



## **AGENDA**

SPECIAL MEETING OF THE DEVELOPMENT AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON WEDNESDAY, MARCH 31, 2021 AT 10:00 AM.

### **MOTION**

#### **1. CALL TO ORDER**

#### **2. ADOPTION OF THE AGENDA**

**X**

#### **3. ADOPTION OF THE MINUTES**

#### **4. BUSINESS ARISING FROM THE MINUTES**

#### **5. ACTION ITEMS**

ITEM No.5.1      3rd Reading Bylaw 9-2021 Northwest Area Structure Plan Amendment to Bylaw 21-2016      **X**

ITEM No.5.2      The Meadows of Taber Concept Plan      **X**

ITEM No.5.3      3rd Reading Land Use Bylaw Amendment Direct Control-4 Bylaw No. 8-2021      **X**

#### **6. DELEGATIONS**

#### **7. MEDIA INQUIRIES**

#### **8. CLOSED SESSION**

#### **9. OPEN SESSION**

#### **10. CLOSE OF MEETING**

**X**



## Development Authority Request for Decision

**Meeting Date: March 31, 2021**

**Subject:**

3rd Reading Bylaw 9-2021 Northwest Area Structure Plan Amendment to Bylaw 21-2016

**Recommendation:**

That the Development Authority recommends that Council give third reading to Bylaw 9-2021, for the purpose of amending Bylaw 21-2016, being the Northwest Area Structure Plan, as presented.

**Background:**

As the development of the 60 acres that the Town has purchased for affordable housing development progresses, there is a requirement to provide a map amendment to the Northwest Area Structure Plan in order to allow residential uses on the lands in question. Administration has amended the required map included with the plan.

At the March 22, 2021 regular meeting of Council, the bylaw and map amendment was presented to Council and given 1<sup>st</sup> Reading. Municipal Planning Commission is asked to review and provide any input, prior to Council proceeding with Public Hearing and 2<sup>nd</sup> & 3<sup>rd</sup> Reading at the regular meeting of Council on April 12, 2021. The Public Hearing has been advertised in the Taber Times.

The Municipal Development Plan maps have already been amended to allow for the changes, a Direct Control district has been created and a Land Use Bylaw amendment is being provided at this meeting.

The Northwest Area Structure Plan does not encompass the lands on the east side of 50<sup>th</sup> street that the school site is being moved to, however, the Eureka Area Structure Plan has already identified them as Institutional Recreation and will allow for the school site to proceed.

Bylaw 9-2021 has been available on the public consultation page of the Town's website, and advertised in the Taber Times for 2 weeks. Neighbors adjacent to the impacted site have been notified, and the public hearing is scheduled for April 12, 2021, virtually. With MPC's recommendation, the document will move forward for Council to potentially give 2<sup>nd</sup> and 3<sup>rd</sup> reading. Concurrently the Land Use Bylaw amendment will also proceed, and the Meadows of Taber Concept Plan will be brought to Council for approval by resolution.

These changes will allow the development of the comprehensively designed manufactured housing project to proceed, as per Council direction.



**Legislation / Authority:**

MGA Division 4, Section 633

**Strategic Plan Alignment:**

Develop Community & Promote Growth – Review Town policies and regulations that pertain to development.

**Financial Implication:**

Costs to update mapping.

**Service Level / Staff Resource Implication:**

This work falls under the Planning and Economic Development department duties.

**Justification:**

To meet regulatory requirements.

**Alternative(s):**

That the Development Authority recommends that Council give third reading to Bylaw 9-2021, for the purpose of amending Bylaw 21-2016, being the Northwest Area Structure Plan, with amendments.

That the Development Authority recommends that Council does not give third reading to Bylaw 9-2021, for the purpose of amending Bylaw 21-2016, being the Northwest Area Structure Plan, with reasons.

