTH) ELEVATION

APPROVED  
 HOUSE PLAN AND FINISHES  
 Date March 4/21  
 Signature [Signature]  
 SOUTH ALTA TRAINING CO. LTD.

CRISTOPHER HOWES 28/34 SAGEBRUSH

FRONT AND BACK ELEVATIONS

NO.	DESCRIPTION	DATE

SCALE: 3/16" = 1'  
 DATE: JUN 5, 2018

A2

1 BASEMENT/FOUNDATION

CPA FORD  
 HOWES  
 2/2/34  
 SUPERBUSH

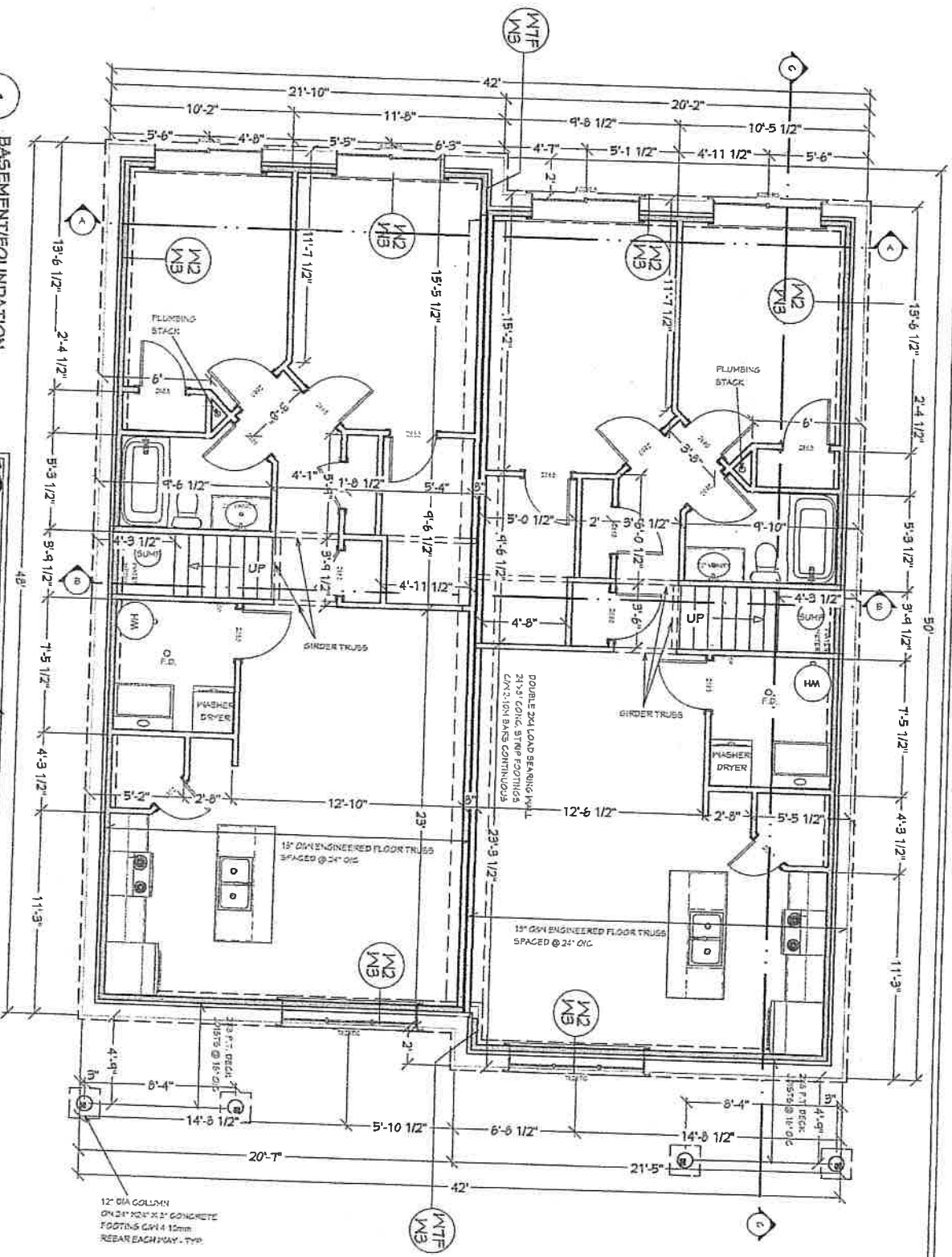
BASEMENT/FOUNDATION:  
 108 SQFT / SQD

NO.	DESCRIPTION	REV.	DATE

SCALE:  
 3/16" = 1'

DATE:  
 JUN 5,  
 2018

AO



12" DIA COLUMN  
 ON 24" X 24" X 2' CONCRETE  
 FOOTINGS ON 4" 10mm  
 REBAR EACH WAY, TYP.

1 MAIN FLOOR

CRAFTORD  
HPMIES

28/34  
SABE BROS LL

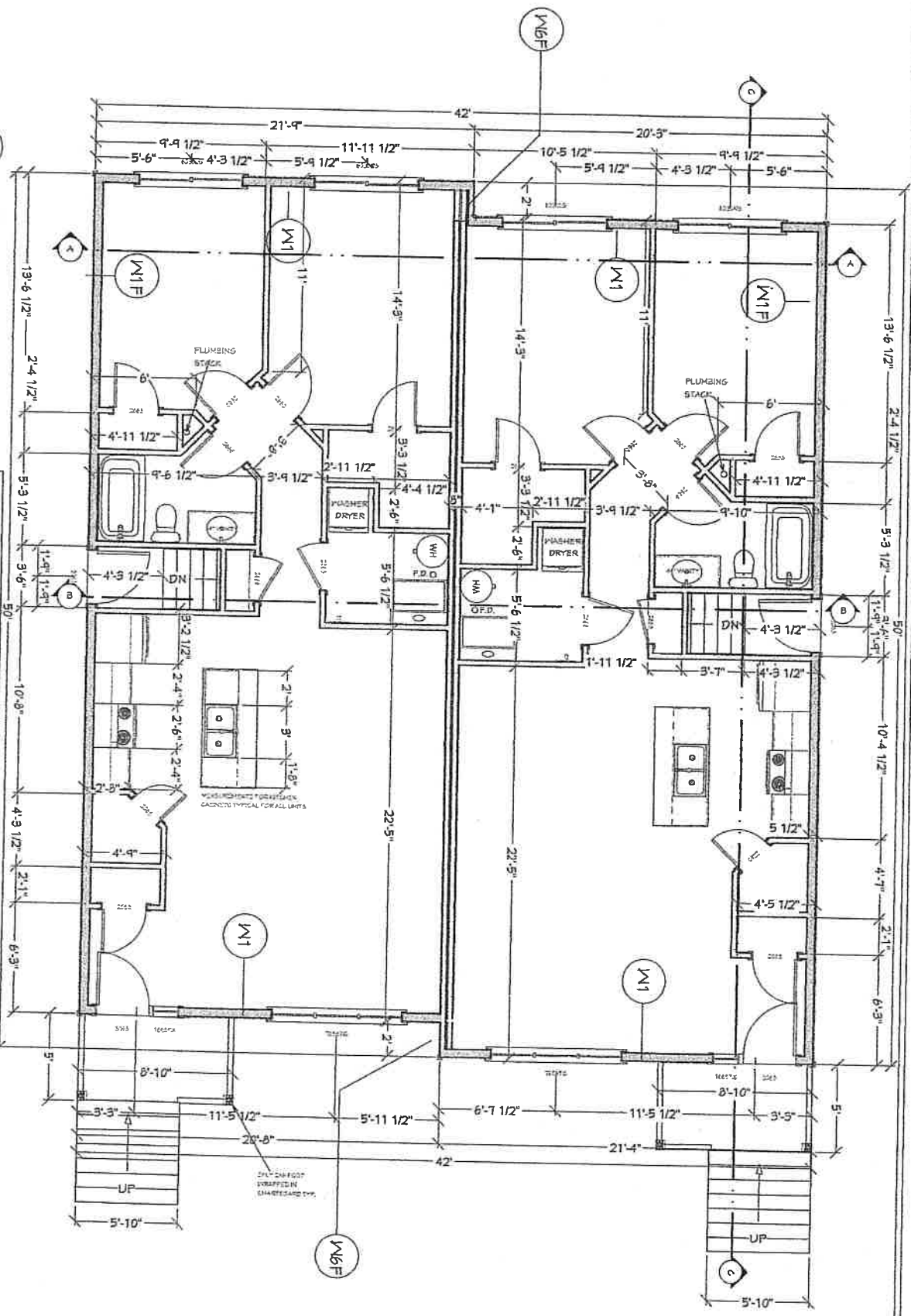
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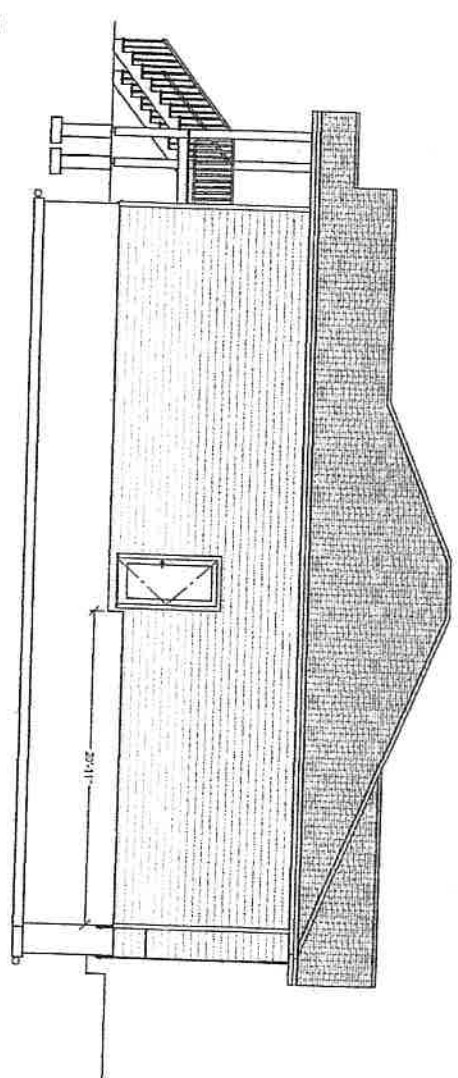
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3/16"=1'

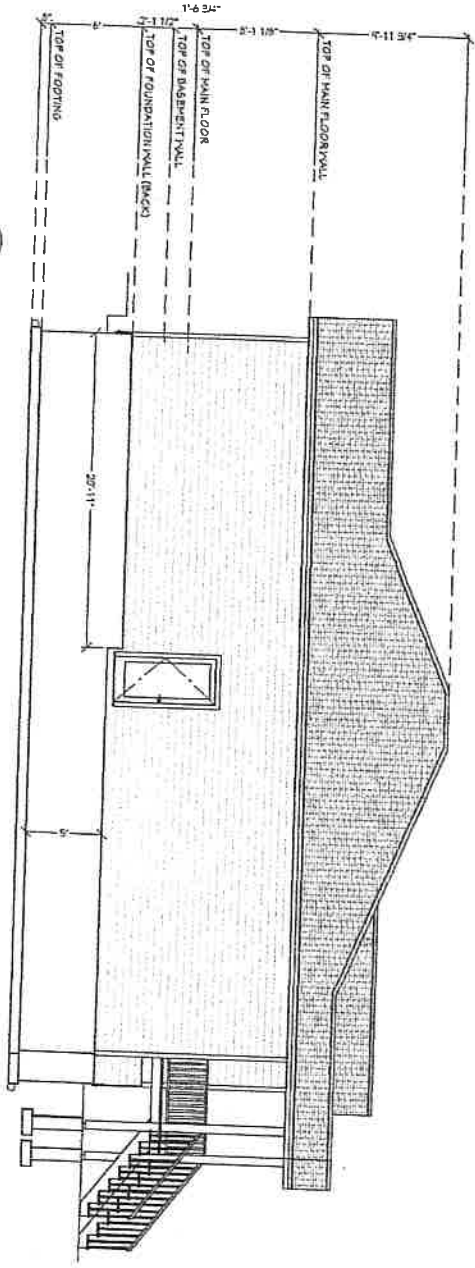
DATE:  
JUN 5,  
2018

A1





1 RIGHT (EAST) ELEVATION



2 LEFT (WEST) ELEVATION

CRAWFORD  
HENRY

28/34  
SWEPPDUSIL

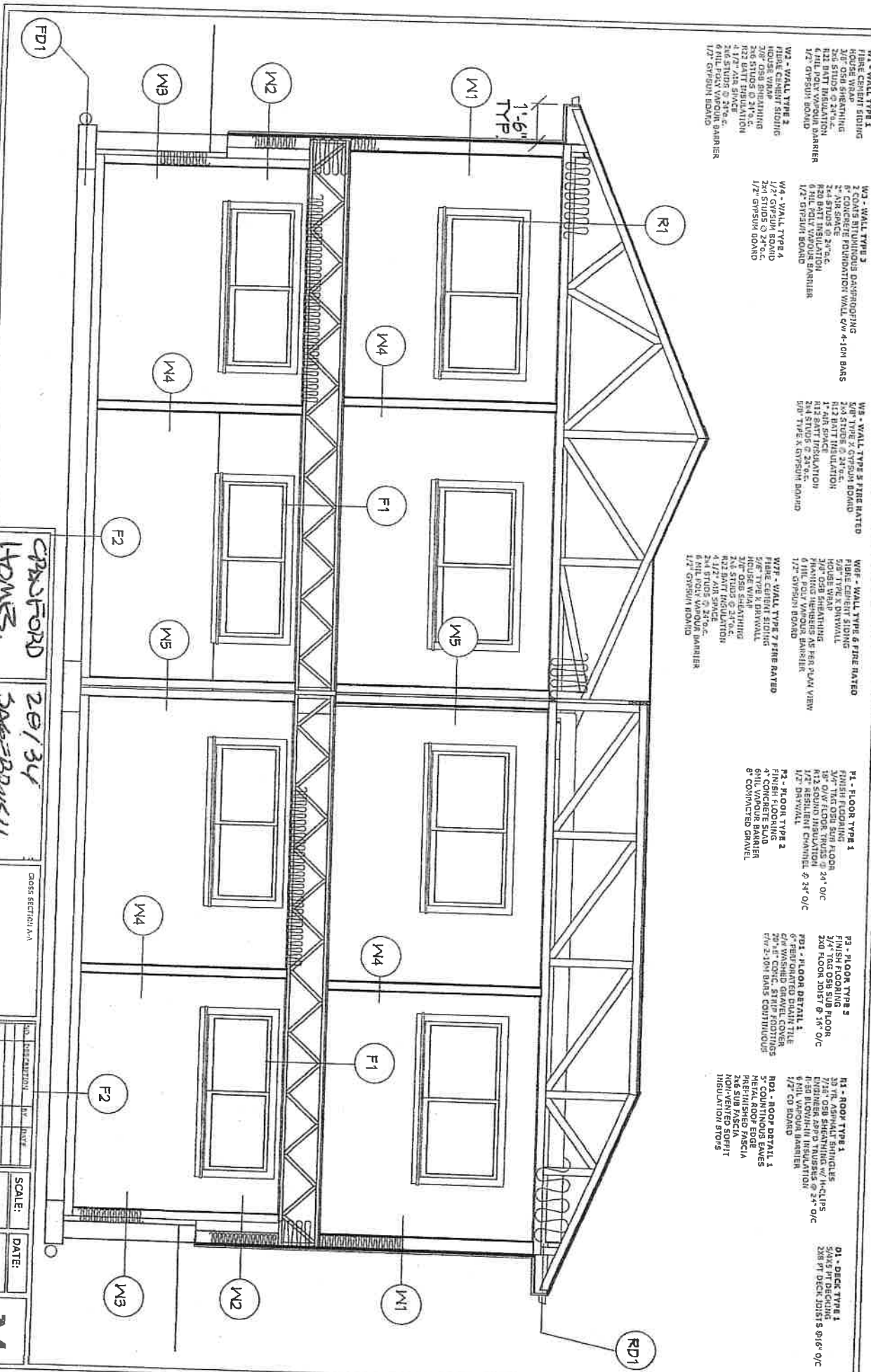
SIDE ELEVATIONS

NO.	DESCRIPTION	REV.	DATE

SCALE:  
1/8" = 1'

DATE:  
JUN 5,  
2018

A3



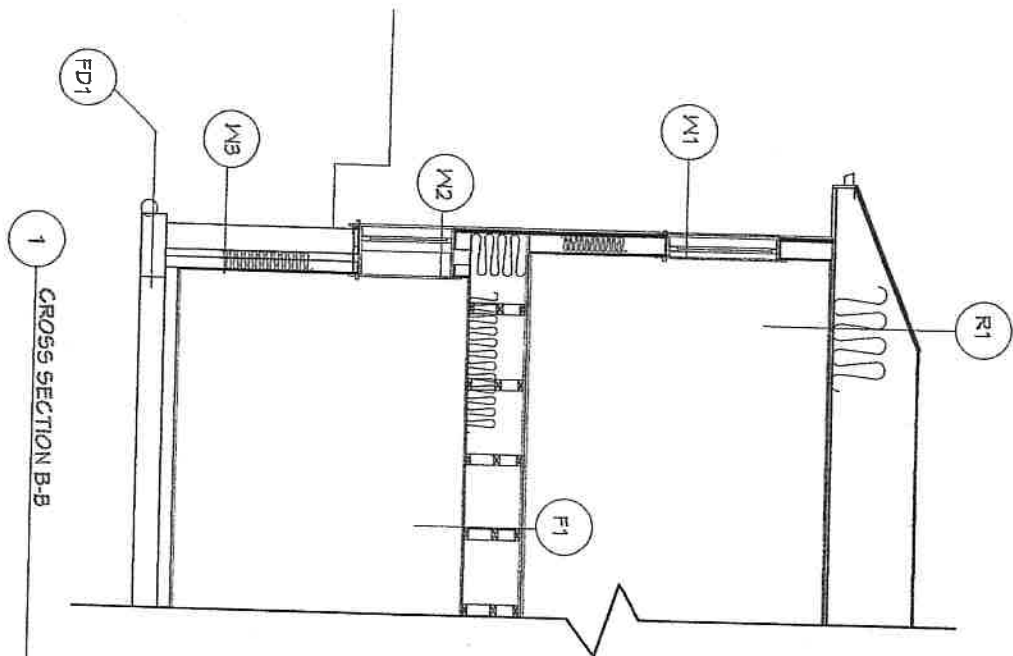
- W1 - WALL TYPE 1**  
 FIBRE CEMENT SIDING  
 HOUSE WRAP  
 2x8 OSB SHEATHING  
 2x4 STUDS @ 24" O.C.  
 R12 BATT INSULATION  
 6 MIL POLY VAPOUR BARRIER  
 1/2" GYPSUM BOARD
- W2 - WALL TYPE 2**  
 FIBRE CEMENT SIDING  
 HOUSE WRAP  
 2x8 OSB SHEATHING  
 2x4 STUDS @ 24" O.C.  
 R12 BATT INSULATION  
 6 MIL POLY VAPOUR BARRIER  
 1/2" GYPSUM BOARD
- W3 - WALL TYPE 3**  
 5/8" EXTRUDED POLYSTYRENE INSULATION  
 2x4 STUDS @ 24" O.C.  
 1" AIR SPACE  
 2x4 STUDS @ 24" O.C.  
 R12 BATT INSULATION  
 6 MIL POLY VAPOUR BARRIER  
 1/2" GYPSUM BOARD
- W4 - WALL TYPE 4**  
 1/2" GYPSUM BOARD  
 2x4 STUDS @ 24" O.C.  
 1/2" GYPSUM BOARD
- W5 - WALL TYPE 5 FIBRE RATED**  
 5/8" TYPE X GYPSUM BOARD  
 2x4 STUDS @ 24" O.C.  
 1" AIR SPACE  
 2x4 STUDS @ 24" O.C.  
 R12 BATT INSULATION  
 6 MIL POLY VAPOUR BARRIER  
 1/2" TYPE X GYPSUM BOARD
- W6 - WALL TYPE 6 FIBRE RATED**  
 FIBRE CEMENT SIDING  
 5/8" TYPE X DRYWALL  
 HOUSE WRAP  
 2x8 OSB SHEATHING  
 2x4 STUDS @ 24" O.C.  
 R12 BATT INSULATION  
 6 MIL POLY VAPOUR BARRIER  
 1/2" GYPSUM BOARD
- W7 - WALL TYPE 7 FIBRE RATED**  
 FIBRE CEMENT SIDING  
 5/8" TYPE X DRYWALL  
 HOUSE WRAP  
 2x8 OSB SHEATHING  
 2x4 STUDS @ 24" O.C.  
 R12 BATT INSULATION  
 6 MIL POLY VAPOUR BARRIER  
 1/2" GYPSUM BOARD
- F1 - FLOOR TYPE 1**  
 FINISH FLOORING  
 1 1/2" OVER SLAB FLOOR  
 8" O/C  
 R12 SOUND INSULATION  
 1/2" RESILIENT CHANNEL @ 24" O/C  
 1/2" DRYWALL
- F2 - FLOOR TYPE 2**  
 FINISH FLOORING  
 1 1/2" OVER SLAB FLOOR  
 8" O/C  
 R12 SOUND INSULATION  
 1/2" RESILIENT CHANNEL @ 24" O/C  
 1/2" DRYWALL
- F3 - FLOOR TYPE 3**  
 FINISH FLOORING  
 3/4" T&G OSB SUB FLOOR  
 2x4 FLOOR JOIST @ 16" O/C  
 F01 - ROOF DETAIL 1  
 6" PERFORATED GRANULE COVER  
 2"X8" CORR. STRIP FOOTINGS  
 6"X2-10" DIMS CONTINUOUS
- R1 - ROOF TYPE 1**  
 2x8 Rafter  
 2x4 Sub Rafter  
 2x8 Sub Purlin  
 2x6 Sub Fascia  
 NON-VENTED SOFFIT  
 INSULATION STOPS  
 1/2" OSB BOARD
- RD1 - DECK TYPE 1**  
 5/8x5 FT DECKING  
 2x8 FT DECK JOISTS @ 16" O/C

CRAWFORD  
 HOMES.  
 20/34  
 SAKERBOSI

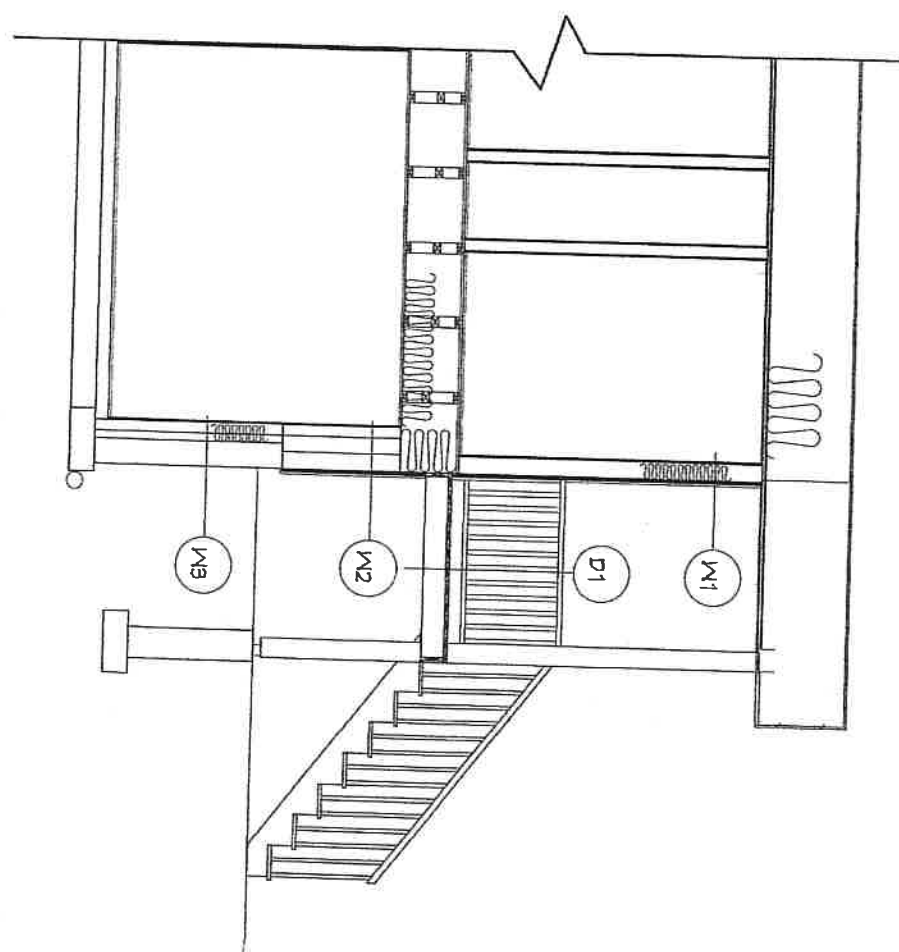
CROSS SECTION A-A

NO. DESCRIPTION		QTY	UNIT

SCALE: 5/16" = 1'  
 DATE: JUN 5 2018  
**A4**



1 CROSS SECTION B-B



CRANFORD  
HOMES

2013 P  
SAGE BRUSH

CROSS SECTION B B

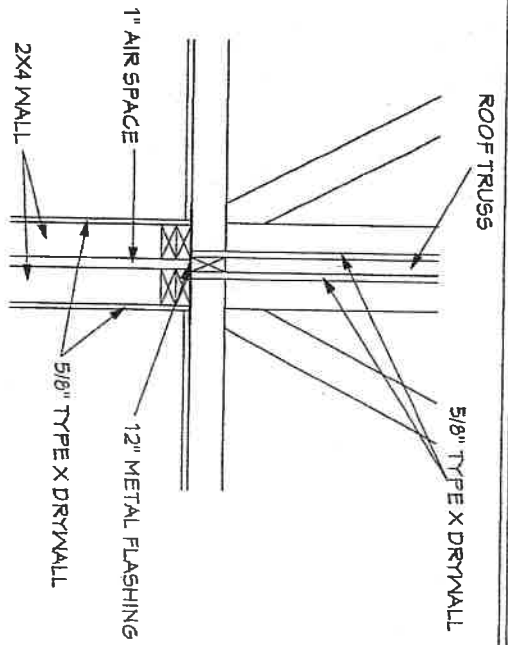
NO.	DESCRIPTION	REV.