**Attachment(s):** Bylaw 9-2021 NWASP Amendment  
Eureka ASP Concept

**APPROVALS:**

**Originated By:**  
Phyllis Monks

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

TOWN OF TABER  
BYLAW NO. 9-2021

**BEING A BYLAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW 21-2016, BEING THE TOWN OF TABER'S NORTHWEST AREA STRUCTURE PLAN WITHIN THE TOWN OF TABER.**

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WHEREAS section 633 of the *Municipal Government Act* (Alberta, R.S.A. 2000, Chapter M-26, and amendments thereto) allows a Council to adopt an Area Structure Plan to provide a framework for subsequent subdivision and development of an area of land within a municipality;

AND WHEREAS Section 633 of the *Municipal Government Act* requires that an area structure plan must be consistent with any municipal development plan;

AND WHEREAS notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

AND WHEREAS the Council of the Town of Taber has deemed it necessary to amend the Northwest Area Structure Plan;

NOW THEREFORE the Council of the Town of Taber in the Province of Alberta, duly assembled, hereby enacts as follows:

**1.0 NAME OF BYLAW**

This Bylaw may be cited as the "Northwest Area Structure Plan Amendment"

**2.0 DEFINITIONS**

In this Bylaw:

**Act** means the *Municipal Development Act*, R.S.A. 2000, Chapter M-26, as amended;

**Bylaw** means the Northwest Area Structure Plan Bylaw 21-2016 bylaw established by the Municipality;

**Chief Administrative Officer** means the Chief Administrative Officer for the Town, regardless of the specific title that may be conferred on the Officer by Council from time to time;

**Council** means the Council for the Town of Taber;

**Municipality** means the Town of Taber;

TOWN OF TABER  
BYLAW NO. 9-2021

**3.0 GENERAL**

- 3.1 That Schedule A of Bylaw 21-2016, Town of Taber Northwest Area Structure Plan is amended as follows:
- 3.1.1 Figure 3 – Land Use Concept Plan, page 29 is deleted and replaced by the Map contained in Schedule A and forming part of this Bylaw.

**4.0 INTENTION OF TOWN COUNCIL**

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

**5.0 RESCINDED OR AMENDED BYLAWS**

- 5.1 Schedule A of Bylaw No. 21-2016 is hereby amended.
- 5.2 The remainder of Bylaw 21-2016 is not amended by Bylaw 9-2021 and remains in full force and effect.

**6.0 EFFECTIVE DATE**

This Bylaw shall take effect on the day of the final passing and the signatures of the chief elected official and duly authorized designated officer thereof.

- RES.           Read a first time this \_\_\_ day of \_\_\_\_\_, 20\_\_
- RES.           Read a second time this \_\_\_ day of \_\_\_\_\_, 20\_\_
- RES.           Read a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 20\_\_

**TOWN OF TABER**

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CHIEF ADMINISTRATIVE OFFICER (C.A.O)**

TOWN OF TABER  
 BYLAW NO. 9-2021

Schedule 'A'

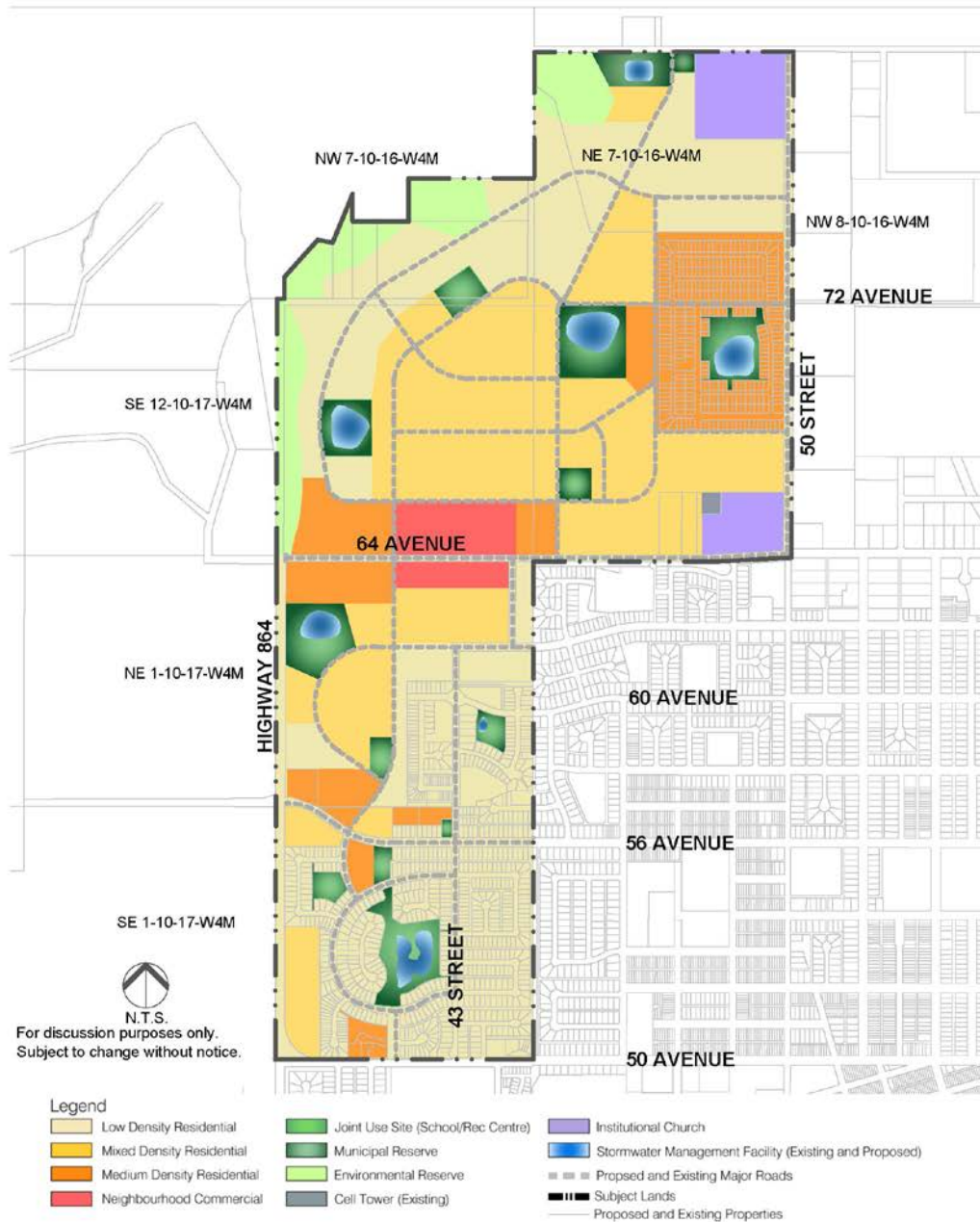


FIGURE 3 - LAND USE CONCEPT PLAN



## Legend

- ASP Boundary
- Existing Road
- Proposed Road
- Potential Rail Spur
- Existing Stormwater Management
- Proposed Stormwater Management
- Urban Reserve (Possible Future Outline Plan)
- Light Industrial
- Medium Industrial
- Potential Institutional Recreation
- Municipal Solid Waste Handling
- Institutional/Reserve

## Development Authority Request for Decision

**Meeting Date: March 31, 2021**

**Subject:**

The Meadows of Taber Concept Plan

**Recommendation:**

The Development Authority recommends that Council approve The Meadows of Taber Concept Plan, as presented.

**Background:**

In 2018, Council purchased a 60 acre parcel north of 64<sup>th</sup> Avenue and west of 50<sup>th</sup> Street, with the intention of developing affordable housing in order to meet the demands of Taber citizens, as well as local industry who had expressed a need for housing to attract employees. A visioning session was held with Council, and some concepts were arrived at that could potentially address the need.

As Administration worked through the potential for housing on the site, it was determined that the water table on the lands was very high and not suitable for the development of basements. While basements could be an option it would be quite costly, and not conducive to an affordable housing development. It was determined that a comprehensively designed manufactured housing development, using a condominium style ownership model would meet the demands while allowing for a measure of control over the area that ensured it was maintained as an attractive and desirable neighborhood for our citizens.

Administration has been working with Bergen Associates who is the developer of two manufactured housing developments in the Town of Coaldale, and well versed in the type of development that Council would like to see in our own community.