SCALE:  
5/16" = 1'

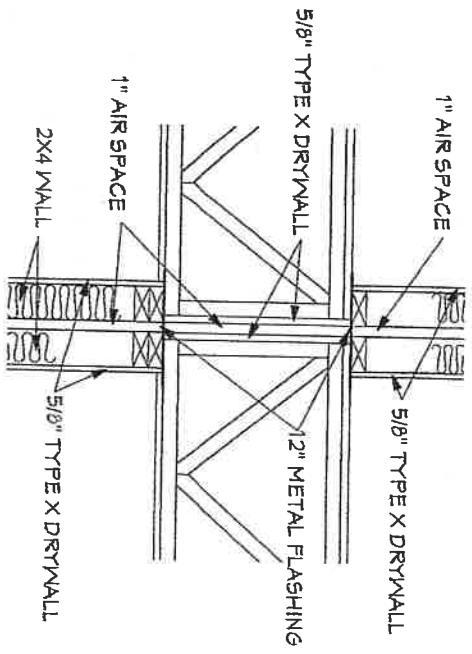
DATE:  
JUN 5,  
2018

AS

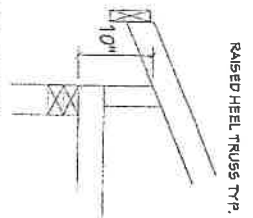




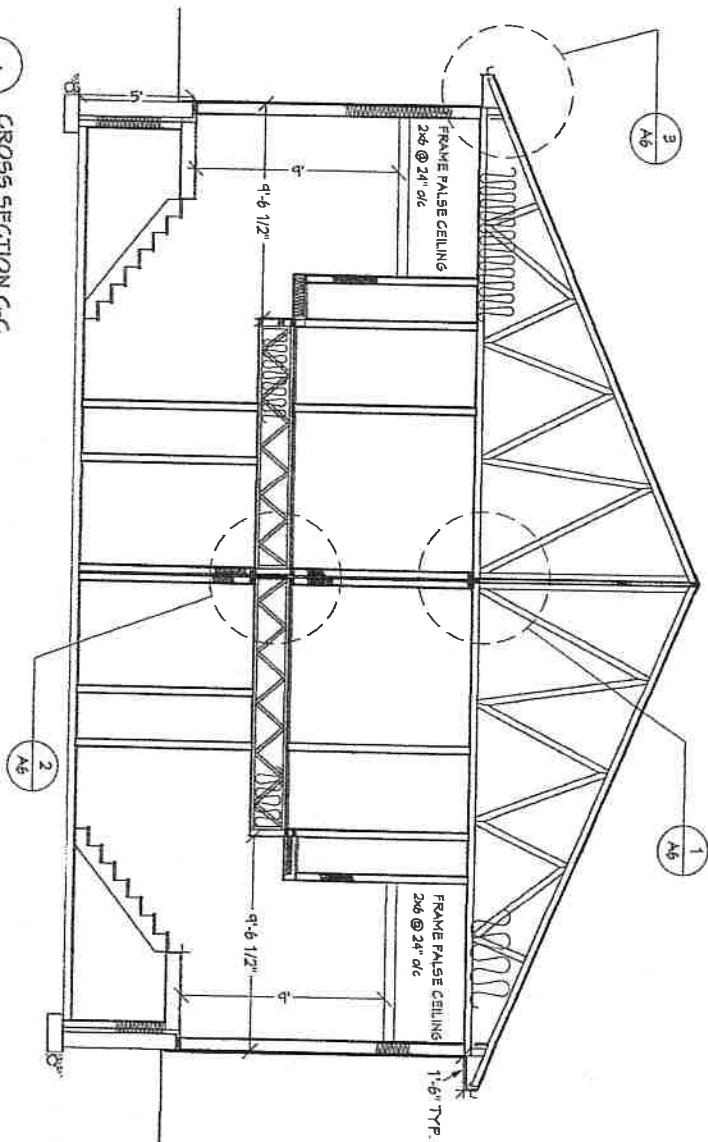
1 FIREWALL-ROOF DETAIL  
1"=1"



2 FIREWALL-FLOOR DETAIL  
1"=1"



3 TRUSS HEEL DETAIL  
NTS



4 CROSS SECTION C-C  
3/16"=1"

CRAYFORD  
HOWES.

28/34  
SABER/USK.

REVISION/SECTION/C-C

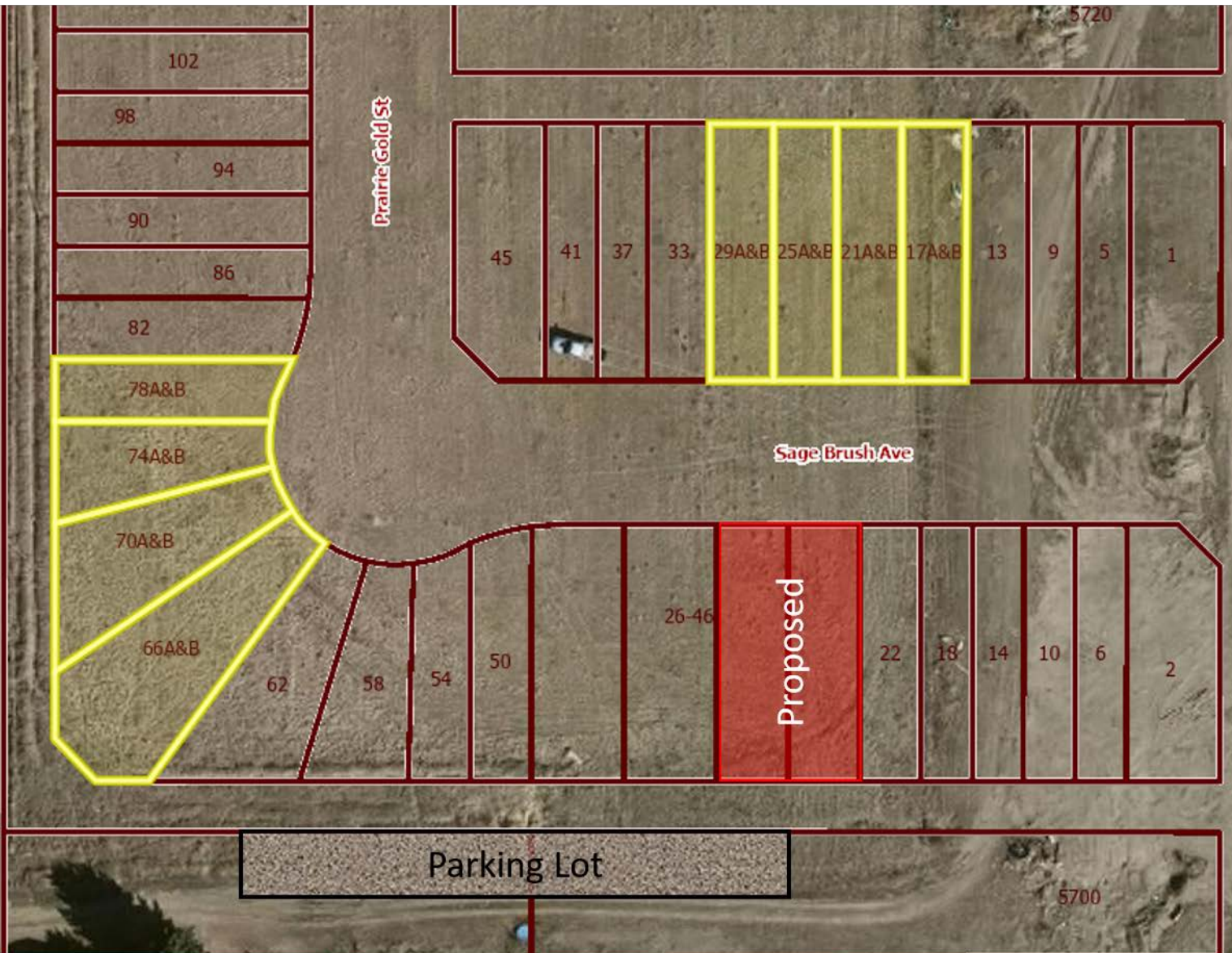
NO.	DESCRIPTION	BY	DATE

SCALE:

DATE:  
JUN 5  
2018

**A6**

# Nearby Suites





# RESIDENTIAL DWELLING DEVELOPMENT PERMIT APPLICATION

TOWN OF TABER: A-4900 50 STREET, TABER, AB T1G 1T1 - 403-223-6009 - PLANNING@TABER.CA

## Applicant Information

APPLICANT NAME:

MAILING ADDRESS:

TOWN:  POSTAL CODE:

EMAIL:  PHONE NUMBER:

## Owner Information (if different from applicant)

OWNER NAME:

MAILING ADDRESS:

TOWN:  POSTAL CODE:

EMAIL:  PHONE NUMBER:

## Property Information (property to be developed)

MUNICIPAL ADDRESS:

LOT(S):  BLOCK:  PLAN:

## Description of Project

DESCRIBE YOUR PROJECT

Duplex, suited up down

# Type of Development

## TYPE OF DEVELOPMENT PROPOSED (check all that apply)

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Semi-detached Dwelling | <input checked="" type="checkbox"/> Duplex Dwelling |
| <input type="checkbox"/> Row House Dwelling     | <input type="checkbox"/> Multi-unit Residential | <input type="checkbox"/> Mixed-use Development      |
| <input type="checkbox"/> Moved-in Dwelling      | <input type="checkbox"/> Addition               | <input type="checkbox"/> Renovation                 |
| <input type="checkbox"/> Other                  | <input type="text"/>                            |   |

## DOES THE DEVELOPMENT REQUIRE ANY WAIVERS?

Note that all waiver requests must go to the Municipal Planning Commission.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Setback          | <input type="checkbox"/> Deck Height (1.5m max) | <input type="checkbox"/> Parking (Min. 2 / dwelling unit) |
| <input checked="" type="checkbox"/> Other | <input type="text" value="suited duplex"/>      |   |

# Start Date and Cost

ESTIMATED START DATE:

ESTIMATED COST:

I/We hereby make application under the provisions of Land Use Bylaw 13-2020 for a Development Permit in accordance with the plans and supporting information submitted herewith and which forms part of the application.

APPLICANT SIGNATURE: 

DATE: March 9, 2021

REGISTERED OWNER SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING OFFICER SIGNATURE: Robert T Janzen

DATE: March 10th, 2021

*The personal information on this form is being collected for the purpose of reviewing your application to the municipality of the Town of Taber. The information is collected under the authority of Section 146 of the Municipal Government Act (MGA) and Section 33 of the Freedom of Information and Protection of Privacy Act (FOIPPA). Under Section 33 of the FOIPPA Act, the Town of Taber reserves the right to collect information that relates directly to and is necessary for an operating program or activity of the public body. Names of applicants will be provided to the public. If you have any questions about the collection of this information, please contact the FOIPPA coordinator at 403-223-5500 ext. 5519.*

**Note:** This application does not permit you to commence construction until such a time that the permit has been issued by the Development Authority. Unless otherwise noted on the development permit, a building permit will also be required prior to commencing construction.

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

At the completion of the development, you will be required to submit an updated *Real Property Report* to the Town of Taber to verify that the project has been constructed in the correct location.

# Development Application Submission Requirements

THE FOLLOWING ITEMS MUST BE INCLUDED WITH YOUR APPLICATION (1 copy of each)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Site Plan                    | <input checked="" type="checkbox"/> Building Plan                                   |
| <input checked="" type="checkbox"/> Elevation/Drainage/Plot Plan | <input type="checkbox"/> New Home Warranty Documentation                            |
| <input checked="" type="checkbox"/> Security Deposit             | <input checked="" type="checkbox"/> Architectural Controls Approval (if applicable) |
- 

## SITE PLAN REQUIREMENTS:

- Lot dimensions
  - Dimensions and locations of all existing and proposed structures (including structures under 10m<sup>2</sup>)
  - Dimensions, locations, and heights of all existing and proposed decks/patios
  - All utility right of ways and easements located within or directly adjacent to the site
  - Distances between all structures and property lines
  - Site access with dimensions
  - On-site parking stalls (6m x 3m per stall)
  - Landscaping
  - Adjacent roads and lanes
  - North arrow
- 

## BUILDING PLAN REQUIREMENTS

- Scale and dimensions of exterior walls and interior rooms
  - Floor plan(s) of entire dwelling
  - Building elevations and heights from finished grade
  - Exterior materials, architectural features, and colours to be used
- 

## ELEVATION/DRAINAGE/PLOT PLAN REQUIREMENTS

- Property boundary elevations
  - Building Foundation elevations
  - Proposed lot drainage patterns (must not impact neighbouring properties)
-

## Development Authority Request for Decision

**Meeting Date: March 15<sup>th</sup>, 2021**

**Subject:**

DP 21-012 - Cannabis Shop

**Recommendation:**

That the Municipal Planning Commission approves development permit DP 21-012 for Cannabis Retail Sales to be located at 5314 49<sup>th</sup> Avenue, Lots 7-8, Block 9, Plan 5638L, with the following nine (9) conditions:

1. The development conforms to the district requirements of the Downtown Land Use District (DT);
2. All signage and fascia must be completed in accordance with the attached plan. Any changes to these plans, or future updates to the exterior of the building will require a new development permit application;
3. 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;
4. A Fire Inspection must be conducted by the Town of Taber Fire Department;
5. The applicant must obtain a business license for the operation of a new business;
6. The applicant must obtain and maintain a valid license from the Alberta Liquor, Gaming & Cannabis Commission (AGLC) and provide evidence of the same to the Planning Department prior to occupancy;
7. The use shall not emit nuisances including, but not limited to odour, noise, and light that may have a negative impact on adjacent areas;
8. An intensification or change of use at this location will require a new development permit application;
9. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

**Background:**

Administration has received an application for Cannabis Retail Sales to be located at 5314 49<sup>th</sup> Avenue. A development permit for Cannabis Retail Sales was previously issued at this location on February 15<sup>th</sup>, 2019, however, no progress was made on implementing the use and the

development permit expired. The applicant has now applied for this new permit, and has included more detailed plans for the renovation of the building, and the implementation of the use.

As per Land Use Bylaw 13-2020, Cannabis Retail Sales “means development used for the retail of cannabis that is authorized by provincial or federal legislation. Retail Sales also includes a development where cannabis is: promoted, advocated for, and/or where paraphernalia used in the consumption of cannabis is sold or provided. This use does not include Cannabis Production and Distribution.”

As per provincial legislation, the proposed location is over 100 metres away from any school or hospital property. The attachment “School and Hospital Buffers” highlights all properties in Taber that fall within the 100 metre school and hospital buffer. Furthermore, the applicant will be required to receive all the required licenses and approvals from the Alberta Liquor, Gaming, & Cannabis Commission (AGLC) prior to occupancy.

There is no legislation requiring separation between cannabis retail sales locations, and discretionary approval cannot be based on proximity to other cannabis retail sales locations. Given this, decisions on the two Cannabis Retail Sales applications in this MPC meeting cannot be influenced by this proximity. It is also of note that the applicants are aware of each other’s applications.

**Legislation / Authority:**

Bylaw 10-2018 – Subdivision and Development Authority and MPC Bylaw, Section 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 development permit application fees.

**Service Level / Staff Resource Implication:**

Administration’s time is required to review and process the application.

**Justification:**

This will allow the applicant to operate a Cannabis Retail Sales business in a convenient location that meets legislative requirements.

**Alternative(s):**

Alternative #1: That the Municipal Planning Commission approves development permit application DP 21-012 for Cannabis Retail Sales to be located at 5314 49<sup>th</sup> Avenue, Lots 7-8, Block 9, plan 5638L, with amendments to the conditions.



Alternative #2: That the Municipal Planning Commission does not approve development permit application DP 21-012 for Cannabis Retail Sales to be located at 5314 49<sup>th</sup> Avenue, Lots 7-8, Block 9, plan 5638L, with reasons.

- Attachment(s):**
- Location
  - Building Plans
  - Facade
  - School and Hospital Buffers
  - AGLC Due Diligence
  - DP Application

**APPROVALS:**

**Originated By:**  
Rob Janzen

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





5306

5307

5311

5314

5321

5322

5323

5331

5306

5313

5309

5310

5311

5321

5325

5321

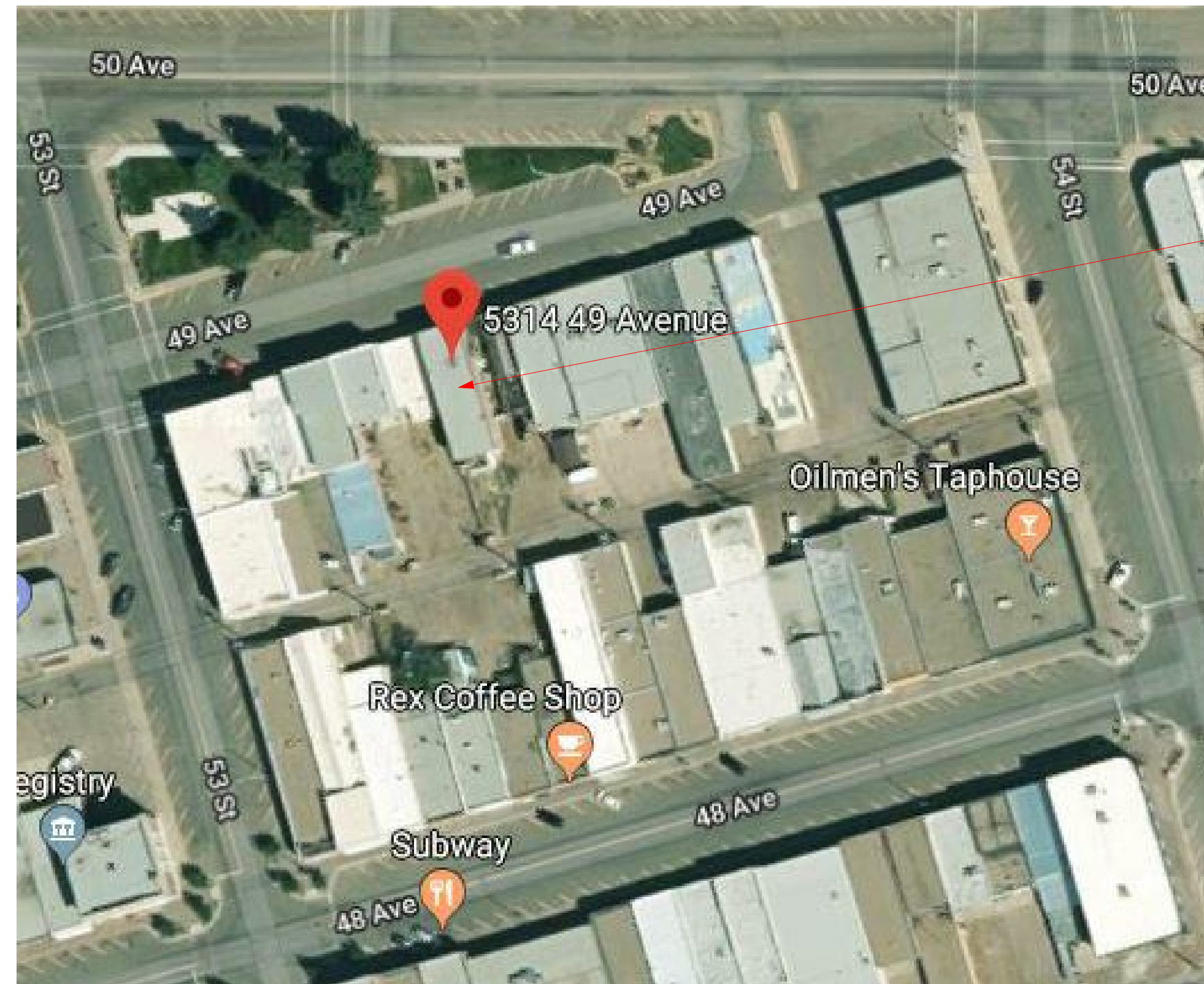
5325

5336

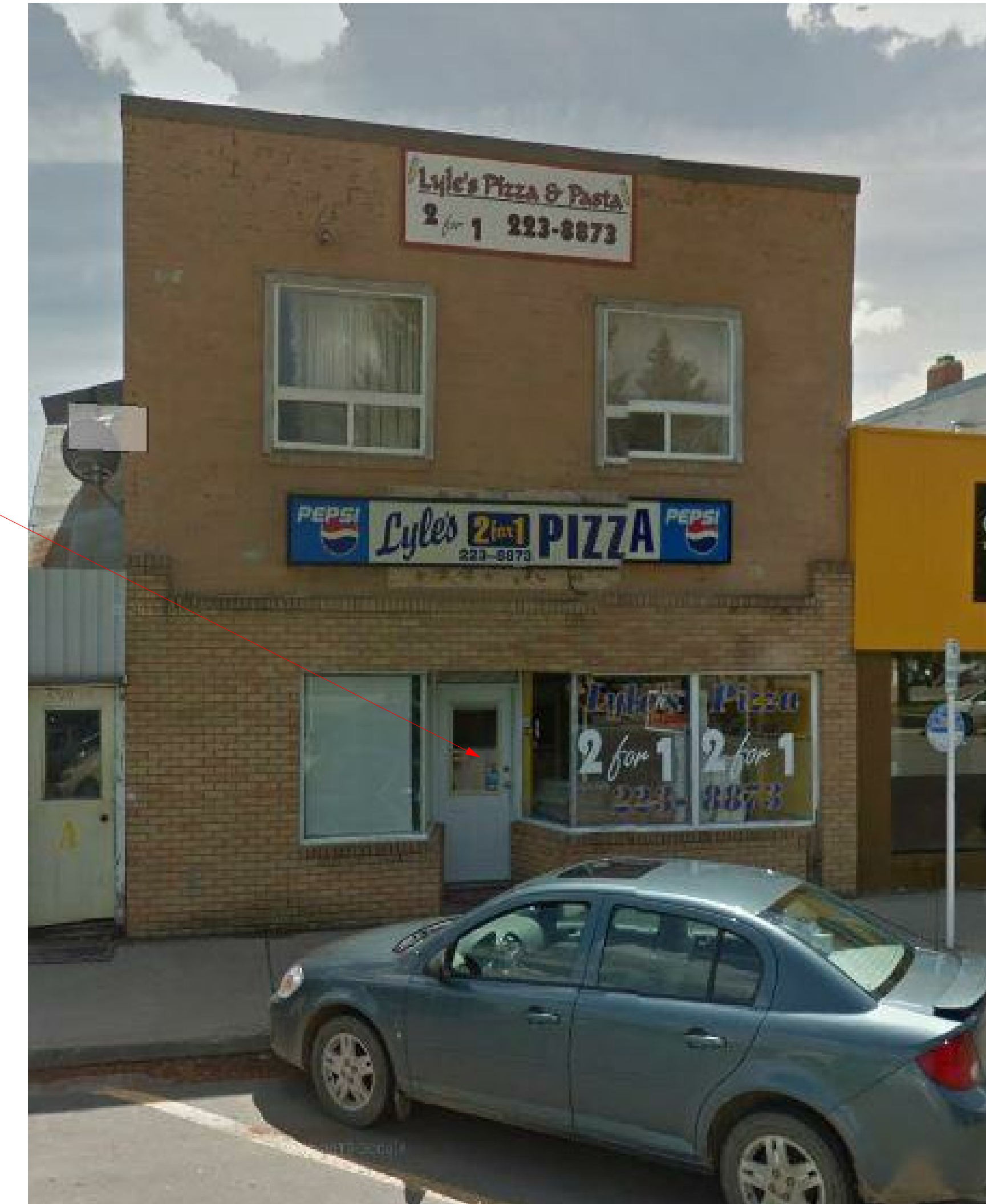


# HONEYCOMB CANNABIS

5314 49 Avenue, Taber, AB



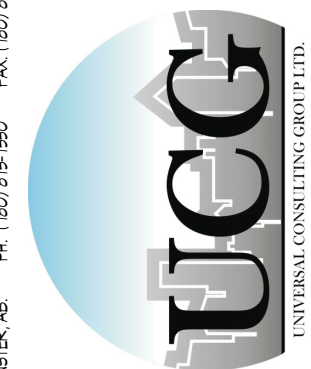
Proposed  
Location



## Drawing Index

- A000 Title Sheet
- A001 Legends & Schedules
- A002 Finish Schedules & Legends
- A101 Main Floor Demolition & Renovation Plans
- A102 Main Floor Finish & Furniture Plan, & RCP
- A103 Main Floor Electrical & Security Plans
- A401 Interior Elevations
- A402 Wall Section & Detail, Interior Elevations

**Issued for Permit  
February 8, 2021**

	UG CONSULTANTS LTD. 1000 17th Avenue SW, Suite 1000, Calgary, Alberta T2M 0K7 TEL: (403) 243-8888 FAX: (403) 243-8889 WWW.UGCONSULTANTS.COM						
Revision Schedule <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Revision Date</th> <th style="width: 15%;">Revision Number</th> <th style="width: 70%;">Revision Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Revision Date	Revision Number	Revision Description			
Revision Date	Revision Number	Revision Description					
ENGINEER							
PROJECT <b>5314 49 Avenue, Taber, AB</b>	<b>Title Sheet</b>						
CLIENT <b>Honeycomb Cannabis Alberta Inc.</b>							
SCALE: _____ DATE: Issue Date _____ FILE: C2018-0226							
DRAWN: KP CHECKED: EER							
DWG No <h1 style="margin: 0;">A000</h1>							

CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB AND THE OFFICE SHALL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWINGS. \$2.00/SCALE DRAWING.

### Symbol Legend

- 101 Door Tag
- Section Callout
- W1 Wall Tag
- Level Indicator
- Detail Callout
- Room name 101 Room Tag & Number
- 1 / A101 View Reference
- Keynote Tag
- A101 Exterior Elevation Tag
- A101 Interior Elevation Tag
- CW-1 Curtain Wall Tag
- BL-1 Borrowed Light Tag
- W1 Window Tag
- SF-1 Storefront Tag
- GB-1 Glass Block Tag

- Section/Detail Number 1 A101
- Sheet Number 1 A101
- Elevation Number 1 A101
- View Number 1 A101
- View Name 1/8" = 1'-0"
- Referencing Sheet Number R101

### Ceiling Legend

- 2'x4' Suspended Ceiling
- 2'x2' Suspended Ceiling
- Gypsum Board Ceiling
- 2'x4' Recessed Light Fixture
- 1'x4' Recessed Light Fixture
- 2'x2' Recessed Light Fixture
- 1'x4'/2'x4' Surface Mount Light Fixture
- Supply Air Diffuser
- Return Air Grill
- Supply Air Diffuser
- Ceiling Fan
- Return Air Grill
- Supply Air Grill
- Recessed Light
- Large Pendant Light
- Pendant Light
- Chandelier Light

ELECTRICAL LEGEND	
	DUPLEX RECEPTACLE
	SPLIT RECEPTACLE
	RECEPTACLE - COUNTER HEIGHT 42" A.F.F.
	220V DUPLEX RECEPTACLE
	GROUND FAULT INTERRUPTER
	WEATHER PROOF RECEPTACLE w/ GFI
	DUPLEX RECEPTACLE - FLOOR
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	DIMMER SWITCH
	INCADESCENT FIXTURE - CEILING MOUNT
	INCADESCENT FIXTURE - WALL MOUNT
	EXIT LIGHT
	PHOTO ELECTRIC CELL - CONFIRM MOUNTING LOCATION
	REMOTE MTD. EM. HEAD
	BATTERY PACK c/w INTEGRAL HEADS
	BLUE DATA & WHITE DATA
	BLUE DATA OUTLET
	FLOOD LIGHT
	SMOKE DETECTOR
	NIGHT LIGHT
	THERMOSTAT (REFER TO MECH. DRAWINGS)

### Notes:

- CONFIRM ALL DIMENSIONS ON SITE. NOTIFY UCG OF ANY DISCREPANCIES.
- SEE SPECIFICATION PACKAGE PROVIDED BY DESIGNER FOR THE FOLLOWING:  
LIGHT FIXTURES  
INTERIOR FINISHES  
DISPLAYS  
FURNITURE & DECOR

BUILDING CODE ANALYSIS	
<b>SCOPE OF WORK:</b> INTERIOR LEASEHOLD IMPROVEMENT 5314 49 AVENUE TABER, AB	
<b>BUILDING CLASSIFICATION:</b> NUMBER OF STORIES NUMBER OF STREETS/ACCESS ROUTES SPRINKLER SYSTEM REQUIRED STANDPIPE AND HOSE SYSTEM REQUIRED FIRE ALARM SYSTEM REQUIRED BUILDING CLASSIFICATION TYPE OF CONSTRUCTION HIGH BUILDING HAZARDOUS SUBSTANCES BARRIER FREE ACCESSIBLE	2 1 NO NO YES E/C EXISTING NO NO YES
<b>SUITE AREAS:</b> FLOOR AREA:	91.43m2 [984.18ft2]
<b>FIRE RESISTANCE RATING:</b> LOAD BEARING COMPONENTS: FLOOR ASSEMBLY: DEMISING WALL:	MINIMUM 45 min. MAINTAIN 2HR FRR MAINTAIN 2HR FRR
<b>SPACIAL SEPARATION:</b> ALL EXISTING EXPOSING BUILDING FACES TO REMAIN UNCHANGED WITH RESPECT TO LIMITING DISTANCE AND SPATIAL SEPARATION	
<b>OCCUPANT LOAD:</b> 3.70m2/PERSON NUMBER OF STAFF	24 PERSONS LESS THAN 10
<b>EXIT CAPACITY:</b> REQUIRED WIDTH WIDTH PROVIDED ENTRANCES PROVIDED EXITS PROVIDED	6.1MM/PERSON = 146.4MM 1828.8MM 1 2
<b>TRAVEL DISTANCE:</b> MAXIMUM TRAVEL DISTANCE: EXITS PROVIDED	30M 2
<b>SITE REQUIRED WASHROOMS:</b> REQUIRED FOR EACH SEX: PROVIDED:	1 UNIVERSAL

### Alberta Gaming and Liquor Commission Physical Security

- CAM - Network Camera
- M - Motion PIR and Dual Tech Detector
- GB - Glass Break Detector
- CR - Card Reader - Access Control
- DC - Door Contact
- Trex - Request to Exit
- ES - Electric Strike
- Key - Alarm Key Pad
- Panic - Panic/Hold-up Button
- Siren - Alarm Siren
- SD - Smoke/Heat Detector
- Security Headend

Note: Physical Security Design meets and exceeds the AGLC Security Requirements and Compliance

### Wall Schedule

#### INTERIOR WALLS

##### INTERIOR WALL - SECURE STORAGE

WALL FINISH - EXTERIOR OF ROOM  
5/8" GYPSUM BOARD  
FLATTENED METAL MESH (EMMA 557-99 STYLE 3/4"-9F, NOMINAL STRAND THICKNESS OF 0.120" w/ A DIAMOND OPENING OF 0.563" X 1.688" OR  
16ga SHEET STEEL A1008/A1008M (COLD ROLLED)/16ga SHEET STEEL A1011/A1011M (HOT ROLLED) OR EQUIV.  
3 5/8" STEEL STUDS @ 16"o.c.  
5/8" GYPSUM BOARD  
WALL FINISH - INTERIOR OF ROOM

##### INTERIOR WALL - SECURE STORAGE

EXISTING WALL  
FLATTENED METAL MESH (EMMA 557-99 STYLE 3/4"-9F, NOMINAL STRAND THICKNESS OF 0.120" w/ A DIAMOND OPENING OF 0.563" X 1.688" OR  
16ga SHEET STEEL A1008/A1008M (COLD ROLLED) OR EQUIV.  
1 5/8" STEEL STUDS @ 16"o.c.  
5/8" GYPSUM BOARD  
WALL FINISH - INTERIOR OF ROOM

##### INTERIOR WALL - SOUND CONTROL

WALL FINISH  
5/8" GYPSUM BOARD  
3 5/8" STEEL STUDS @ 16"o.c.  
(TO U/S DECK)  
ROXUL ATF INSULATION  
5/8" GYPSUM BOARD  
WALL FINISH

##### INTERIOR WALL - EXISTING 2 HOUR RATED DEMISING

WALL FINISH  
2 LAYERS TYPE 'X' GYPSUM BOARD  
EXISTING STRUCTURE  
(TO U/S DECK)  
2 LAYERS TYPE 'X' GYPSUM BOARD  
WALL FINISH

##### ALL OTHER WALLS - EXISTING

WALL FINISH  
EXISTING STRUCTURE

### Door Hardware Schedule

- PRIVACY SET  
DORMA C300 SERIES - LR LEVER - 626 FINISH  
BUTTON WALL STOP  
CLOSER - LCN 4040  
BB HINGES (1 1/2 PAIR)  
SILENCERS
- KEYED STOREROOM LOCKSET  
DORMA C300 SERIES - LR LEVER - 626 FINISH  
BUTTON WALL STOP  
BB HINGES (1 1/2 PAIR)  
SILENCERS
- KEYED STOREROOM LOCKSET  
DORMA C500 SERIES - LR LEVER - 626 FINISH  
ELECTRIC STRIKE  
CARD READER  
CLOSER - LCN 4040  
NRP HINGES  
SILENCERS
- EXISTING TO REMAIN  
CONFIRM CONDITION - REPLACE AS REQ'D  
RE-KEY AS REQUIRED  
ENSURE 1.25cm PENETRATING LOCK AT PERIMETER
- KEYED LOCKSET  
CLASSIC ARCHITECT'S PULL (2)  
CLOSER - LCN 4040  
NRP HINGES  
THRESHOLD  
SILENCERS

- NOTE:**
- PROVIDE ULC RATED/LABELLED HARDWARE TO ALL RATED DOORS AS PER DOOR SCHEDULE
  - PROVIDE WALL STOPS FOR DOORS AS REQ'D

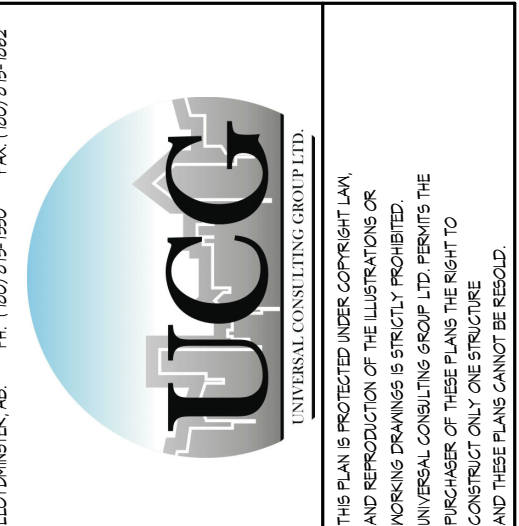
Door Schedule											
Mark	From Room: Name	To Room: Name	Door Data				Hardware	Frame Data		Fire Rating	Comments
			Door Type	Door Finish	Dimensions			Frame Type	Frame Finish		
					Width	Height					
101	Retail Area	Exterior	Existing	Paint	3' - 0"	7' - 0"	d	Existing	Paint		
103	Retail Area	Secure Storage	C	Paint	3' - 0"	7' - 0"	b	18ga Welded Steel	Paint		
104	Office	Retail Area	A	Paint	3' - 0"	7' - 0"	b	18ga Welded Steel	Paint		
106	Retail Area	B.F Wshrm	B	Paint	3' - 0"	7' - 0"	c	14ga Welded Steel	Paint		
107b	Ship/ Recieve	Exterior	Existing	Paint	2' - 10"	6' - 8"	d	Existing	Paint		

### Door Type Schedule

- 18ga Steel Door  
Paint Finish  
(Interior Door)
- 16ga Steel Door  
Paint Finish  
(Interior Door)
- 18ga Steel Door  
Paint Finish  
6mil Tempered Glass  
(Interior Door)
- Aluminum Storefront Door  
Clear Anodized Alum. Finish  
Thermally Broken Door & Frame  
3M Iasara Security film  
(Exterior Door)

### NOTES:

- CONFIRM WITH OWNER IF EXISTING DOORS, ETC. ARE TO RECEIVE NEW PAINT
- ALL EXISTING DOORS TO REMAIN UNLESS OTHERWISE NOTED BY OWNER
- CONFIRM EXISTING HARDWARE ON EXTERIOR DOORS ARE COMMERCIAL GRADE c/w NRP HINGES
- SECURE CANNABIS STORAGE DOOR IS TO HAVE 16ga SHEET STEEL, HR COMMERCIAL QUALITY, ASTM A366, MATT FINISH, SHALL EXTEND 1200mm AROUND DOOR FRAME ON INSIDE OF ROOM AND ATTACH TO THE DOOR FRAME WITH SCREWS, WELDS OR RIVETS
- REAR EXTERIOR DOOR TO BE 16ga METAL DOOR c/w 16ga METAL FRAME
- ALL PERIMETER ENTRY POINTS MUST BE SECURED WITH A LOCKING DEVICE THAT PENETRATES THE DOOR FRAME A MINIMUM OF 1.25cm
- CONFIRM ALL HARDWARE w/ AGLC PHYSICAL SECURITY REQUIREMENTS.



Revision Schedule		
Revision Date	Revision Number	Revision Description

Revision Schedule		
Revision Date	Revision Number	Revision Description

PROJECT: 5314 49 Avenue, Taber, AB  
CLIENT: Honeycomb Cannabis Alberta Inc.  
SCALE: As indicated  
DATE: Issue Date  
FILE: C2012-0226  
DRAWN: KFP  
CHECKED: EER  
DWG No: A001

5314 49 Avenue, Taber, AB  
Honeycomb Cannabis Alberta Inc.  
Legends & Schedules  
A001

### FINISHES SCHEDULE

TAG:	BB-1
MATERIAL:	WALL BASE
EXTENT:	AS NOTED
SUPPLIER:	JOHNSONITE
DESCRIPTION:	
COMMENTS:	GC TO USE LOCAL REP
TAG:	FL-1
MATERIAL:	CONCRETE
EXTENT:	AS NOTED
SUPPLIER:	
DESCRIPTION:	SEALED AND POLISHED CONCRETE
COMMENTS:	GC TO USE LOCAL REP
TAG:	FL-2
MATERIAL:	VINYL PLANK
EXTENT:	AS NOTED
SUPPLIER:	KENNEDY FLOORING
DESCRIPTION:	DAVENPORT - VALENCIA
COMMENTS:	GC TO USE LOCAL REP
TAG:	GL-1
MATERIAL:	
EXTENT:	AS NOTED
SUPPLIER:	
DESCRIPTION:	GLASS BOX
COMMENTS:	GC TO USE LOCAL REP
TAG:	PL-1
MATERIAL:	P-LAM
EXTENT:	AS NOTED
SUPPLIER:	FORMICA
DESCRIPTION:	INFINITI BLACK
COMMENTS:	GC TO USE LOCAL REP
TAG:	PL-2
MATERIAL:	P-LAM
EXTENT:	AS NOTED
SUPPLIER:	
DESCRIPTION:	CASTING IN FIRST LIGHT M2007(Y)
COMMENTS:	GC TO USE LOCAL REP
TAG:	PT-1
MATERIAL:	PAINT
EXTENT:	AS NOTED
SUPPLIER:	BENJAMIN MOORE
DESCRIPTION:	CHANTILLY LACE - MATTE
COMMENTS:	GC TO USE LOCAL REP
TAG:	WD-1
MATERIAL:	WOOD VENEER
EXTENT:	AS NOTED
SUPPLIER:	
DESCRIPTION:	
COMMENTS:	GC TO USE LOCAL REP

### MILLWORK SCHEDULE

TAG:	MW-1
DESCRIPTION:	BACK COUNTER BEHIND CASH
COMMENTS:	REFER TO SHOP DRAWINGS
QUANTITY:	3
TAG:	MW-2
DESCRIPTION:	CASH DESK/ INFO BAR
COMMENTS:	REFER TO SHOP DRAWINGS
QUANTITY:	1
TAG:	MW-5
DESCRIPTION:	IPAD TABLE
COMMENTS:	REFER TO SHOP DRAWINGS
QUANTITY:	2
TAG:	MW-6
DESCRIPTION:	FLOWER WALL - TIER 2 VERSION
COMMENTS:	REFER TO SHOP DRAWINGS
QUANTITY:	3
TAG:	MW-12B
DESCRIPTION:	4' SHELVING
COMMENTS:	REFER TO SHOP DRAWINGS
QUANTITY:	0

### FURNITURE SCHEDULE

TAG:	F-1
NAME:	ULINE WIRE SHELF - 6' WIDE
MFR:	ULINE
MODEL:	H-1752-86
FINISH:	BLACK
TAG:	F-2
NAME:	ULINE WIRE SHELF - 5' WIDE
MFR:	ULINE
MODEL:	H-1751-86
FINISH:	BLACK
TAG:	F-3
NAME:	ULINE WIRE SHELF - 4' WIDE
MFR:	ULINE
MODEL:	H-1750-86
FINISH:	BLACK
TAG:	F-4
NAME:	IKEA LANGFJALL CHAIR
MFR:	IKEA
MODEL:	892.528.67
FINISH:	WHITE FRAME, GUNNARED DARK GRAY
TAG:	F-6
NAME:	IKEA MALM DESK WITH STORAGE
MFR:	IKEA
MODEL:	892.141.59
FINISH:	WHITE
TAG:	F-8
NAME:	IKEA VANGSTA EXTENDABLE TABLE
MFR:	IKEA
MODEL:	803.615.64
FINISH:	WHITE
TAG:	F-9
NAME:	IKEA TEODORES CHAIR
MFR:	IKEA
MODEL:	903.509.37
FINISH:	WHITE
TAG:	F-10
NAME:	AREA RUG
MFR:	TBD
MODEL:	TBD
FINISH:	TBD
TAG:	F-11
NAME:	DENMAN LOUNGE CHAIR
MFR:	ARTICLE
MODEL:	SKU11014
FINISH:	GANYON TAN

NOTE: MILLWORK TO BE PRODUCED BASED ON LOCATION SPECIFIC DIMENSIONS. MILLWORKER TO SITE VERIFY DIMENSIONS BEFORE PRODUCTION. COORDINATE WITH CLIENT FOR STOCKED MILLWORK REUSE AND PRODUCTION. GC TO ENSURE BLOCKING FOR MILLWORK INSTALLATION.

### PLUMBING FIXTURE SCHEDULE

NAME:	JANITOR SERVICE SINK FAUCET
MFR:	FIAT PRODUCTS
MODEL:	830AA
SIZE:	3/4" HOSE THREAD 8" CENTERSET
COLOUR:	CHROME PLATED
QUANTITY:	1
SUPPLIER:	SUB-CONTRACTOR SUPPLIED
NAME:	JANITOR MOP SINK
MFR:	MUSTEE
MODEL:	63M
SIZE:	24" X 24" X 10"DP
COLOUR:	WHITE
QUANTITY:	1
SUPPLIER:	SUB-CONTRACTOR SUPPLIED
NAME:	MANSFIELD 201C CAPE CHARLES
MFR:	MANSFIELD
MODEL:	201C
SIZE:	21"W X 18 1/4"D
COLOUR:	WHITE
QUANTITY:	1
SUPPLIER:	SUB-CONTRACTOR SUPPLIED
NAME:	MANSFIELD ALTO 17"H SEAT HEIGHT TOILET
MFR:	MANSFIELD
MODEL:	137-3173
SIZE:	29 3/4"L X 31 1/4"H X 19 3/4"W
COLOUR:	WHITE
QUANTITY:	1
SUPPLIER:	SUB-CONTRACTOR SUPPLIED
NAME:	SINGLE HANDLE CENTERSET FAUCET
MFR:	DELTA
MODEL:	500-DST
SIZE:	6 9/16"H X 5" PROJECTION
COLOUR:	POLISHED CHROME
QUANTITY:	1
SUPPLIER:	SUB-CONTRACTOR SUPPLIED

NOTE: REASONABLE ALTERNATES WILL BE ACCEPTED

### GENERAL NOTES:

- ALL WORK TO CONFORM TO CURRENT VERSION OF THE BC BUILDING CODE AND LOCAL BY-LAWS
- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ANY & ALL MECHANICAL, ELECTRICAL OR STRUCTURAL DRAWINGS THAT MAY BE REQUIRED
- THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE SAFETY AND PERFORMANCE OF ALL WORK HEREIN SPECIFIED. ANY LEGAL ACTIONS AS A RESULT OF FAILING CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS AS REQUIRED BY LOCAL AUTHORITIES
- IF ANY MATERIALS ARE UNAVAILABLE OR WILL INTERFERE WITH PROJECT TIMELINES CONTACT THE DESIGNER IMMEDIATELY. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ALL ADDITIONAL COSTS ASSOCIATED WITH THE DELAY.
- ALL SUBSTITUTIONS TO BE APPROVED BY OWNER & DESIGNER
- GENERAL CONTRACTOR TO INSPECT SITE AND REPORT ANY DISCREPANCIES IN THESE DRAWINGS TO THE DESIGNER
- ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE
- IF REQUIRED, CONTRACTOR TO INCLUDE SEISMIC DESIGN AND LETTER OF ASSURANCE. WALL AND CEILING CONTRACTOR TO PROVIDE BRACING AS PER SEISMIC DESIGN
- GENERAL CONTRACTOR TO VERIFY ALL FINAL SERVICE REQUIREMENTS PRIOR TO THE INSTALLATION OF ROUGH-INS
- ONE SET OF BUILDING PERMIT APPROVED DRAWINGS TO BE KEPT ON SITE AT ALL TIMES
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR OBTAINING RELEVANT PERMITS TO SCOPE OF WORK PRIOR TO COMMENCING
- SHOP DRAWINGS FOR FABRICATED GOODS ARE TO BE SUBMITTED TO DESIGNER FOR APPROVAL
- PROVIDE BLOCKING IN ALL WALLS AT ALL MILLWORK, TV & WALL STOP LOCATIONS
- GENERAL CONTRACTOR TO COORDINATE SCHEDULES WITH MILLWORK SUPPLIER CHOSEN BY OWNER
- GENERAL CONTRACTOR TO WARRANT ALL PARTS, LABOR AND MATERIALS PROVIDED UNDER THIS CONTRACT FOR A PERIOD OF ONE (1) YEAR UPON COMPLETION OF CONTRACT
- MAINTENANCE & WARRANTIES ON MATERIALS ARE TO BE DELIVERED TO CLIENT UPON COMPLETION OF THE PROJECT. ANY WARRANTIES REQUIRING REGISTRATION ARE TO BE DONE SO BY THE SUBTRADE RESPONSIBLE FOR THE WORK.
- CONTRACTOR TO ENSURE AL NEW FLOORING, MILLWORK, ETC. IS TO BE PROTECTED FROM ANY DAMAGE DURING CONSTRUCTION
- GENERAL CONTRACTOR TO PROVIDE CONSTRUCTION CLEANUP OF ALL AREAS AFFECTED BY SAID CONSTRUCTION USING ONLY MANUFACTURER RECOMMENDED CLEANING SUPPLIES
- FINAL CLEANING TO BE DONE BY PROFESSIONAL CLEANERS

### PARTITION NOTES:

- ALL NEW WALLS TO BE ANCHORED TO EXISTING FLOORS
- ALL NEW MOUNDINGS TO BE SECURED WITH RECESSED WOOD SCREWS, FILL ALL HOLES WITH MATCHING STAINABLE WOOD FILL, SAND LIGHTLY

### ELECTRICAL & MECHANICAL NOTES:

- COVER PLATES FOR PLUGS & SWITCHES TO BE DECORA STYLE, WHITE
- RELOCATE EXISTING ELECTRICAL AS REQUIRED
- CONTRACTOR TO PROVIDE ADDITIONAL DUPLEX OUTLETS OVER AND ABOVE THOSE SHOWN AS REQUIRED TO MEET CODE
- EXISTING OUTLETS TO REMAIN UNLESS OTHERWISE REQUESTED OR REQUIRED
- ALL NEW LIGHT FIXTURES TO BE SUPPLIED COMPLETE WITH LAMPS, BALLASTS, AND IF REQUIRED, HOUSINGS, TRIM, LENSES AND ALL FITTINGS REQUIRED TO COMPLETE THE WORK
- ANY CONCRETE CORING TO BE APPROVED BY BUILDING OWNER/REPRESENTATIVE PRIOR TO COMMENCING
- FINAL APPROVAL OF THERMOSTAT LOCATION BY CLIENT
- ADJUST/LOCATE SUPPLY AND RETURN AIR DIFFUSERS AS SHOWN/REQUIRED FOR NEW LAYOUT
- ENSURE EXISTING BUILDING PANEL HAS SUFFICIENT ROOM TO ACCOMMODATE NEW CIRCUITS AS REQUIRED

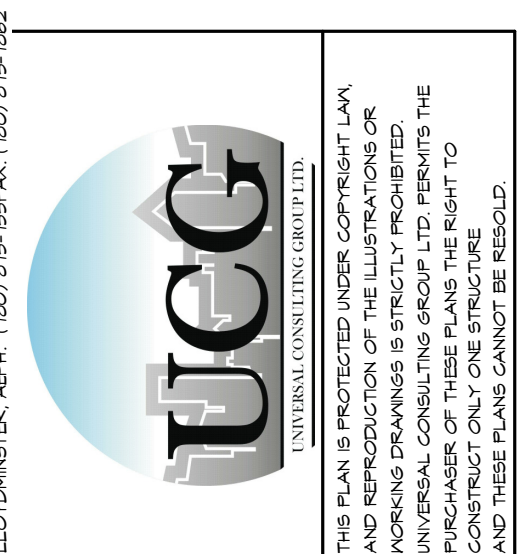
### FINISHES NOTES:

- ALL DRYWALL WALLS AND CEILINGS TO RECEIVE NO LESS THAN TWO (2) COATS OF PAINT
- METAL DOORS & FRAMES TO RECEIVE THREE (3) COATS OF SEMI-GLOSS PREMIUM OIL BASE PAINT
- USE APPROPRIATE TRANSITION STRIPS IN MINIMAL PROFILE AS POSSIBLE AT ALL FLOORING CHANGES AND EDGES, STAINLESS STEEL FINISH UNLESS OTHERWISE NOTED
- INSTALL ALL TILE WITH 1/8" GROUT JOINT UNLESS OTHERWISE NOTED

### MILLWORK NOTES:

- LOOK TO MILLWORK SHOP DRAWINGS FOR FURTHER INFORMATION
- MILLWORK CONTRACTOR IS RESPONSIBLE FOR ENSURING MILLWORK UNITS FIT AS INTENDED
- SHOP DRAWINGS TO BE SUBMITTED TO AND REVIEWED BY DESIGNER/OWNER PRIOR TO PRODUCTION
- BASE CABINETS ARE TO BE GLUE & SCREW CONSTRUCTION THROUGHOUT. DO NOT FASTEN THROUGH VISIBLE SURFACES
- ALL BLOCKING AND FURRING REQUIRED TO BE COORDINATED WITH GENERAL CONTRACTOR
- RECESS AND CONCEAL FASTENERS AND ANCHOR HEADS, JOINTS & CONNECTORS
- CABINETS TO BE CONSTRUCTED OF 3/4" MDF, BLOCK & BRACE AS REQUIRED
- ALL CABINET DOORS TO HAVE FULLY CONCEALED, SELF-CLOSING 179° HINGES, 2 PER DOOR. TO BE SUITABLE FOR COMMERCIAL USE.
- ALL DRAWERS TO HAVE FULL EXTENSION, MEDIUM DUTY BALL BEARING DRAWER GLIDES, ALLURIDE OR EQUAL
- ALL DRAWERS TO HAVE 3/4" MDF FACE, 1/2" PLYWOOD BACK & 1/4" PLYWOOD BOTTOMS
- ALL INTERIOR & EXTERIOR SURFACES OF DRAWERS AND CABINETS TO BE FINISHED WITH MATCHING LISTED MATERIAL
- MILLWORK CONTRACTOR TO PROVIDE AND INSTALL LOCK SETS FOR DRAWERS AND DOORS AS PER OWNER'S REQUIREMENTS
- ALL LOCKS TO BE KEYPED AS PER OWNER'S INSTRUCTIONS
- ALL SUBSTITUTIONS TO BE SUBMITTED TO DESIGNER/OWNER FOR APPROVAL PRIOR TO PRODUCTION

Number	Name	Area	Wall Finish				Floor Finish	Base Finish	Ceiling Finish	Comment
			West	North	East	South				
101	Retail Area	614 SF	PT-1	PT-1	PT-1	PT-1	FL-2	BB-1	GWB, PT-1	
102	B.F Wshrm	53 SF	PT-1	PT-1	PT-1	PT-1	FL-1	BB-1	GWB, PT-1	
103	Ship/ Recieve	67 SF	PT-1	PT-1	PT-1	PT-1	FL-1	BB-1	GWB, PT-1	
104	Secure Storage	79 SF	PT-1	PT-1	PT-1	PT-1	FL-1	BB-1	GWB, PT-1	
105	Office	52 SF								



### Revision Schedule

Revision Date	Revision Number	Revision Description

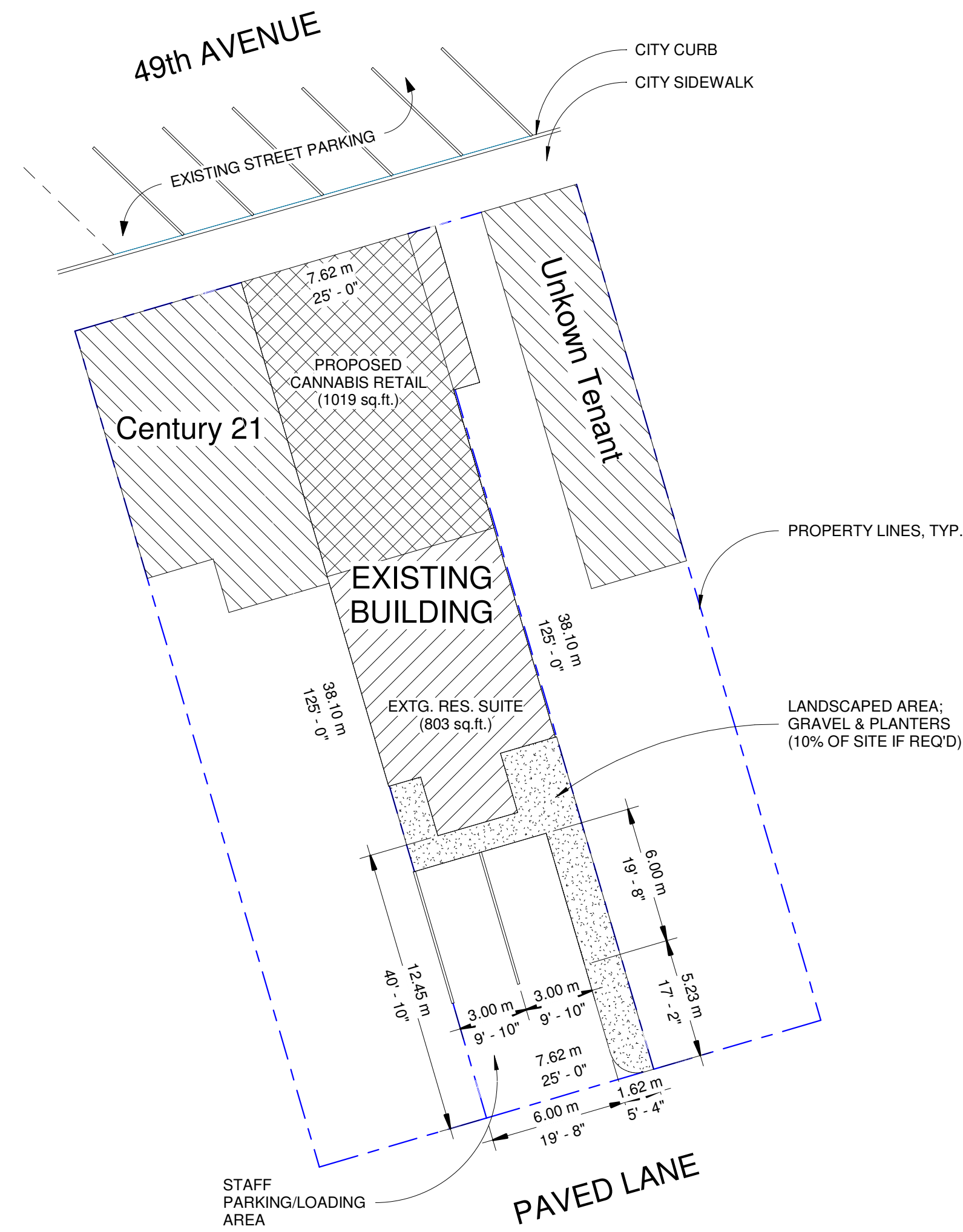
PROJECT: 5314 49 Avenue, Taber, AB  
 CLIENT: Honeycomb Cannabis Alberta Inc.  
 DRAWING: Finish Schedules & Legends

SCALE: 1/4" = 1'-0"  
 DATE: Issue Date  
 FILE: C2019-0226

DRAWN: Author  
 CHECKED: Checker  
 DWG No

**A002**

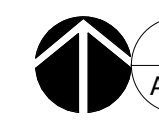
CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS NOT SCALE DRAWINGS.

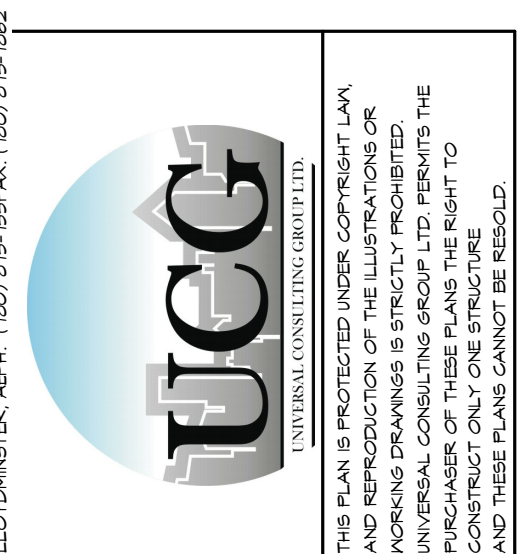


**LAND DESCRIPTION:**  
 LOT 7  
 BLOCK 9  
 PLAN 5638 L  
 CIVIC: 5314 49 AVENUE  
 TABER, BC

**SEPARATION DISTANCE TO PROPERTY LINE OF:**  
 L T WESTLAKE SCHOOL: APPROX. 706m  
 TABER & DISTRICT HEALTH CARE COMPLEX: APPROX 1,300m  
 NO SENSITIVE USES EXIST WITHIN 100m OF LOCATION

**NOTE:**  
 BUILDING FOOTPRINT TO REMAIN UNCHANGED

 1  
 A402 Site Plan  
 1:200



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 NO PART OF THIS PLAN OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF UEG CONSULTANTS LIMITED. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS PLAN IS STRICTLY PROHIBITED AND THESE PLANS CANNOT BE RESOLD.

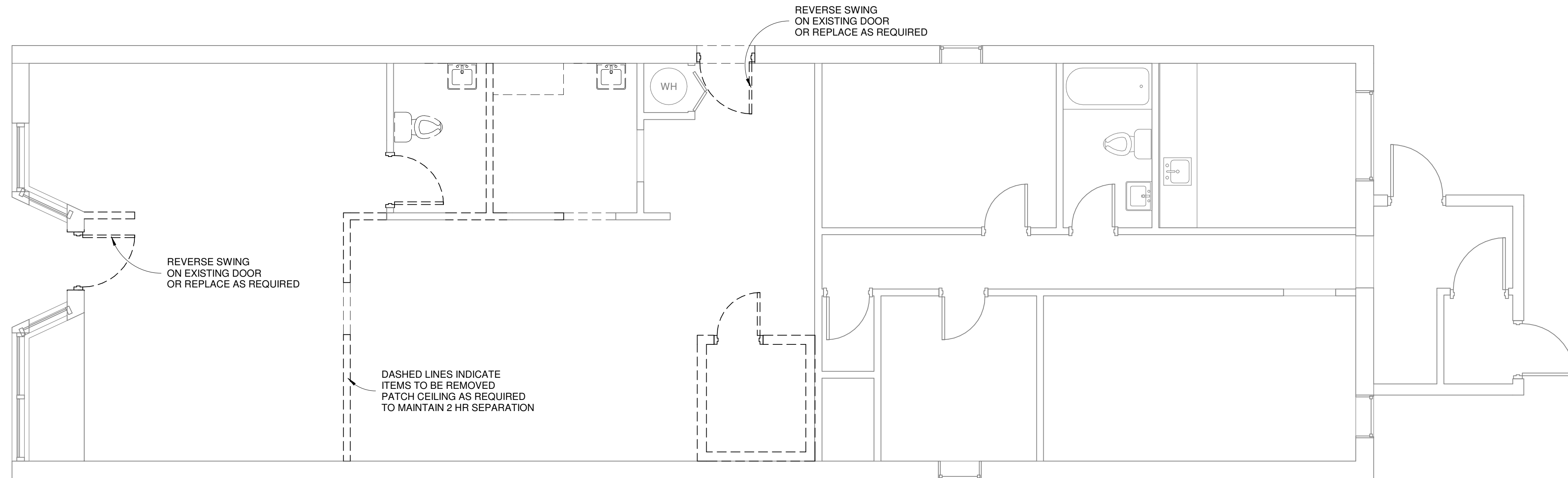
Revision Schedule		
Revision Date	Revision Number	Revision Description

PROJECT: 5314 49 Avenue, Taber, AB  
 CLIENT: Honeycomb Cannabis Alberta Inc.  
 DRAWING: Site Plan

SCALE: 1:200  
 DATE: Issue Date  
 FILE: C2019-0226  
 DRAWN: KP  
 CHECKED: EER  
 DWG No

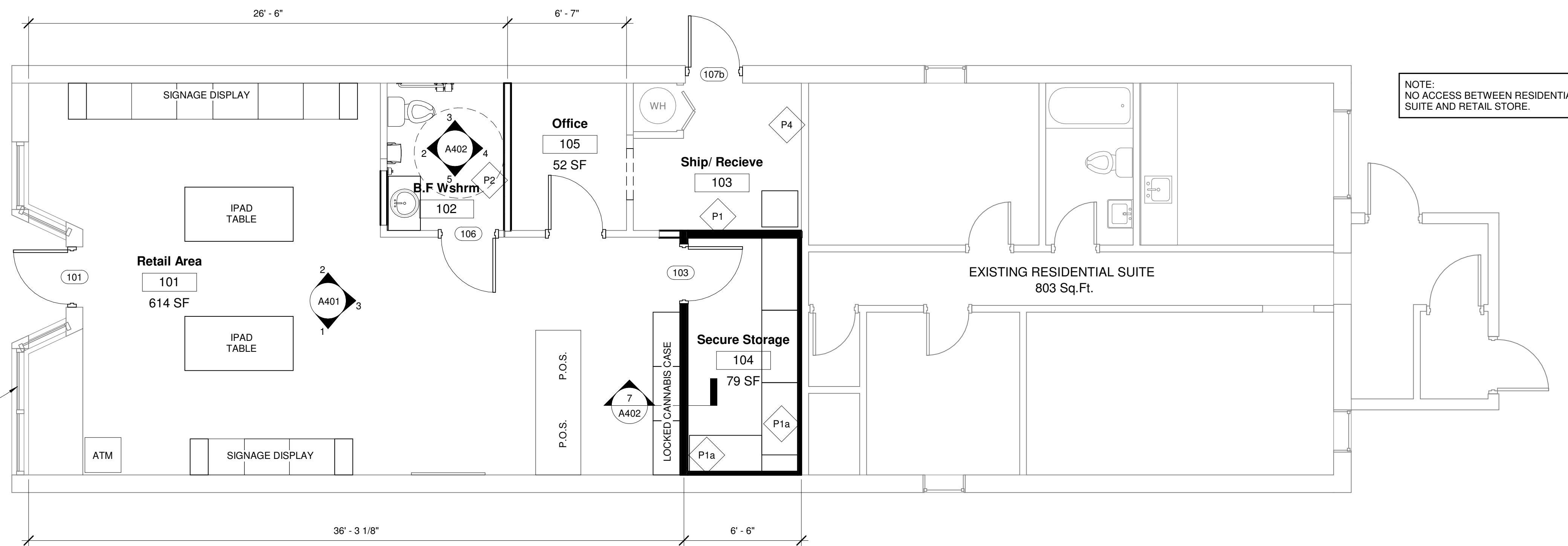
**A003**

CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS NOT SCALE DRAWINGS.



1 Main Floor Plan - Demolition  
A402 1:48

NOTES:  
 PROVIDE 3M SECURITY/ANTI-GRAFFITI FILM TO ALL WINDOWS (ENSURE THIS MEETS AGLC REQUIREMENTS FOR NO VISIBILITY)  
 PATCH & MAKE GOOD ALL WALLS  
 CONFIRM ALL DIMENSIONS ON SITE  
 EXISTING STOREFRONT WINDOWS, TYP.



2 Main Floor Plan  
A402 1:48

ENGINEER

Revision Schedule		
Revision Date	Revision Number	Revision Description

PROJECT

5314 49 Avenue, Taber, AB

DRAWING

Main Floor Demolition & Renovation Plans

CLIENT

Honeycomb Cannabis Alberta Inc.

SCALE: 1:48

DATE: Issue Date

FILE: C2012-0226

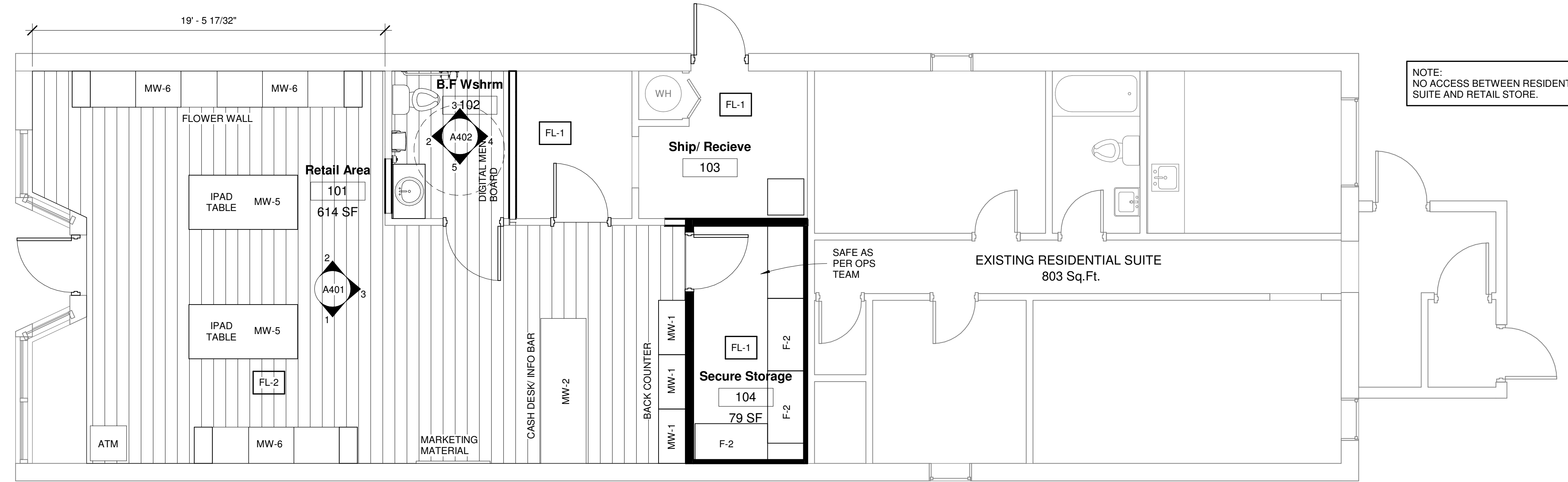
DRAWN: KP

CHECKED: EER





DWG No

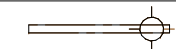



**A101**

CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB AND THE OFFICE SHALL BE NOTICED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWINGS 1/2" SCALE DRAWINGS

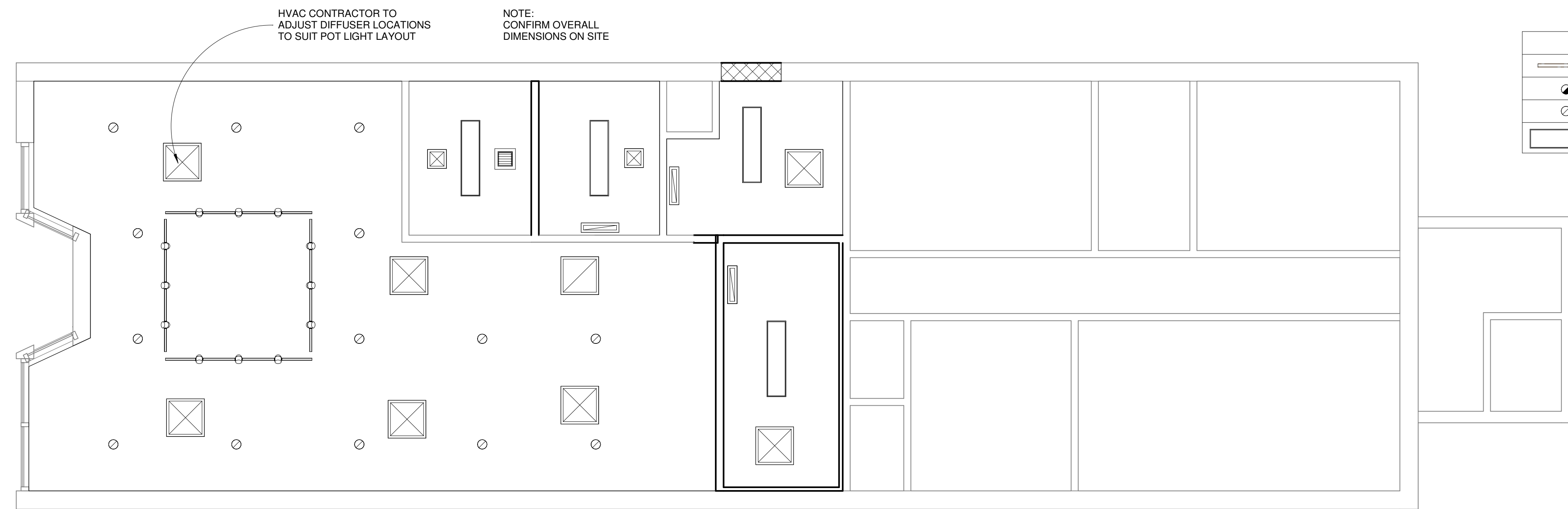


1  
A402  
Main Floor Plan - Finishes & Furniture  
1:48

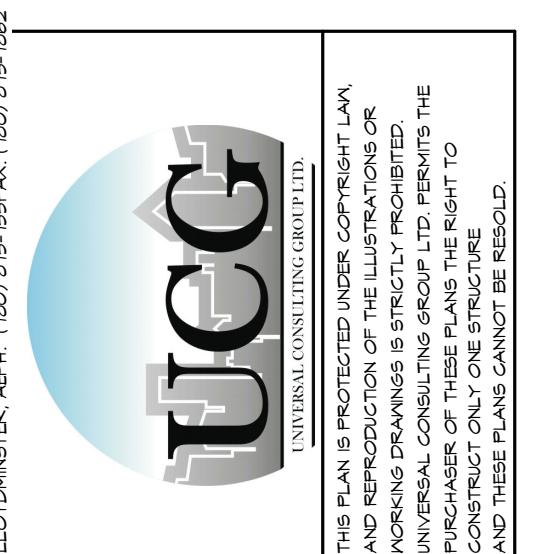
LIGHTING SCHEDULE	
MODEL:	
TYPE:	TRACK
FINISH:	WHITE
	MODEL: DA2010-30-38-WH TYPE: DELTA LED TRACK FIXTURE FINISH: WHITE
	MODEL: 4CWPLD4040C TYPE: METALUX AP SERIES, TYPE D ALTERNATIVE - COMMERCIAL MODEL FINISH: WHITE
	MODEL: RA32-12F-30-WH TYPE: 3.5" LUNA LED ROUND REGRESSED GIMBAL RECESSED FIXTURE FINISH: WHITE
	MODEL: RA35-12RG-90-WH TYPE: 3.5" LUNA LED ROUND FIXED RECESSED FIXTURE FINISH: WHITE

LIGHTING LEGEND	
	TRACK LIGHT
	3.5" EGRESSED GIMBAL RECESSED FIXTURE
	3.5" FIXED RECESSED FIXTURE
	METALUX AP SERIES

- NOTES:
1. CONFIRM EXISTING CEILING TYPES ON SITE.
  2. CONFIRM EXISTING FIXTURES ON SITE.
  3. CONFIRM CEILING HEIGHT ON SITE.
  4. MAINTAIN 2HR FRR CEILING.



2  
A402  
Main Floor RCP  
1:48

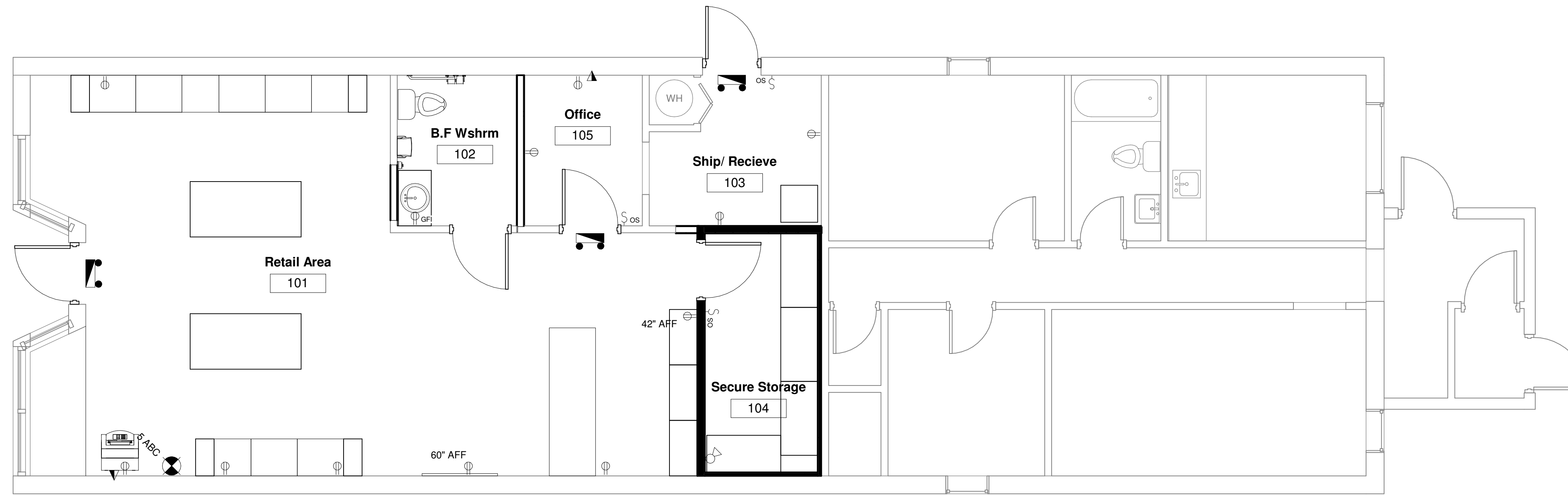


Revision Schedule		
Revision Date	Revision Number	Revision Description

PROJECT	5314 49 Avenue, Taber, AB
CLIENT	Honeycomb Cannabis Alberta Inc.
DRAWING	Main Floor Finish & Furniture Plan, & RCP

SCALE:	1/4" = 1'-0"
DATE:	Issue Date
FILE:	2019-0226
DRAWN:	Author
CHECKED:	Checker
DWG No	<b>A102</b>

CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS NOT SCALE DRAWINGS.



1 Main Floor Plan - Electrical  
A402 1:48

NOTES:

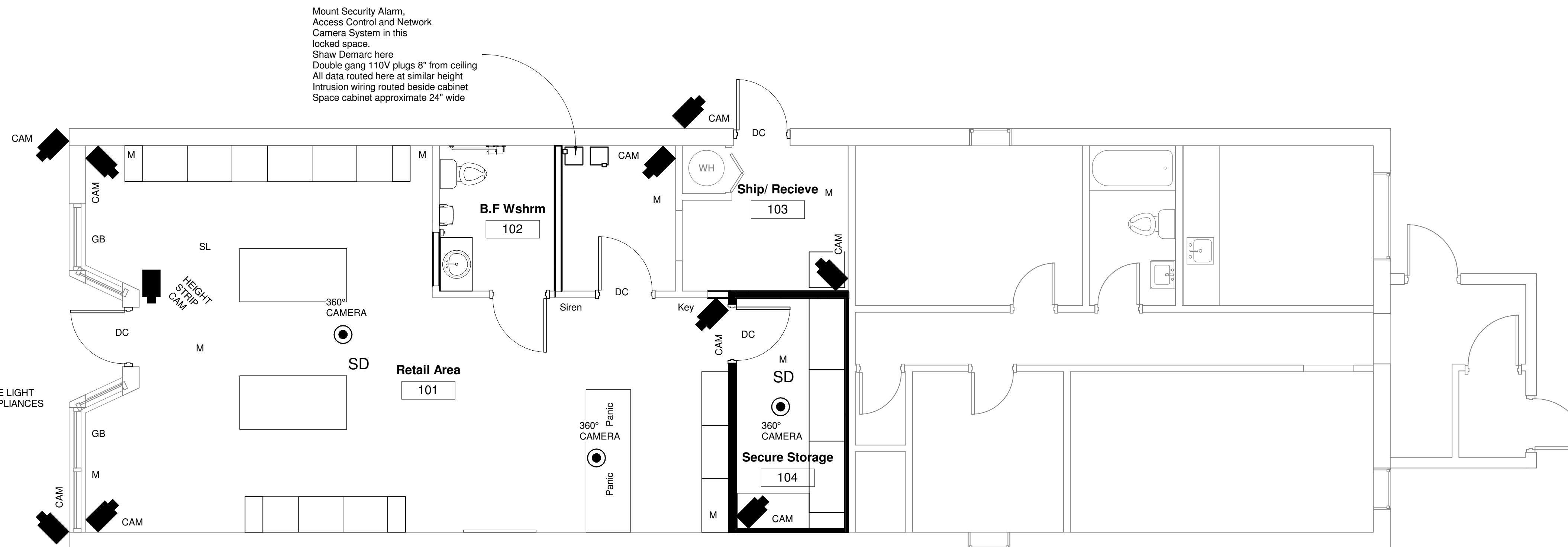
PHONE LINE REQUIRED FOR ALARM MONITORING. CELLULAR BACK-UP COMMUNICATION IS ALSO ADDED TO INTRUSION ALARM SYSTEM.

PENDANT PANIC BUTTONS CAN BE PROVIDED AS ADDED LAYER OF STAFF PROTECTION.

PANEL LOCATION TBD

WIRING NOTES:

CAT6 TO ALL CAMERA SITES  
LVT TO CONTROL PANEL, SIREN, STROBE LIGHT  
CAT5 TO THE REMAINING INTRUSION APPLIANCES  
CONTROL PANEL BESIDE CAMERA RACK



2 Main Floor Plan - Security  
A402 1:48

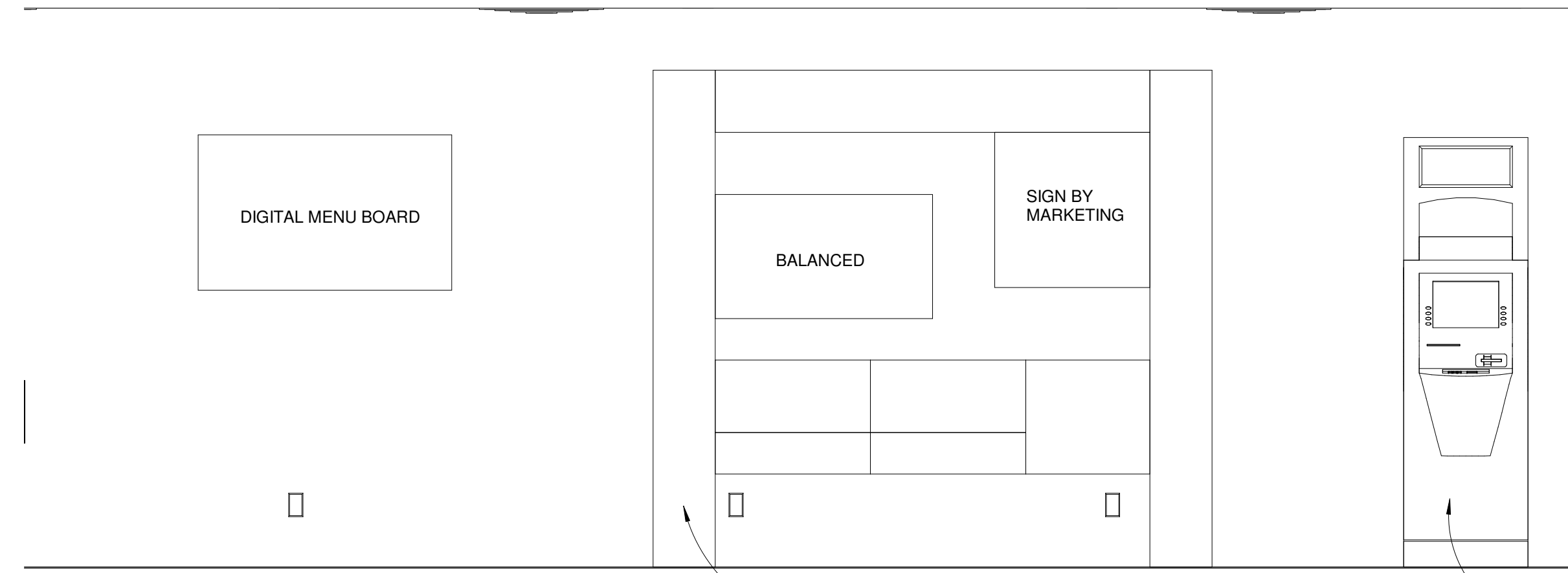
ENGINEER

Revision Schedule		
Revision Date	Revision Number	Revision Description

PROJECT	5314 49 Avenue, Taber, AB
CLIENT	Honeycomb Cannabis Alberta Inc.
DRAWING	Main Floor Electrical & Security Plans

SCALE:	1:48
DATE:	Issue Date
FILE:	C2012-0226
DRAWN:	KP
CHECKED:	EER
DWG No	A103

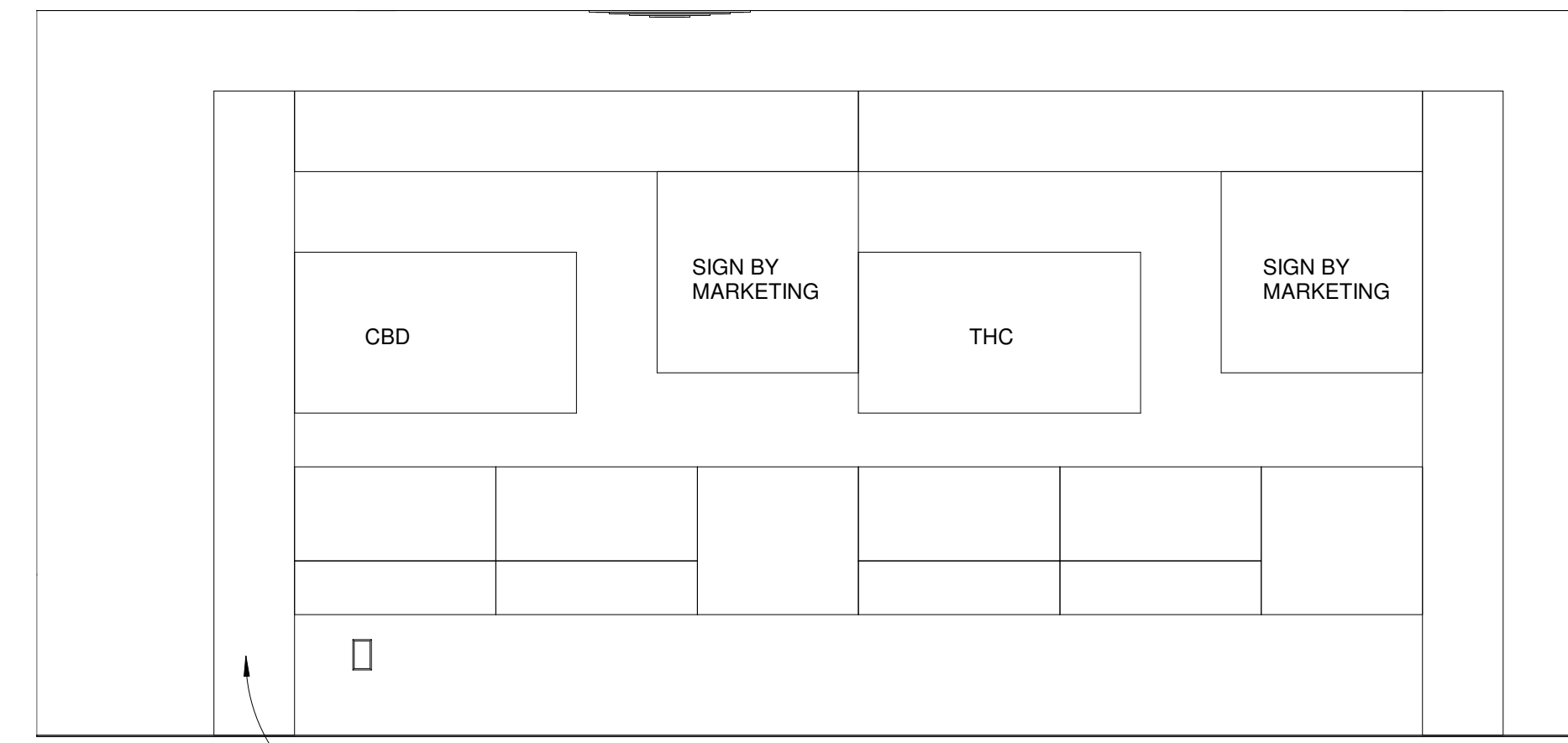




FLOWER WALL  
PER MILLWORK SUPPLIER

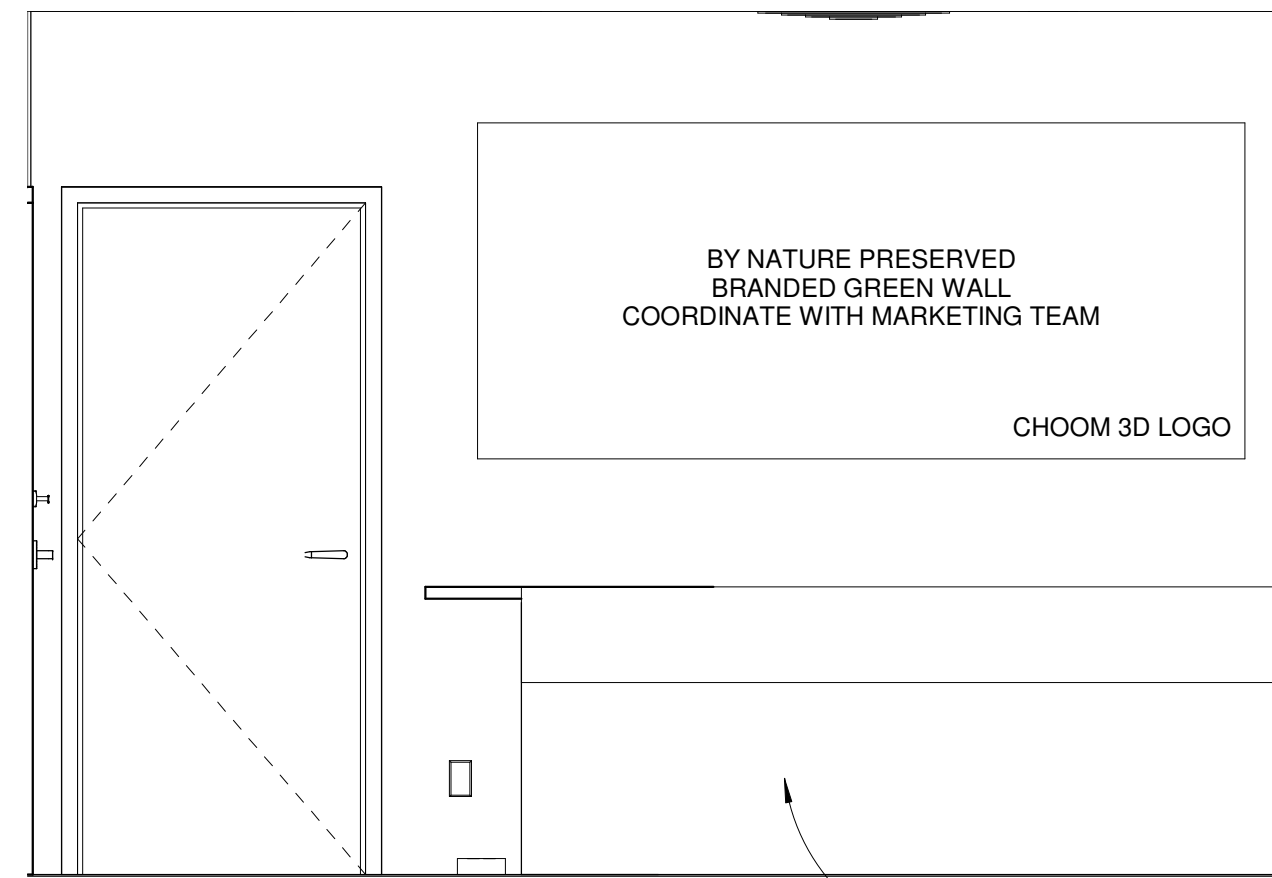
ATM AS PER  
OPERATIONS TEAM

1 - a  
A101 1/2" = 1'-0"



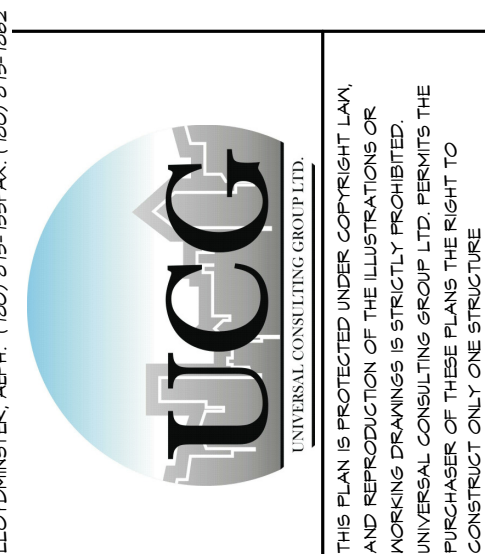
FLOWER WALL  
AS PER MILLWORK SUPPLIER

2 - 1 - c  
A101 1/2" = 1'-0"



CASH DESK/ INFO BAR AS PER  
MILLWORK SUPPLIER

3 - 1 - d  
A101 1/2" = 1'-0"



ENGINEER

Revision Schedule		
Revision Date	Revision Number	Revision Description

PROJECT  
5314 49 Avenue, Taber,  
AB

DRAWING  
Interior Elevations

CLIENT  
Honeycomb  
Cannabis  
Alberta Inc.

SCALE: 1/2" = 1'-0"

DATE Issue Date

FILE C2019-0226

DRAWN Author

CHECKED Checker

DWG No

**A401**

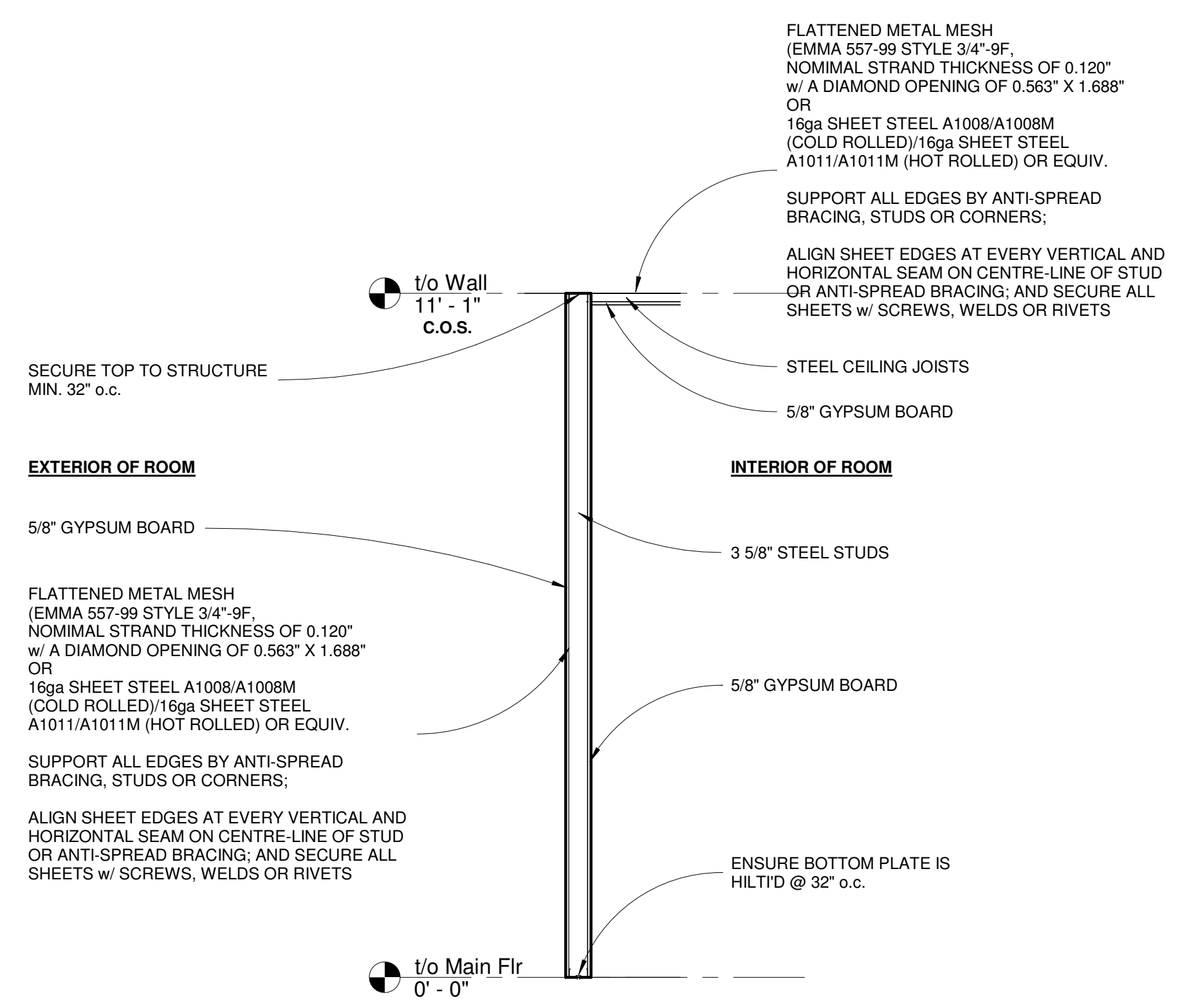
CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS NOT SCALE DRAWINGS.

Revision Schedule		
Revision Date	Revision Number	Revision Description

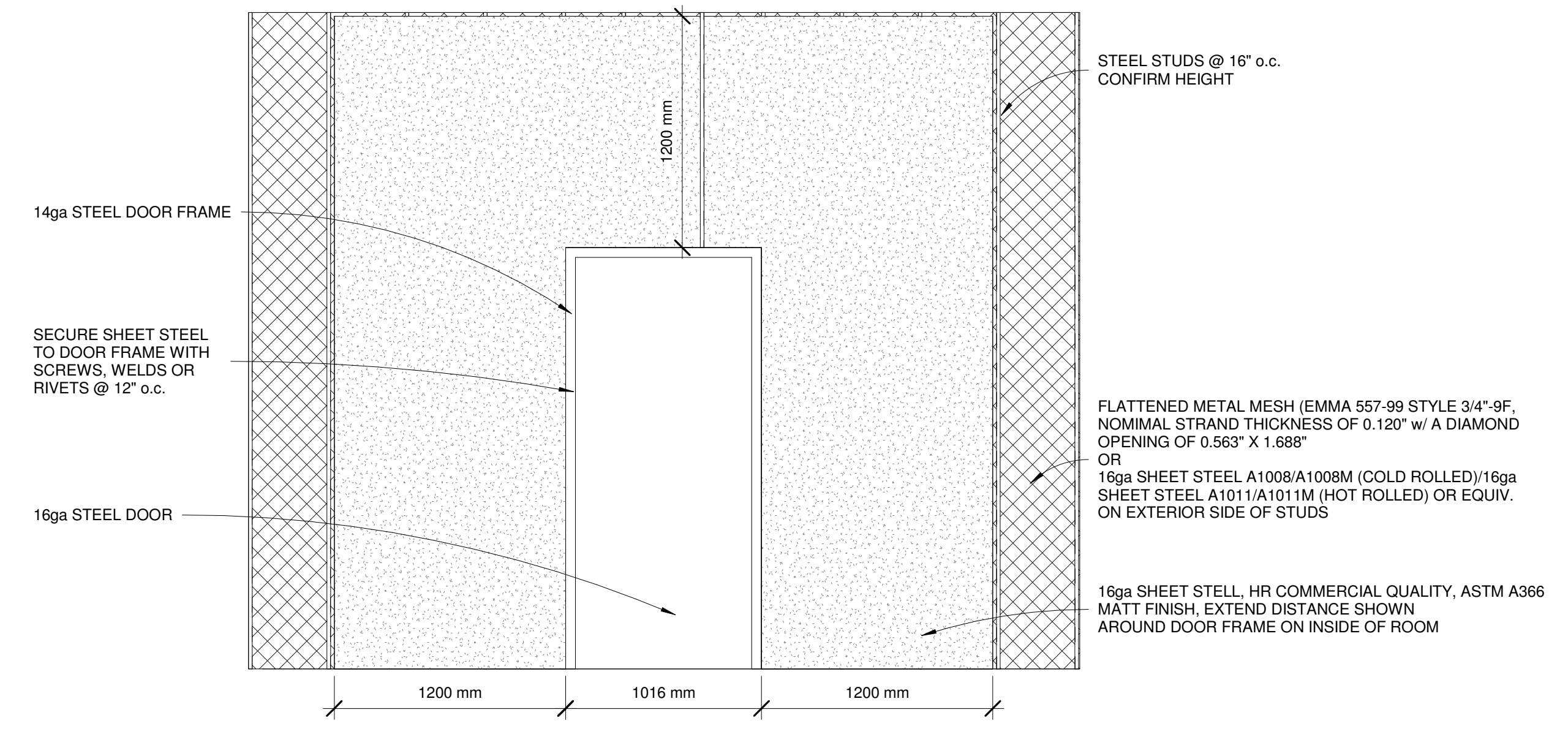
PROJECT: **5314 49 Avenue, Taber, AB**  
 CLIENT: **Honeycomb Cannabis Alberta Inc.**  
 DRAWING: **Wall Section & Detail, Interior Elevations**

CLIENT: **Honeycomb Cannabis Alberta Inc.**  
 SCALE: 1/2" = 1'-0"  
 DATE: Issue Date  
 FILE: C2012-0226  
 DRAWN: KP  
 CHECKED: EER  
 DWG No  

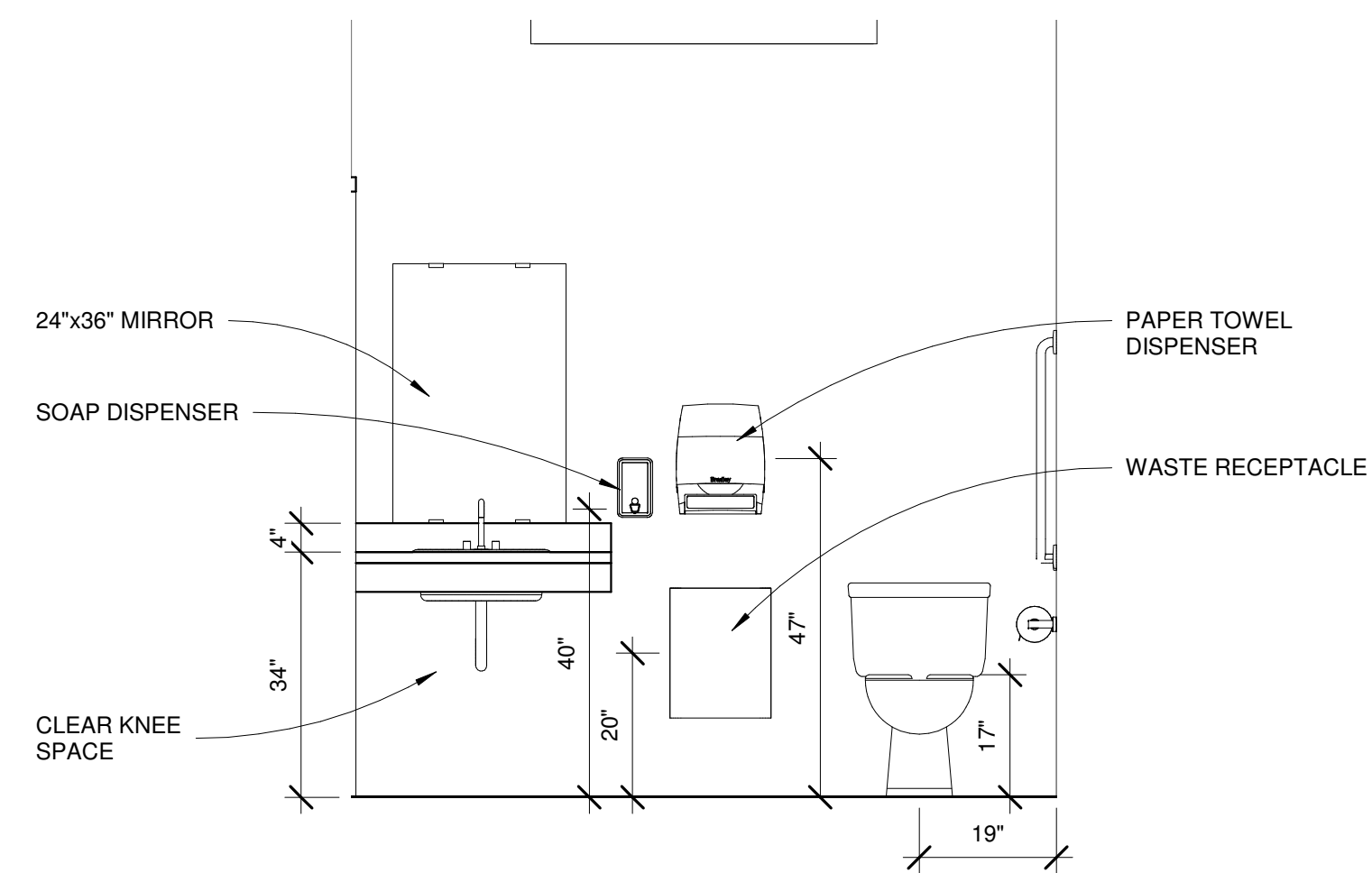
# A402



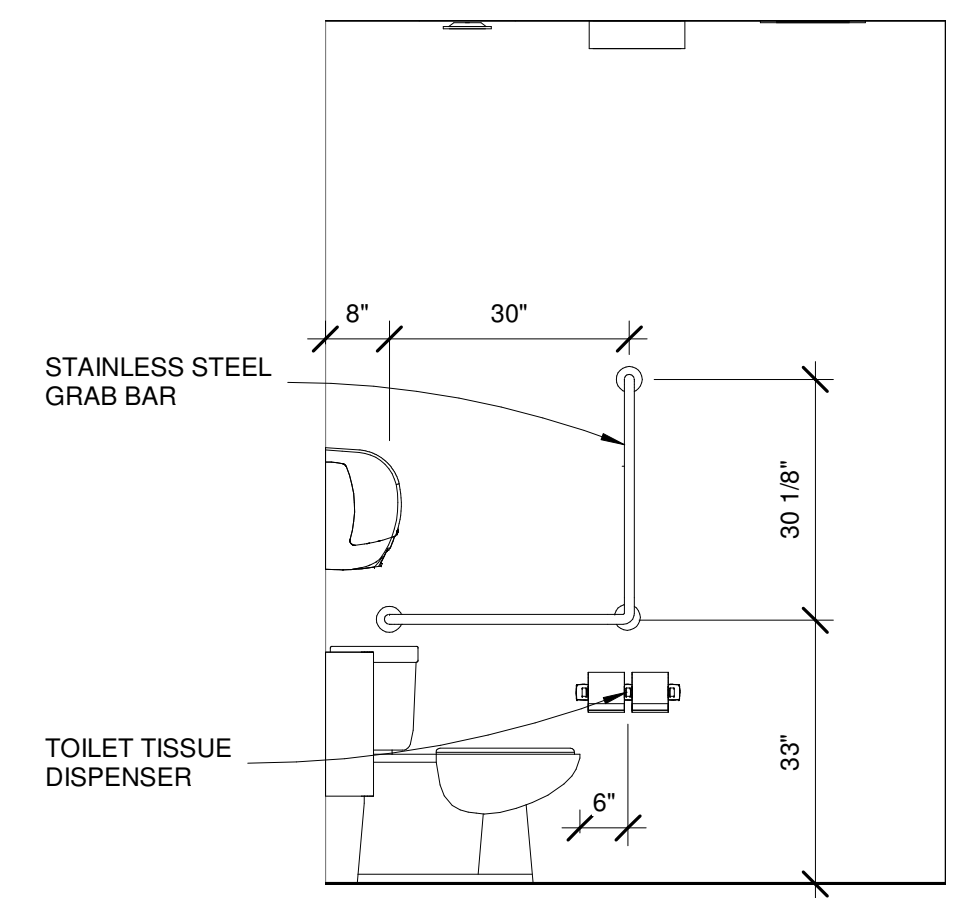
**7 Section 1**  
 A101 1/2" = 1'-0"



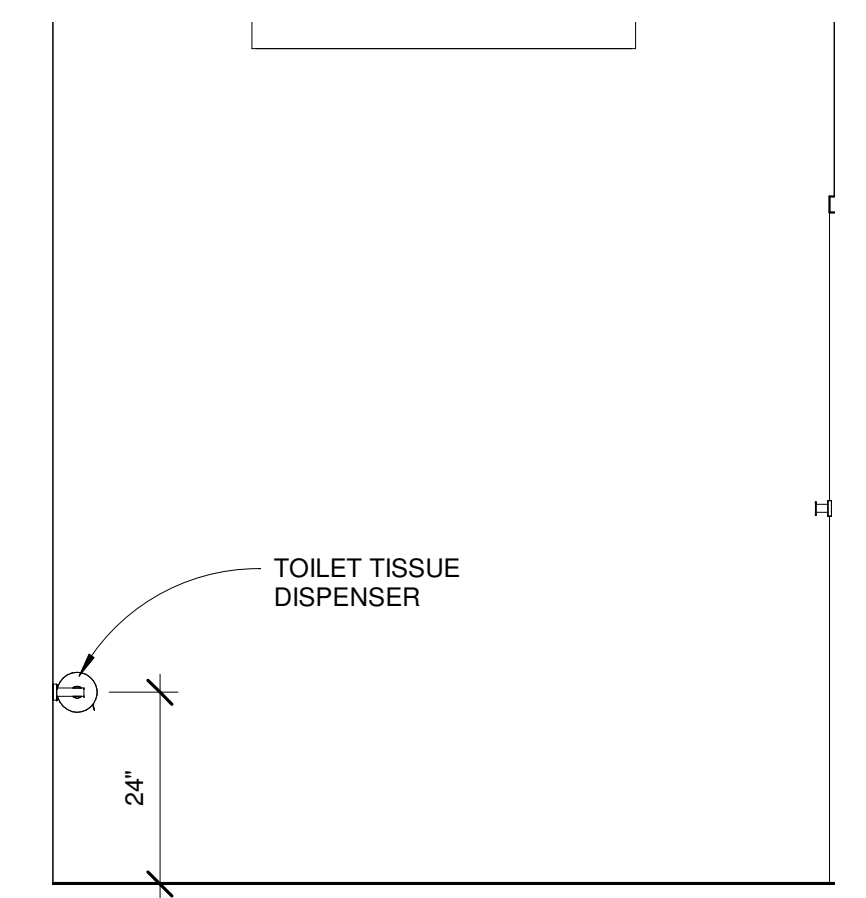
**1 Metal at Secure Storage Door**  
 A101 1/2" = 1'-0"



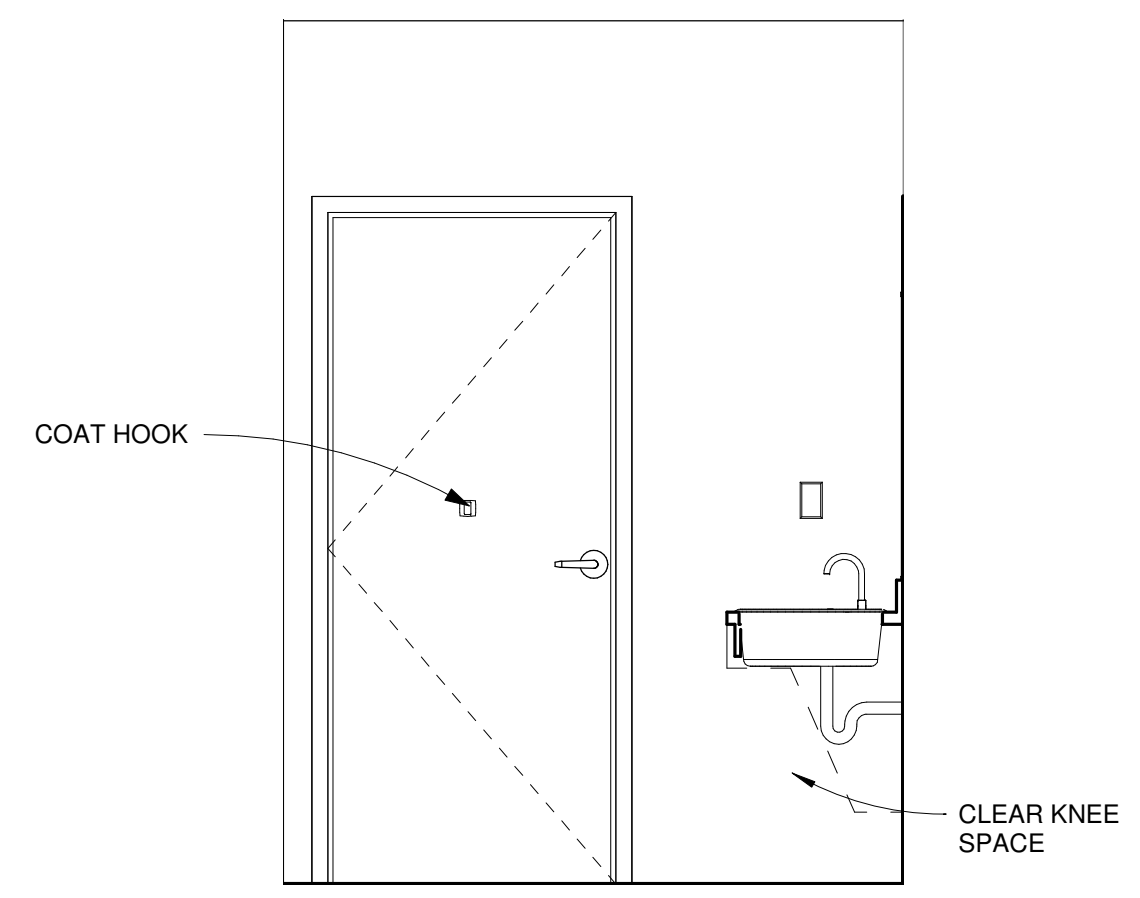
**2 Elevation 3 - a**  
 A101 1/2" = 1'-0"



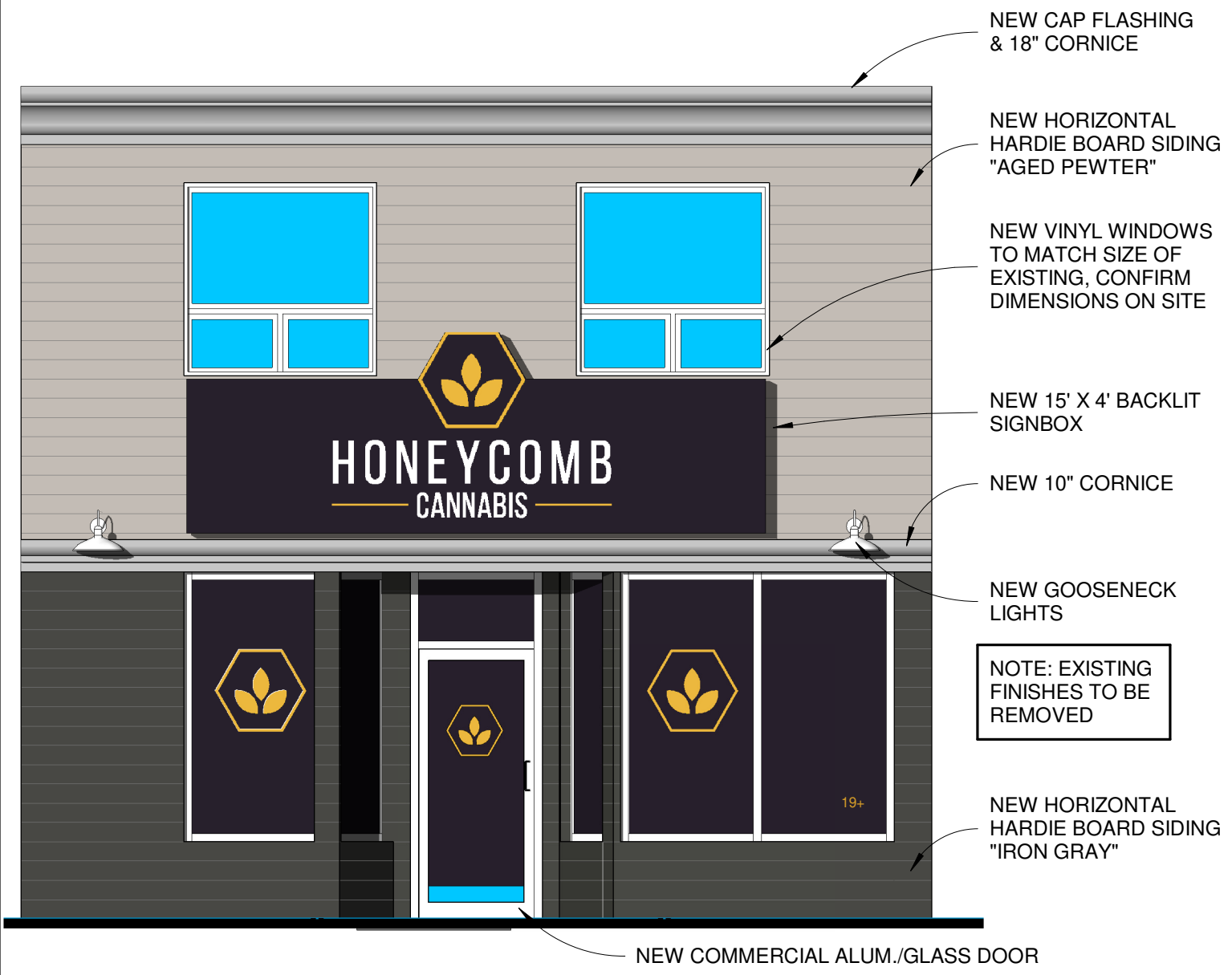
**3 Elevation 3 - b**  
 A101 1/2" = 1'-0"



**4 Elevation 3 - c**  
 A101 1/2" = 1'-0"



**5 Elevation 3 - d**  
 A101 1/2" = 1'-0"



LLOYDMINSTER, AB. PH. (780) 875-7550 FAX. (780) 875-7862

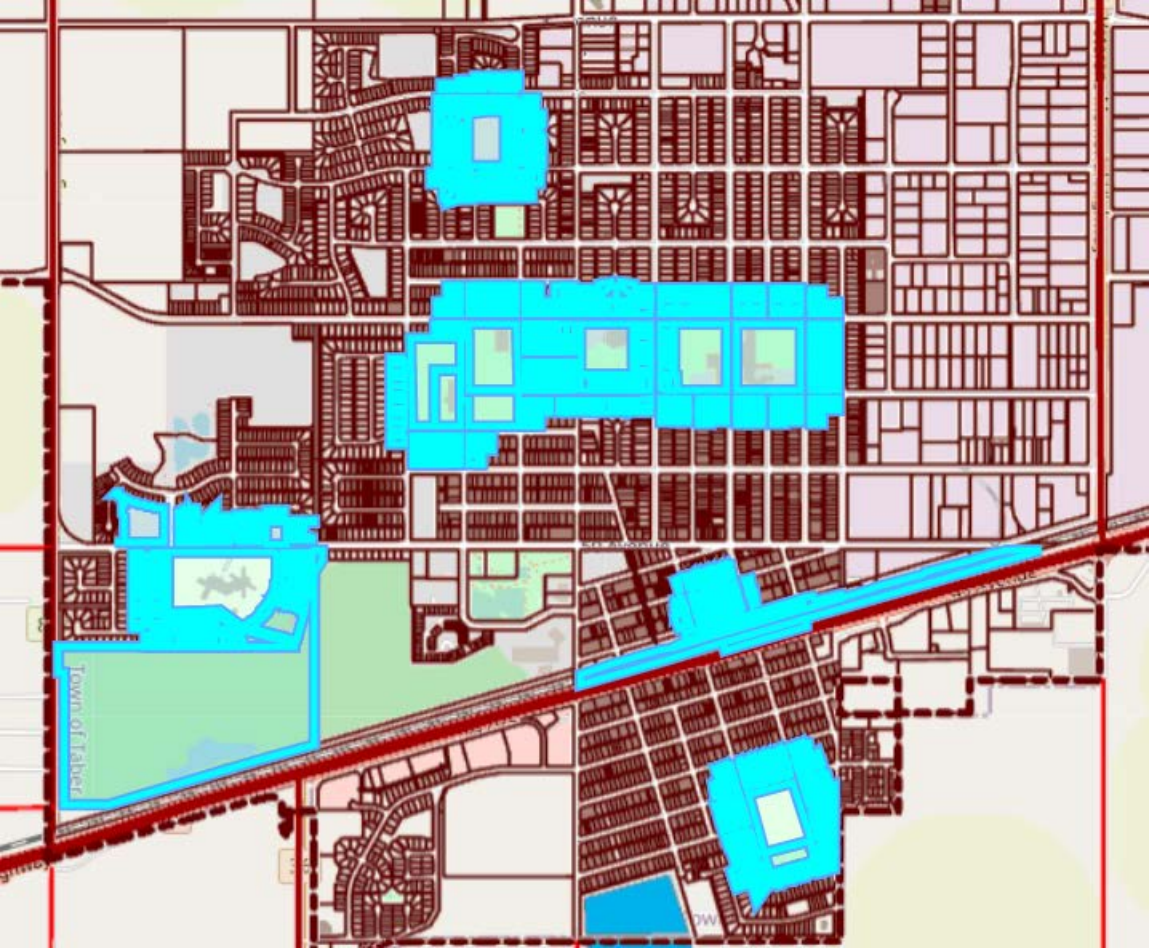


5314 49 Avenue, Taber, AB

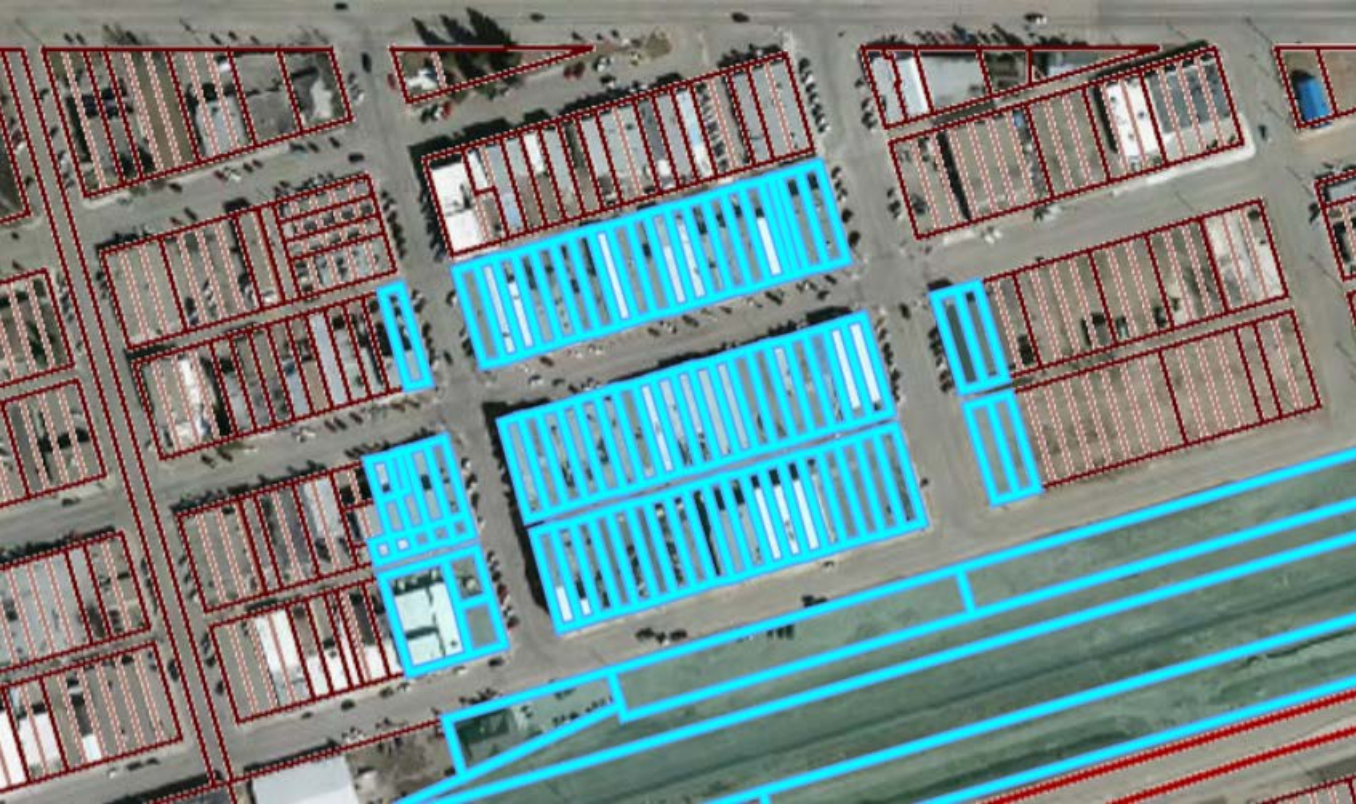
## Facade Improvement

Project number	C2018-0226
Date	Issue Date
Drawn by	EER
Checked by	SAK

<b>A201</b>
Scale 1/4" = 1'-0"



Town of Alhambra











## Janzen, Rob

---

**From:** Michael Forbes <michael@forbesgroup.ca>  
**Sent:** February 8, 2021 2:39 PM  
**To:** Brenda Kieffer-Ross  
**Cc:** Erin Rommel  
**Subject:** Fwd: AGLC Due Diligence Finding of Suitability - Honeycomb Cannabis Alberta Inc.  
**Attachments:** image001.png

B,

Please send this into the Taber city so we can extend the DP

Kind Regards,

Michael Forbes Pharm, MBA

Forbes Group  
100 388 Harbour Rd  
Victoria BC V9A 3S1  
c: 250.882.3784  
[www.forbesgroup.ca](http://www.forbesgroup.ca)

----- Forwarded message -----

**From:** **Craig Smitten** <[Craig.Smitten@aglc.ca](mailto:Craig.Smitten@aglc.ca)>  
**Date:** Mon., Feb. 8, 2021, 1:34 p.m.  
**Subject:** AGLC Due Diligence Finding of Suitability - Honeycomb Cannabis Alberta Inc.  
**To:** Michael Forbes <[michael@forbesgroup.ca](mailto:michael@forbesgroup.ca)>  
**Cc:** Grant Blum <[Grant.Blum@aglc.ca](mailto:Grant.Blum@aglc.ca)>

Michael

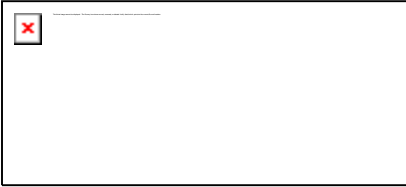
We are pleased to inform you that the Due Diligence unit of the AGLC has found the Applicant, Honeycomb Cannabis Alberta Inc. and its key person, Michael Forbes, suitable for a full three-year approval, expiring February 2024.

Your file will remain open as you advised a Manager will be hired for your store. Please advise when a manager has been selected as they will need to have a due diligence investigation completed prior to commencing their job. As well, please continue keep us apprised of any major changes in ownership, financial interest or key individuals that have been identified to date (i.e. significant new additions, key staff changes, etc.) **PRIOR** to it occurring so it does not affect any issued registrations.

All staff working in the licensed premises are required to hold a Qualified Cannabis Worker registration and complete the Sellsafe Cannabis Staff training program. Please visit our website at [www.aglc.ca](http://www.aglc.ca) for details.

If you have any questions, please do not hesitate to contact myself or Grant directly. Thank you for all of your help both in the past, and going forward, with respect to our investigation(s).

Have a good day.



**Craig Smitten**

Investigator, Due Diligence  
Regulatory Services

**Phone** 780-447-8852 **Fax** 780-447-8913

**Toll Free** 1-800-272-8876

**Email** [craig.smitten@aglc.ca](mailto:craig.smitten@aglc.ca) **Web** [aglc.ca](http://aglc.ca)

**Office Address** 18817 Stony Plain Road, Edmonton, AB, T5S 0C2

**Mailing Address** 50 Corriveau Avenue, St. Albert AB T8N 3T5

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# INDUSTRIAL/COMMERCIAL/INSTITUTIONAL DEVELOPMENT PERMIT APPLICATION

TOWN OF TABER: A-4900 50 STREET, TABER, AB T1G 1T1 - 403-223-6009 - PLANNING@TABER.CA

## Applicant Information

APPLICANT NAME:	<input type="text" value="MICHAEL FORBES"/>		
MAILING ADDRESS:	<input type="text" value="100 388 HARBOUR ROAD"/>		
TOWN:	<input type="text" value="VICTORIA"/>	POSTAL CODE:	<input type="text" value="V9A3S1"/>
EMAIL:	<input type="text" value="michael@forbesgroup.ca"/>	PHONE NUMBER:	<input type="text" value="2503853781"/>

## Owner Information (if different from applicant)

OWNER NAME:	<input type="text"/>		
MAILING ADDRESS:	<input type="text"/>		
TOWN:	<input type="text"/>	POSTAL CODE:	<input type="text"/>
EMAIL:	<input type="text"/>	PHONE NUMBER:	<input type="text"/>

## Property Information (property to be developed)

MUNICIPAL ADDRESS:	<input type="text" value="5314-49 Avenue"/>		
LOT(S):	<input type="text" value="7"/>	BLOCK:	<input type="text" value="9"/>
		PLAN:	<input type="text" value="5638L"/>

## Description of Project

DESCRIBE YOUR PROJECT

INTERIOR LEASEHOLD IMPROVEMENT; INSTALLATION OF BARRIER FREE WASHROOM AND SECURE CANNABIS STORAGE ROOM, ALL NEW FINISHES.

# Type of Development

## TYPE OF DEVELOPMENT PROPOSED (check all that apply)

- Principal Building       Building Addition       Accessory Building       Shipping Container  
 Outdoor Storage       New Site Access       Change of Use       Intensification of Use  
 Other

## WILL ANY HAZARDOUS MATERIALS BE LOCATED ON-SITE?

- Yes       No

Note: if any hazardous materials or chemicals are to be located on the site, a list of all hazardous materials and estimated quantities must be attached to this application.

## WHAT ARE THE TYPES, SIZES, AND AMOUNTS OF COMMERCIAL VEHICLES WILL BE ACCESSING THE SITE?

DELIVERY TRUCK FOR CONSTRUCTION MATERIALS, CABINETRY DELIVERY VAN, COURIER VAN, FURNITURE DELIVERY TRUCK. MINIMAL TRAFFIC EXPECTED.

# Start Date and Cost

START DATE:

ESTIMATED COST:

I/We hereby make application under the provisions of Land Use Bylaw 13-2020 for a Development Permit in accordance with the plans and supporting information submitted herewith and which forms part of the application.

APPLICANT SIGNATURE: \_\_\_\_\_



DATE: FEBRUARY 10, 2021

REGISTERED OWNER SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING OFFICER SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

*The personal information on this form is being collected for the purpose of reviewing your application to the municipality of the Town of Taber. The information is collected under the authority of Section 146 of the Municipal Government Act (MGA) and Section 33 of the Freedom of Information and Protection of Privacy Act (FOIPPA). Under Section 33 of the FOIPPA Act, the Town of Taber reserves the right to collect information that relates directly to and is necessary for an operating program or activity of the public body. Names of applicants will be provided to the public. If you have any questions about the collection of this information, please contact the FOIPPA coordinator at 403-223-5500 ext. 5519.*

**Note:** This application does not permit you to commence construction until such a time that the permit has been issued by the Development Authority. Unless otherwise noted on the development permit, a building permit will also be required prior to commencing construction. Building, electrical, gas, and plumbing permits can be obtained through Superior Safety Codes (403-320-0734).

At the completion of developing the principal building you will be required to submit an updated *Real Property Report* to the Town of Taber to verify that the project has been constructed in the correct location.

# Development Application Submission Requirements

THE FOLLOWING ITEMS MUST BE INCLUDED WITH YOUR APPLICATION (1 copy of each)

- Site Plan
  - Building Plan
  - Elevation/Drainage/Plot Plan
  - Security Deposit
- 

## SITE PLAN REQUIREMENTS:

- Lot dimensions
  - Dimensions and locations of all existing and proposed structures (including structures under 10m<sup>2</sup>)
  - All utility right of ways and easements located within or directly adjacent to the site
  - Distances between all structures and property lines
  - Site access with dimensions
  - On-site parking stalls (6m x 3m per stall)
  - Landscaping (A minimum of 10% of the site must be landscaped)
  - Adjacent roads and lanes
  - North arrow
- 

## BUILDING PLAN REQUIREMENTS

- Scale and dimensions of exterior walls and interior rooms
  - Floor plan(s) of entire principal building
  - Building elevations and heights from finished grade
  - Exterior materials, architectural features, and colours to be used
- 

## ELEVATION/DRAINAGE/PLOT PLAN REQUIREMENTS

- Property boundary elevations
  - Building Foundation elevations
  - Proposed lot drainage patterns (must not impact neighbouring properties)
-

## Development Authority Request for Decision

**Meeting Date: March 15<sup>th</sup>, 2021**

**Subject:**

DP 21-024 - Cannabis Shop 2

**Recommendation:**

That the Municipal Planning Commission approves development permit DP 21-024 for Cannabis Retail Sales to be located at 5312 49<sup>th</sup> Avenue, Lot 6, Block 9, plan 5638L, with the following nine (9) conditions:

1. The development conforms to the district requirements of the Downtown Land Use District (DT);
2. All signage and fascia must be completed in accordance with the attached plan. Any changes to these plans, or future updates to the exterior of the building will require a new development permit application;
3. 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;
4. A Fire Inspection must be conducted by the Town of Taber Fire Department;
5. The applicant must obtain a business license for the operation of a new business;
6. The applicant must obtain and maintain a valid license from the Alberta Liquor, Gaming & Cannabis Commission (AGLC) and provide evidence of the same to the Planning Department prior to occupancy;
7. The use shall not emit nuisances including, but not limited to odour, noise, and light that may have a negative impact on adjacent areas;
8. An intensification or change of use at this location will require a new development permit application;
9. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

**Background:**

Administration has received an application for Cannabis Retail Sales to be located at 5312 49<sup>th</sup> Avenue.

As per Land Use Bylaw 13-2020, Cannabis Retail Sales “means development used for the retail of cannabis that is authorized by provincial or federal legislation. Retail Sales also includes a development where cannabis is: promoted, advocated for, and/or where paraphernalia used in the consumption of cannabis is sold or provided. This use does not include Cannabis Production and Distribution.”

As per provincial legislation, the proposed location is over 100 metres away from any school or hospital property. The attachment “School and Hospital Buffers” highlights all properties in Taber that fall within the 100 metre school and hospital buffer. Furthermore, the applicant will be required to receive all the required licenses and approvals from the Alberta Liquor, Gaming, & Cannabis Commission (AGLC) prior to occupancy.

There is no legislation requiring separation between cannabis retail sales locations, and discretionary approval cannot be based on proximity to other cannabis retail sales locations. Given this, decisions on the two Cannabis Retail Sales applications in this MPC meeting cannot be influenced by this proximity. It is also of note that the applicants are aware of each other’s applications.

Please also note the attached letter from the applicant regarding his submission.

**Legislation / Authority:**

Bylaw 10-2018 – Subdivision and Development Authority and MPC Bylaw, Section 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 development permit application fees.

**Service Level / Staff Resource Implication:**

Administration’s time is required to review and process the application.

**Justification:**

This will allow the applicant to operate a Cannabis Retail Sales business in a convenient location that meets legislative requirements.

**Alternative(s):**

Alternative #1: That the Municipal Planning Commission approves development permit application DP 21-024 for Cannabis Retail Sales to be located at 5312 49<sup>th</sup> Avenue, Lots 6, Block 9, plan 5638L, with amendments to the conditions.

Alternative #2: That the Municipal Planning Commission does not approve development permit application DP 21-024 for Cannabis Retail Sales to be located at 5312 49<sup>th</sup> Avenue, Lots 6, Block 9, plan 5638L, with reasons.







50 Ave

53 St

49 Ave

53 St

48 Ave

5306

5107

5310

5312

5314

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5301

TABER BAKERY



TWO  
HOUR  
PARKING  
8 AM-5 PM

OR LEASE  
CALL SEBOW  
481.308.1197

B Bu  
5310 49 Avenue





Y

TWO  
HOUR  
PARKING  
8 AM - 5 PM

LICENSED  
CANNABIS  
LOCATION  
**LEASE**  
FOR SALE  
DALE SEBOK  
403.308.1797  
RE/MAX REAL ESTATE  
(TABER)

B  
5310

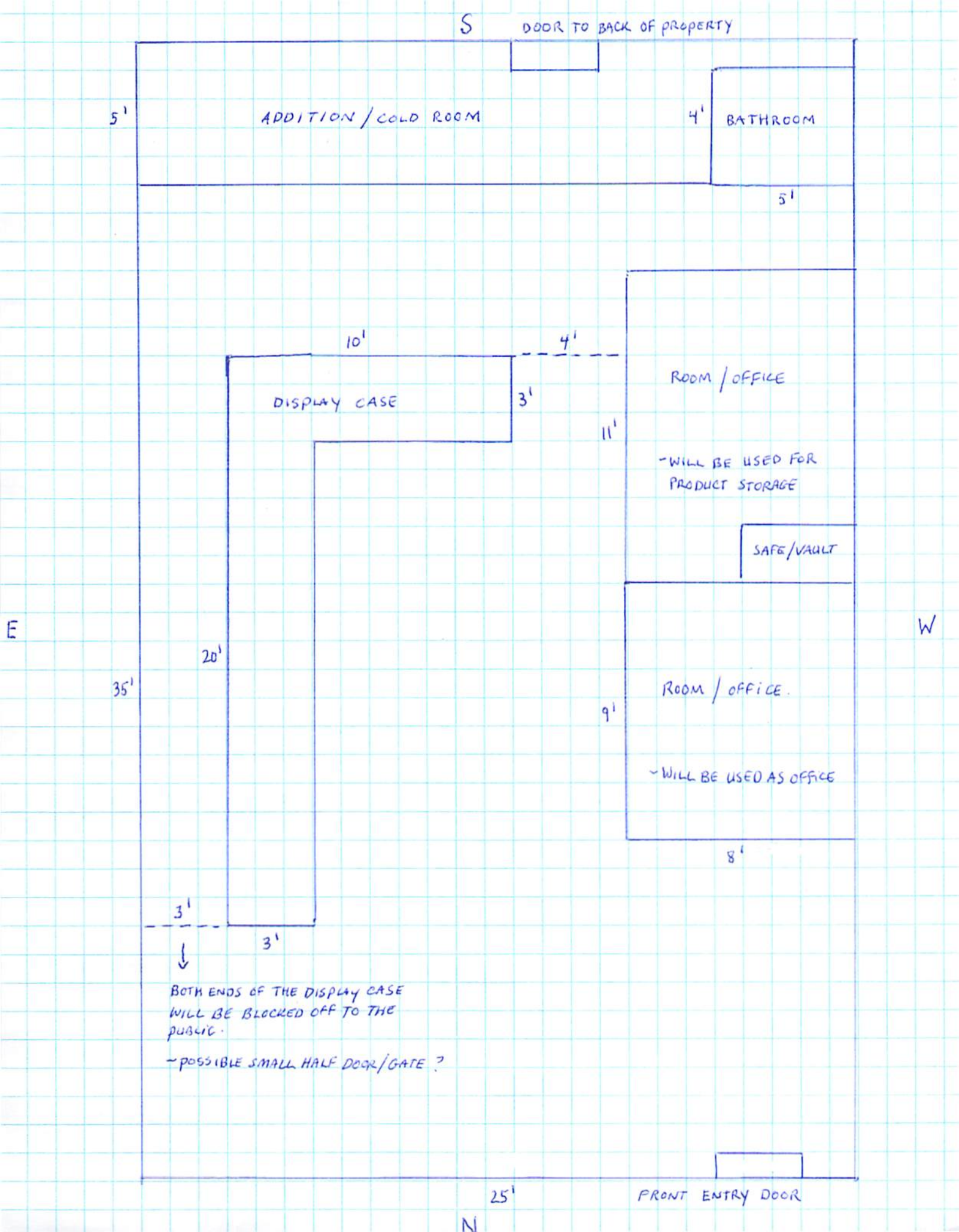


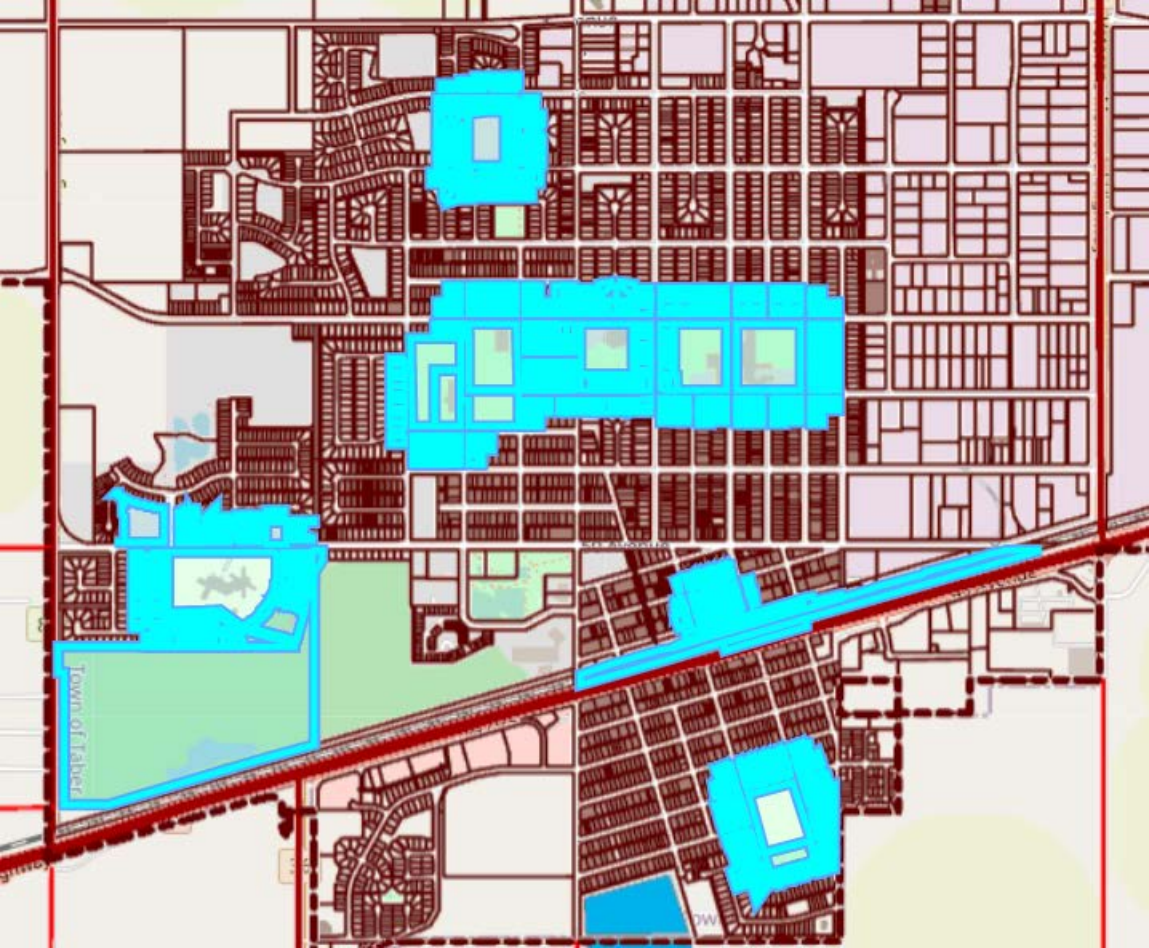


**COULEE**

CANNABIS CO.

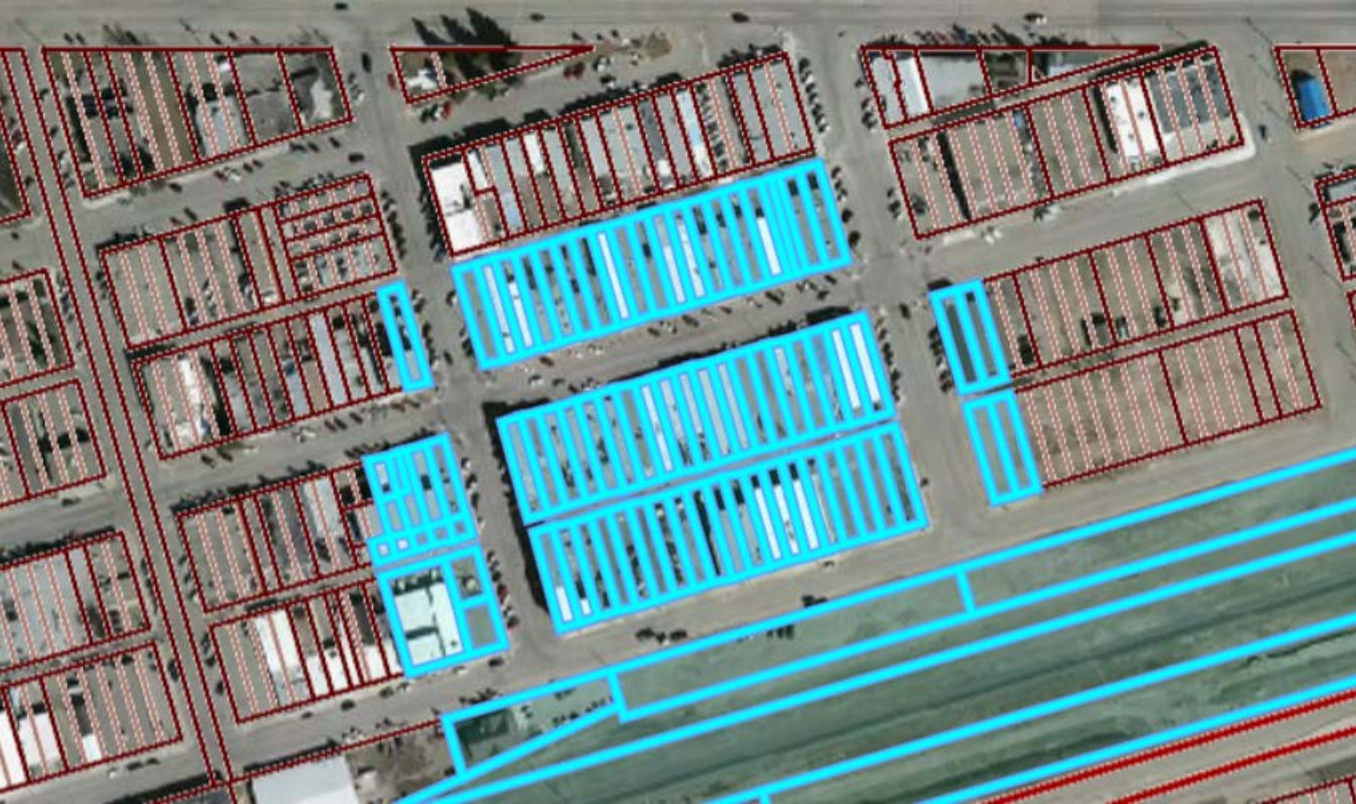
EST. 2021

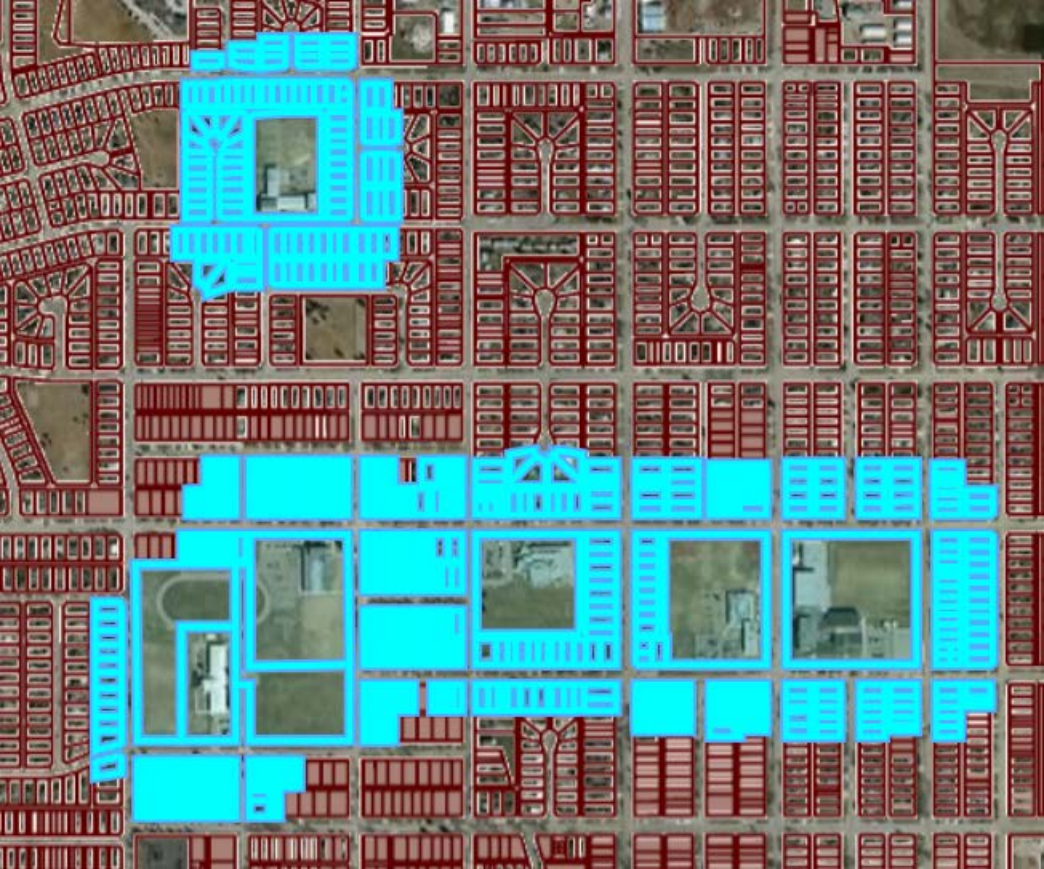




Town of Alhambra

W4













# INDUSTRIAL/COMMERCIAL/INSTITUTIONAL DEVELOPMENT PERMIT APPLICATION

TOWN OF TABER: A-4900 50 STREET, TABER, AB T1G 1T1 - 403-223-6009 - PLANNING@TABER.CA

## Applicant Information

APPLICANT NAME: STACEY BRAUN  
MAILING ADDRESS: 4920 41ST STREET  
TOWN: TABER, AB. POSTAL CODE: T1G 1C8  
EMAIL: zip72@telus-net PHONE NUMBER: 403 892 5714

## Owner Information (if different from applicant)

OWNER NAME: 1305608 AB LTD.  
MAILING ADDRESS: Box 287  
TOWN: BARNWELL, AB. POSTAL CODE: TOK 0B0  
EMAIL: wadaglen1@gmail.com PHONE NUMBER: 403 330 9444

## Property Information (property to be developed)

MUNICIPAL ADDRESS: 5312 49 AVE., TABER, AB.  
LOT(S): 6 BLOCK: 9 PLAN: 5638 L

## Description of Project

DESCRIBE YOUR PROJECT

CANNABIS DISPENSARY

# Type of Development

TYPE OF DEVELOPMENT PROPOSED (check all that apply)

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> Principal Building | <input type="checkbox"/> Building Addition | <input type="checkbox"/> Accessory Building       | <input type="checkbox"/> Shipping Container     |
| <input type="checkbox"/> Outdoor Storage    | <input type="checkbox"/> New Site Access   | <input checked="" type="checkbox"/> Change of Use | <input type="checkbox"/> Intensification of Use |
| <input type="checkbox"/> Other _____        |  |   |   |

WILL ANY HAZARDOUS MATERIALS BE LOCATED ON-SITE?

- Yes  No

Note: if any hazardous materials or chemicals are to be located on the site, a list of all hazardous materials and estimated quantities must be attached to this application.

WHAT ARE THE TYPES, SIZES, AND AMOUNTS OF COMMERCIAL VEHICLES WILL BE ACCESSING THE SITE?

N/A

## Start Date and Cost

START DATE: IMMEDIATELY - UPON MUNICIPAL ESTIMATED COST: \$25,000.  
PROVINCIAL APPROVAL. FLOORING, PAINTING, LIGHTING/FIXTURES, SECURITY

I/We hereby make application under the provisions of Land Use Bylaw 13-2020 for a Development Permit in accordance with the plans and supporting information submitted herewith and which forms part of the application.

APPLICANT SIGNATURE: [Signature] DATE: MAR 9/21

REGISTERED OWNER SIGNATURE: [Signature] DATE: MAR 9/21

PLANNING OFFICER SIGNATURE: Robert T Janzen DATE: March 10th, 2021

The personal information on this form is being collected for the purpose of reviewing your application to the municipality of the Town of Taber. The information is collected under the authority of Section 146 of the Municipal Government Act (MGA) and Section 33 of the Freedom of Information and Protection of Privacy Act (FOIPPA). Under Section 33 of the FOIPPA Act, the Town of Taber reserves the right to collect information that relates directly to and is necessary for an operating program or activity of the public body. Names of applicants will be provided to the public. If you have any questions about the collection of this information, please contact the FOIPPA coordinator at 403-223-5500 ext. 5519.

**Note:** This application does not permit you to commence construction until such a time that the permit has been issued by the Development Authority. Unless otherwise noted on the development permit, a building permit will also be required prior to commencing construction. Building, electrical, gas, and plumbing permits can be obtained through Superior Safety Codes (403-320-0734).

At the completion of developing the principal building you will be required to submit an updated *Real Property Report* to the Town of Taber to verify that the project has been constructed in the correct location.

# Development Application Submission Requirements

THE FOLLOWING ITEMS MUST BE INCLUDED WITH YOUR APPLICATION (1 copy of each)

- Site Plan
- Building Plan
- Elevation/Drainage/Plot Plan
- Security Deposit

## SITE PLAN REQUIREMENTS:

- Lot dimensions
- Dimensions and locations of all existing and proposed structures (including structures under 10m2)
- All utility right of ways and easements located within or directly adjacent to the site *EXISTING.*
- Distances between all structures and property lines *EXISTING.*
- Site access with dimensions
- On-site parking stalls (6m x 3m per stall) *EXISTING.*
- Landscaping (A minimum of 10% of the site must be landscaped) *EXISTING.*
- Adjacent roads and lanes
- North arrow

## BUILDING PLAN REQUIREMENTS

- Scale and dimensions of exterior walls and interior rooms
- Floor plan(s) of entire principal building
- Building elevations and heights from finished grade *EXISTING.*
- Exterior materials, architectural features, and colours to be used *EXISTING MATERIALS & COLOURS ARE BEING USED.*

## ELEVATION/DRAINAGE/PLOT PLAN REQUIREMENTS

- Property boundary elevations
- Building Foundation elevations
- Proposed lot drainage patterns (must not impact neighbouring properties)

*EXISTING.*

# Development Permit Submission



## Introduction

Hello everyone,

I would like to start off by saying thank you for the opportunity to open a local business in our town. My name is Stacey Braun. I was born and raised in Taber and still a current resident today. I am married to my wife Sarah Braun (Remfert) and we have 2 small children, Lincoln-age 7 and Mya-age 5. I graduated from WR Myers in the year 2000. After high school I went straight to work for our family business, BraunSCO Oilfield Service Ltd. Which was successfully operated for 30 plus years in Taber by my dad, John Braun. After his retirement and sale of the business in 2008 to Taber Pipe & Equipment I began working for them and still currently employed with them today as the trucking/logistics manager, now operating as Big Boom Picker & Oilfield Service. Our extended family also includes a long list of business owners. Sarah's dad, Ron Remfert is the current owner of the Royal Hotel. My nephew Brett Horrocks owns and operates Green Light Cannabis Dispensary in Medicine Hat. As well as another nephew, Joel Mills, who up until just recently owned and operated Pro Performance Gym in Taber. I was also an owner/partner in Top Wand Car & Truck Wash from 2012-2018. Being a local resident, I am available to rectify all problems immediately. I feel like the development and transition into the industry will be smooth as I have built many great personal and business relationships over the years and have plenty of support and knowledge behind me.

## Site Plan

We are excited for the opportunity to develop an existing building located at 5312 49 Avenue into Coulee Cannabis Co. A licensed cannabis dispensary. It currently has a great store front with plenty of curb appeal, located in our downtown core. Lot dimensions of the proposed site are 25' x 150'. Building dimensions are 25' x 40'. It has a single-entry access at the front of the building. Entry way is 8' wide with a 3' door. Large parking lot in the back for employee parking and shipping & receiving, with single-entry access with a 3' door. All front parking stalls are existing and located on both sides of the one-way street.



Once again, thank you for the opportunity and I look forward to working with the Town of Taber and its residents to open another great downtown commercial business. If there are any questions or concerns, please feel free to give me a call.

Stacey Braun

403 892 5714

## Development Authority Request for Decision

**Meeting Date: March 15<sup>th</sup>, 2021**

**Subject:**

DP 21-025 - Over-height Garage

**Recommendation:**

That the Municipal Planning Commission approved development permit DP 21-025 for a garage height waiver for a new detached garage with a proposed location at 4837 56<sup>th</sup> Avenue, Lots 38-40, Block 32, Plan 4348R, with the following twelve (12) conditions:

1. The site is developed as per the attached site plan;
2. The approved area for the garage addition is 93.8 square metres;
3. The approved interior garage height is 3.66 metres;
4. A variance increasing the maximum exterior height of the garage from 5.0 metres to 5.22 metres was approved by the Municipal Planning Commission on March 15<sup>th</sup>, 2021;
5. The exterior finish of the detached garage shall be professionally manufactured and complimentary to the finishing of the neighboring properties and subject dwelling;
6. The applicant will ensure that the foundation will be staked by a qualified professional;
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 development conforms to the requirements of the Residential Single & Two Dwelling District (R-2);
9. 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,
10. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 4-2008);



11. If the proposed garage is going to include the use for a residential business, a home occupation license shall be required;
12. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

**Background:**

Administration has received a request for a garage height variance of 0.22 metres for the exterior height of the garage. As per Land Use Bylaw 13-2020, the maximum height for an accessory structure (including garages) is 5.0 metres. This variance would allow the applicant to build their garage to a total height of 5.22 metres. The slight variance would allow the applicant to maintain a 4/12 roof pitch, while still being able to properly accommodate a hoist inside the garage that would be used for working on personal vehicles.

This variance will have no impact on the maximum interior height, as the proposed interior height will be under the 3.7 metre maximum.

The existing garage on the site will either be demolished or moved to another location. If it is demolished or moved to another location with the Town of Taber an additional development permit will be required.

**Legislation / Authority:**

Subdivision Authority, Development Authority, and Municipal Planning Commission Bylaw 10-2018 Section 1(6) [...] the Designated Officer may forward any Development Permit application to the Municipal Planning Commission for a decision as he/she deems appropriate.

Subdivision Authority, Development Authority, and Municipal Planning Commission Bylaw 10-2018 Section 1(8)(c) The Municipal Planning Commission shall be the Development Authority for development permits applications for permitted uses which require a variance in excess of Ten Percent (10%) of a measurable standard established in the Land Use Bylaw or any other variance for which the Municipal Planning Commission is specifically authorized to provide in the Land Use Bylaw.

**Strategic Plan Alignment:**

Develop Community and Promote Growth #2: Review Town policies and regulations that pertain to development.

**Financial Implication:**

The applicant is required to pay the appropriate fees.

**Service Level / Staff Resource Implication:**

Administration's time was required for review of the application.

**Justification:**

Approving this permit would allow the applicant to maintain a 4/12 roof pitch, while still being able to accommodate a hoist in his garage for personal use.



**Alternative(s):**

Alternative #1: That the Municipal Planning Commission approves the 0.22 metre exterior garage height variance for the garage to be located at 4837 56<sup>th</sup> Avenue, Lots 38-40, Block 32, Plan 4348R, with amendments to the conditions.

Alternative #2: That the Municipal Planning Commission does not approve the 0.22 metre exterior garage height variance for the garage to be located at 4837 56<sup>th</sup> Avenue, Lots 38-40, Block 32, Plan 4348R, with reasons.

**Attachment(s):**      Location  
                                 Plans  
                                 DP Application

**APPROVALS:**

**Originated By:**  
Rob Janzen

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



4810

4812

4810

4832

4810

4815

4829

4833

4837

4903

49 St

56 Ave



West 1/2 of Lot 38  
Block 32  
Plan 4348 R

East 1/2 of Lot 38  
Block 32  
Plan 4348 R

Lot 39  
Block 32  
Plan 4348 R

Lot 40  
Block 32  
Plan 4348 R

179'59'44"

39.669

0.26  
fence

0.23  
fence

269'57'58"

0.75

19.056

0.72

FD No Mk.

45.765

10.98

359'59'55"

39.669

359'59'55"

FD No Mk.

4.49

2.39

2.41

Sidewalk

49th Street

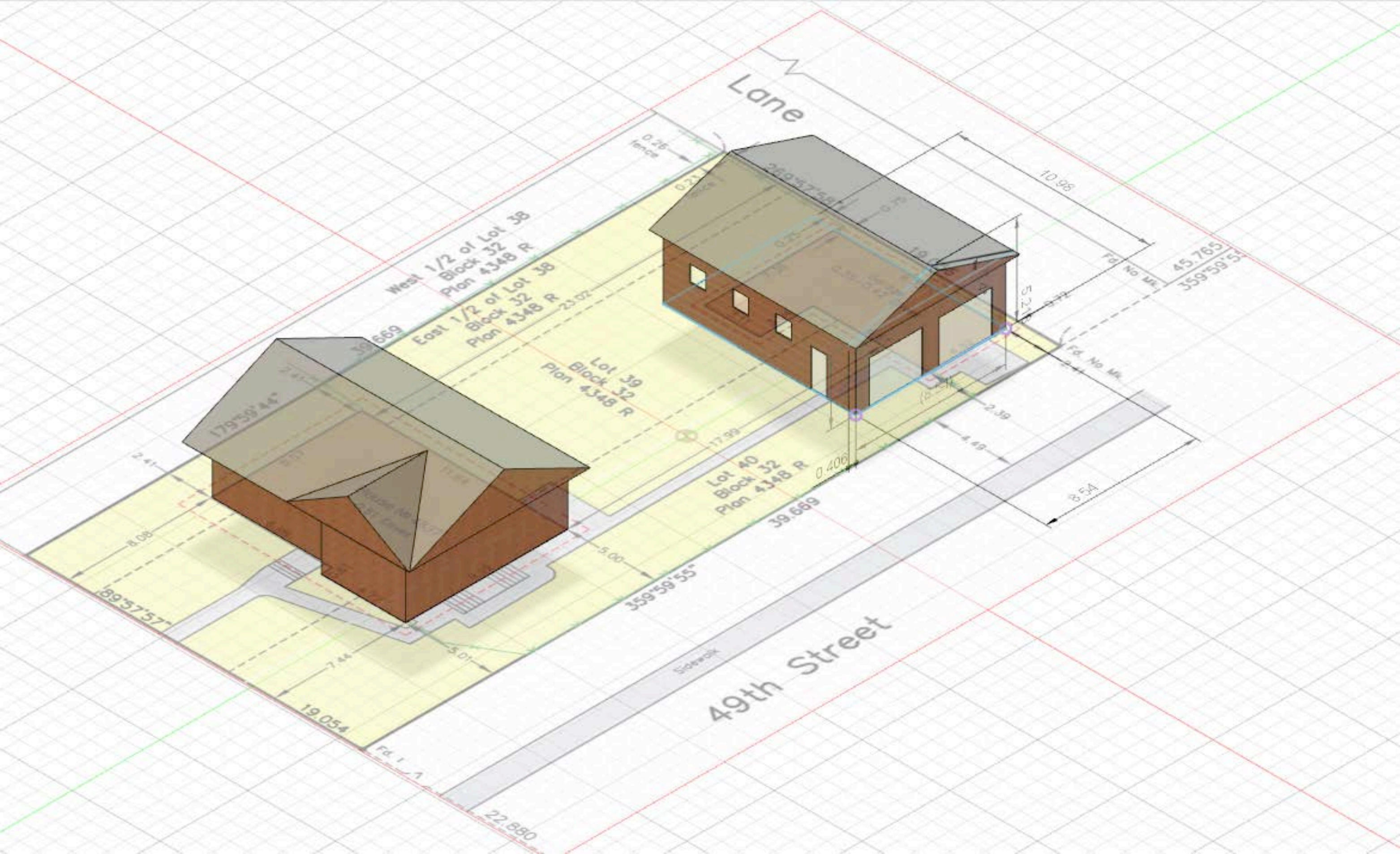
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89'57'57"

19.054

Fd. 1

22.880



Lane

West 1/2 of Lot 38  
Block 32  
Plan 4348 R  
39.669

East 1/2 of Lot 38  
Block 32  
Plan 4348 R  
23.572

Lot 39  
Block 32  
Plan 4348 R

Lot 40  
Block 32  
Plan 4348 R  
39.669

49th Street

Fd. No. Mk.  
45.765  
359°59'55"

Fd. No. Mk.  
2.41

179°59'44"

189°57'57"

19.054

22.690

359°59'55"

Sidewalk

10.968

8.54

0.26  
fence

17.99

0.406

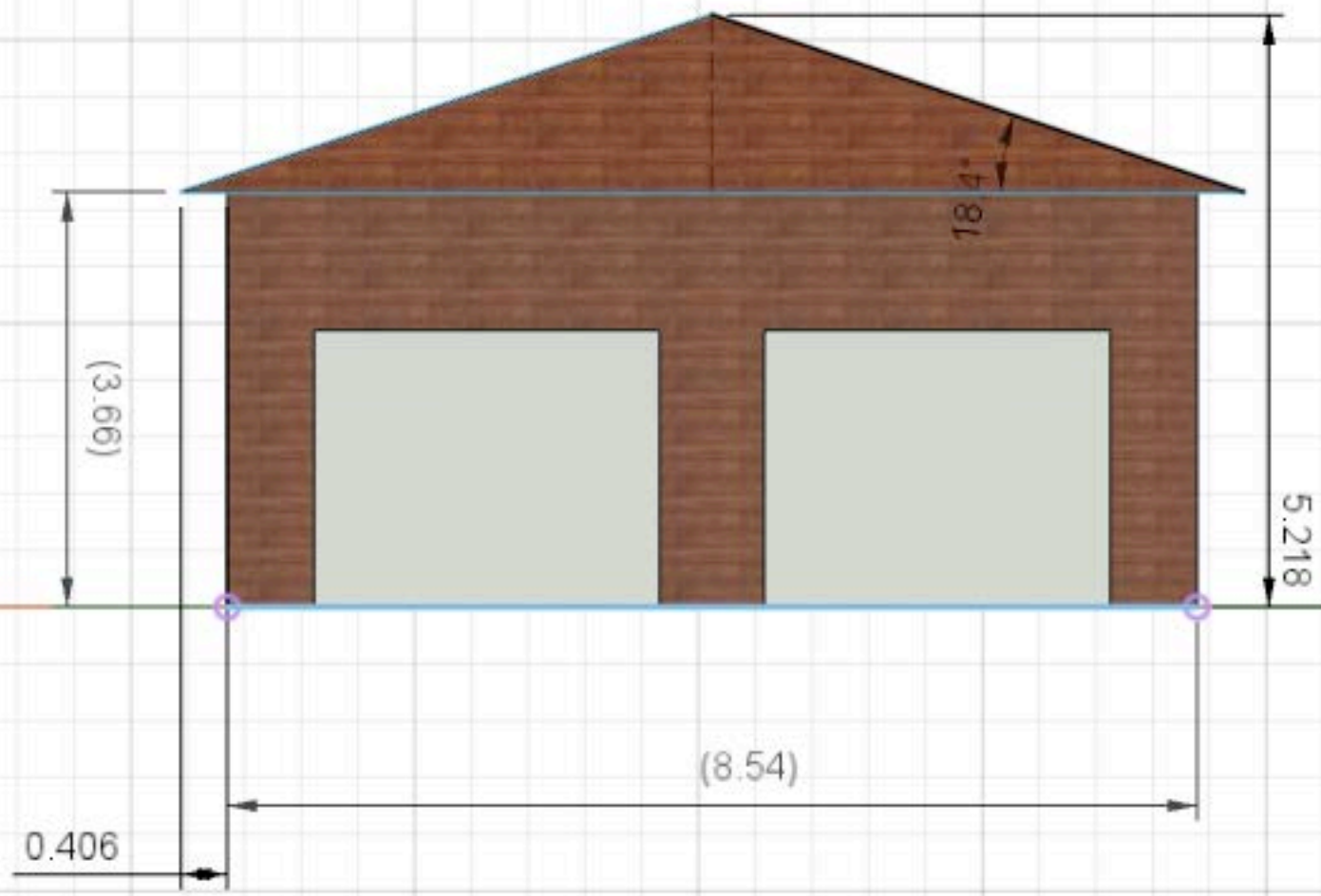
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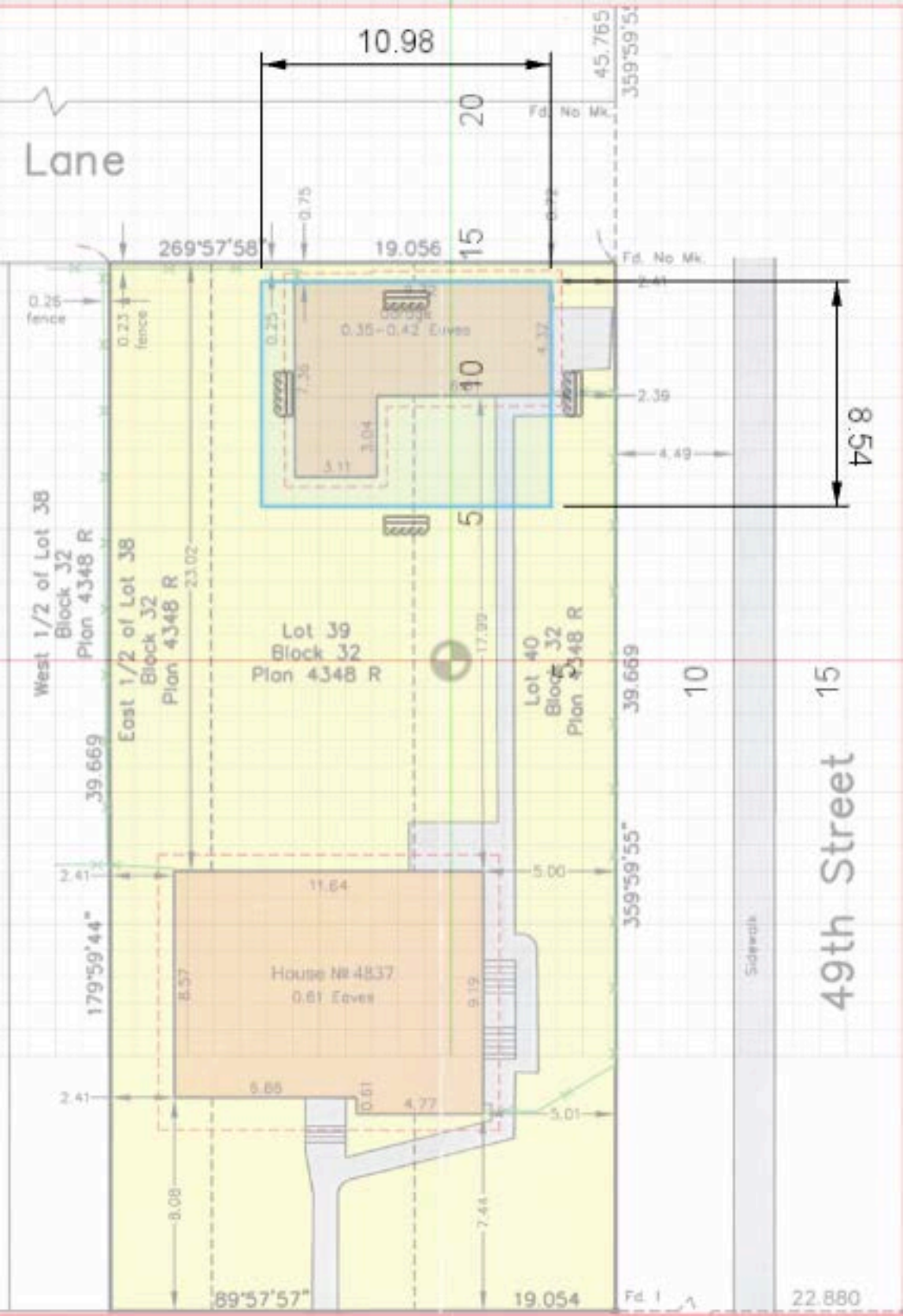
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5.21

Fd. 1, 1

Fd. No. Mk.  
2.41







# RESIDENTIAL ACCESSORY USE DEVELOPMENT PERMIT APPLICATION

TOWN OF TABER: A-4900 50 STREET, TABER, AB T1G 1T1 - 403-223-6009 - PLANNING@TABER.CA

## Applicant Information

APPLICANT NAME:	<input type="text" value="Sebastiaan Klempnauer"/>		
MAILING ADDRESS:	<input type="text" value="4837 56 Ave."/>		
TOWN:	<input type="text" value="Taber"/>	POSTAL CODE:	<input type="text" value="T1G 1E5"/>
EMAIL:	<input type="text" value="Sebastian.klempnauer@gmail.com"/>	PHONE NUMBER:	<input type="text" value="(403)331-8209"/>

## Owner Information (if different from applicant)

OWNER NAME:	<input type="text"/>		
MAILING ADDRESS:	<input type="text"/>		
TOWN:	<input type="text"/>	POSTAL CODE:	<input type="text"/>
EMAIL:	<input type="text"/>	PHONE NUMBER:	<input type="text"/>

## Property Information (property to be developed)

MUNICIPAL ADDRESS:	<input type="text" value="4837 56th Avenue Taber, Alberta"/>		
LOT(S):	<input type="text" value="E1/2 of 38 + 39,40"/>	BLOCK:	<input type="text" value="32"/>
		PLAN:	<input type="text" value="4348 R"/>

## Description of Project

DESCRIBE YOUR PROJECT

Planning to build a 28'x36' garage to replace the existing garage on the property. I plan to use 12' tall walls giving an interior/ceiling height of 3.66m. The peak height of the roof will be 5.22m. I plan to finish the exterior either with a metal Faux Woodgrain siding or Dark Red Composite siding depending on pricing and availability. The roof will be covered either with Asphalt Shingles or a Metal Roofing to match again dependant on pricing and availability.



# Type of Development

## TYPE OF DEVELOPMENT PROPOSED (check all that apply)

- Garage (attached)     Garage (detached)     Shed     Deck/Patio  
 Pergola     Pool/Hot Tub     Overheight Fence     Tree House  
 Other \_\_\_\_\_

## DOES THE DEVELOPMENT REQUIRE ANY WAIVERS?

Note that all waiver requests must go to the Municipal Planning Commission.

- Setback     Deck Height     Garage Size     Second Garage  
 Other \_\_\_\_\_

# Start Date and Cost

ESTIMATED START DATE: 04/15/2021

ESTIMATED COST: \$30,000.00

I/We hereby make application under the provisions of Land Use Bylaw 13-2020 for a Development Permit in accordance with the plans and supporting information submitted herewith and which forms part of the application.

APPLICANT SIGNATURE: [Signature]

DATE: 03/12/2021

REGISTERED OWNER SIGNATURE: [Signature]

DATE: 03/12/2021

PLANNING OFFICER SIGNATURE: [Signature]

DATE: 03/12/2021

*The personal information on this form is being collected for the purpose of reviewing your application to the municipality of the Town of Taber. The information is collected under the authority of Section 146 of the Municipal Government Act (MGA) and Section 33 of the Freedom of Information and Protection of Privacy Act (FOIPPA). Under Section 33 of the FOIPPA Act, the Town of Taber reserves the right to collect information that relates directly to and is necessary for an operating program or activity of the public body. Names of applicants will be provided to the public. If you have any questions about the collection of this information, please contact the FOIPPA coordinator at 403-223-5500 ext. 5519.*

**Note:** This application does not permit you to commence construction until such a time that the permit has been issued by the Development Authority. Unless otherwise noted on the development permit, a building permit will also be required prior to commencing construction.

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

At the completion of the development, you will be required to submit an updated *Real Property Report* to the Town of Taber to verify that the project has been constructed in the correct location.

## Development Authority Request for Decision

**Meeting Date:** March 15<sup>th</sup>, 2021

**Subject:**  
Building Permit Statistics - February 2021

**Recommendation:**  
That the Municipal Planning Commission accepts the February 2021 Building Permit Statistics as information.

**Background:**  
Building Permit Statistics for the month of February 2021 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 building permit statistics is a requirement of the Planning and Economic Development Department.

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

**Alternative(s):**  
Alternative #1: That the Municipal Planning Commission does not accept the Building Permit Statistics for the month of February 2021 as information.



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**Attachment(s):** Building Permit Statistics - February 2021

**APPROVALS:**

**Originated By:**  
Rob Janzen

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

*P. Monte*

## BUILDING PERMIT STATISTICS

February 2021



	Month of February by Year								
	2021			2020			2019		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	0	1	\$ -				1	1	275,000
2 FAMILY DWELLING	0	0	\$ -						
SEMI DETACHED DWELLING	0	0	\$ -						
MULTI FAMILY DWELLING	0	0	\$ -						
RESIDENTIAL ADDITIONS & ACCESS.	0	0	\$ -	2		19,000	1		32,000
GARAGES & CARPORTS	1	0	\$ 35,000.00						
MANUFACTURED HOMES	0	0	\$ -						
SWIMMING POOLS	0	0	\$ -						
FARM & AGRICULTURE BUILDINGS	0	0	\$ -						
NEW COMMERCIAL	0	0	\$ -						
COMMERCIAL ADDITIONS/ALTER	1	0	\$ 2,327,300.00	3		419,500			
NEW INDUSTRIAL	0	0	\$ -						
INDUSTRIAL ADDITIONS/ALTER	1	0	\$ 100,000.00						
NEW INSTITUTIONAL	0	0	\$ -						
INSTITUTIONAL ADDITIONS/ALTER	0	0	\$ -						
MOBILE HOME PARK	0	0	\$ -						
DEMOLITIONS	1	0	\$ 47,229.00	1		1,500			
OCCUPANCY/INSPECTION ONLY	0	0	\$ -	1		3,500			
PERMANENT SIGNS	0	0	\$ -						
	<b>4</b>	<b>1</b>	<b>\$ 2,509,529.00</b>	<b>7</b>	<b>0</b>	<b>\$ 443,500.00</b>	<b>2</b>	<b>1</b>	<b>\$ 307,000.00</b>

	Year to Date (January 1 to February 28)								
	2021			2020			2019		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	1	1	\$ 200,000.00	2	2	250,000	1	1	275,000
2 FAMILY DWELLING	0	0	\$ -						
SEMI DETACHED DWELLING	0	0	\$ -						
MULTI FAMILY DWELLING	0	0	\$ -						
RESIDENTIAL ADDITIONS & ACCESS.	0	0	\$ -	4	0	29,000	2		34,000
GARAGES & CARPORTS	1	0	\$ 35,000.00				3		95,000
MANUFACTURED HOMES	0	0	\$ -						
SWIMMING POOLS	0	0	\$ -						
FARM & AGRICULTURE BUILDINGS	0	0	\$ -						
NEW COMMERCIAL	0	0	\$ -						
COMMERCIAL ADDITIONS/ALTER	3	0	\$ 2,412,300.00	6		443,500			
NEW INDUSTRIAL	0	0	\$ -	1		1,200,000			
INDUSTRIAL ADDITIONS/ALTER	1	0	\$ 100,000.00						
NEW INSTITUTIONAL	1	0	\$ 1,000,000.00						
INSTITUTIONAL ADDITIONS/ALTER	0	0	\$ -	2		473,000	1		299,975
MOBILE HOME PARK	0	0	\$ -						
DEMOLITIONS	1	0	\$ 47,229.00	1		1,500			
OCCUPANCY/INSPECTION ONLY	0	0	\$ -	1		3,500			
PERMANENT SIGNS	0	0	\$ -						
	<b>8</b>	<b>1</b>	<b>\$ 3,794,529.00</b>	<b>17</b>	<b>2</b>	<b>\$ 2,400,500.00</b>	<b>7</b>	<b>1</b>	<b>\$ 703,975.00</b>

	Permits by District					
	2021		2020		2019	
	No. of Permits	Construction Value	No. of Permits	Construction Value	No. of Permits	Construction Value
RESIDENTIAL	2	\$ 235,000.00	6	\$ 279,000.00	6	\$ 404,000.00
INDUSTRIAL	2	\$ 147,229.00	2	\$ 1,201,500.00	0	\$ -
COMMERCIAL	3	\$ 2,412,300.00	7	\$ 447,000.00	0	\$ -
INSTITUTIONAL	1	\$ 1,000,000.00	2	\$ 473,000.00	1	\$ 299,975.00

## Development Authority Request for Decision

**Meeting Date:** March 15<sup>th</sup>, 2021

**Subject:**  
Standing Items

**Recommendation:**

That the Municipal Planning Commission uses the Standing Items opportunity to address Administration about their concerns, and ask questions.

**Background:**

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

**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 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 from individuals on an ad hoc basis.

**Justification:**

This will bring administration efficiencies and better alignment of services and expenditures. It will also help improve communication protocols and adherence to the MGA.

**Alternative(s):**

Alternatives will vary based on discussions.



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**Attachment(s):** No attachments for Standing Items.

**APPROVALS:**

**Originated By:**  
Rob Janzen

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