At the August 17, 2020 regular meeting of Council, RES 341/2020 Moved by Councillor Tams that Council authorizes Administration to execute the letter of intent for Land Development at 7000 50 Street and proceed with preliminary design and scope of work, was carried unanimously.

Since that time, engineering drawings have been prepared, geotechnical work completed, and the developer has proceeded with an invitational tender to several different contractors in our region, to determine the final pricing for the work.

In order to move forward with any development, the Planning requirements need to be put in place. This requires an amendment to the Northwest Area Structure Plan to allow for residential development of the site, moving the school and recreational site to the east side of 50<sup>th</sup> Street. Under the Northwest Area Structure Plan, a Concept Plan is required for development of any sites within the boundaries of the plan to provide for more detailed planning of the site.





The Meadows of Taber allows for the development of 302 manufactured housing lots in a neighborhood that is designed with parks, stormpond and neighborhood pathway connections. It also covers the Town owned land on the east side of 50<sup>th</sup> Street and provides for a school site and Recreational complex with potential neighborhood commercial at the south end. The Concept Plan is attached for review and comment and is currently available on the Planning Public Consultation page of our website. It has been advertised in the Taber Times for two weeks and is potentially ready for Council approval by resolution at the April 12, 2021 regular meeting of Council along with the NWASP amendment and the LUB amendment that will accommodate its development.

**Legislation / Authority:**

Municipal Government Act, Section 3: Municipal purposes

**Strategic Plan Alignment:**

Develop Community & Promote Growth – Promote expansion of the variety of housing options in Taber. Explore a variety of options for the 60-acre development.

**Financial Implication:**

Costs for provision of mapping and initial concept plan layout. With change of direction to the manufactured housing, the Concept Plan was completed in house with staff time.

**Service Level / Staff Resource Implication:**

The preparation of Concept Plans fall within the duties of the Planning Department. This project is a department priority.

**Justification:**

To meet the objectives set by Council and provide for affordable housing development in Taber.

**Alternative(s):**

The Development Authority recommends that Council approve The Meadows of Taber Concept Plan, with changes.

The Development Authority recommends that Council does not approve The Meadows of Taber Concept Plan, as presented.

**Attachment(s):** The Meadows of Taber Concept Plan

**APPROVALS:**

**Originated By:**  
Phyllis Monks

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



# *The Meadows of Taber Concept Plan*



**March 2021**



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# 1 INTRODUCTION

The Meadows of Taber community is comprised of 33.2 hectares of undeveloped land at the north end of the Town of Taber. The area encompassed by the Meadows of Taber Concept Plan (CP) overlays portions of the Northwest and Eureka Area Structure Plans (ASPs), and gains direction from the Town of Taber's Municipal Development Plan (MDP).

In 2017 Council of the Town of Taber recognized a need within the community for affordable and attractive housing for its citizens. With a desire to attract and retain industry, this need had to be met in order for the community to provide an alternative for residents to live and work in the community and to allow for responsible and attractive growth.

The Meadows of Taber community will offer a manufactured housing neighborhood that will cater to a diverse population. From childhood parks and affordable starter homes, to retirement homes overlooking the park and pond, residents will have the opportunity to call the area home through all stages of their lives. The Concept Plan encourages an active and interconnected style of living that provides local pathways and linear parks with close proximity to the regional pathway, and easy access to the rest of town along 50th Street.

The community is located west of the Town's thriving industrial park, buffered by extensive recreational facilities and a proposed school site. A transportation connection, in close proximity to employment opportunities that will allow you to live in the community you work in, while owning your own home. The Meadows of Taber Concept Plan provides an integrated blueprint for the development of an enduring, attractive community.

## 1.1 PURPOSE

The purpose of the Taber North CP is to establish a concept for the development of lands within NE ¼ Section 7-10-16-4, SE ¼ Section 7-10-16-4, Block 1 of Plan 041 4376, and Block X of Plan 5440AQ, as shown in **Figure 1.0 - Location Plan**. This will offer direction for the build out of the area with a developer experienced with this form of development, to provide attainable housing for our citizens.

## 1.2 LOCATION & AREA CONTEXT

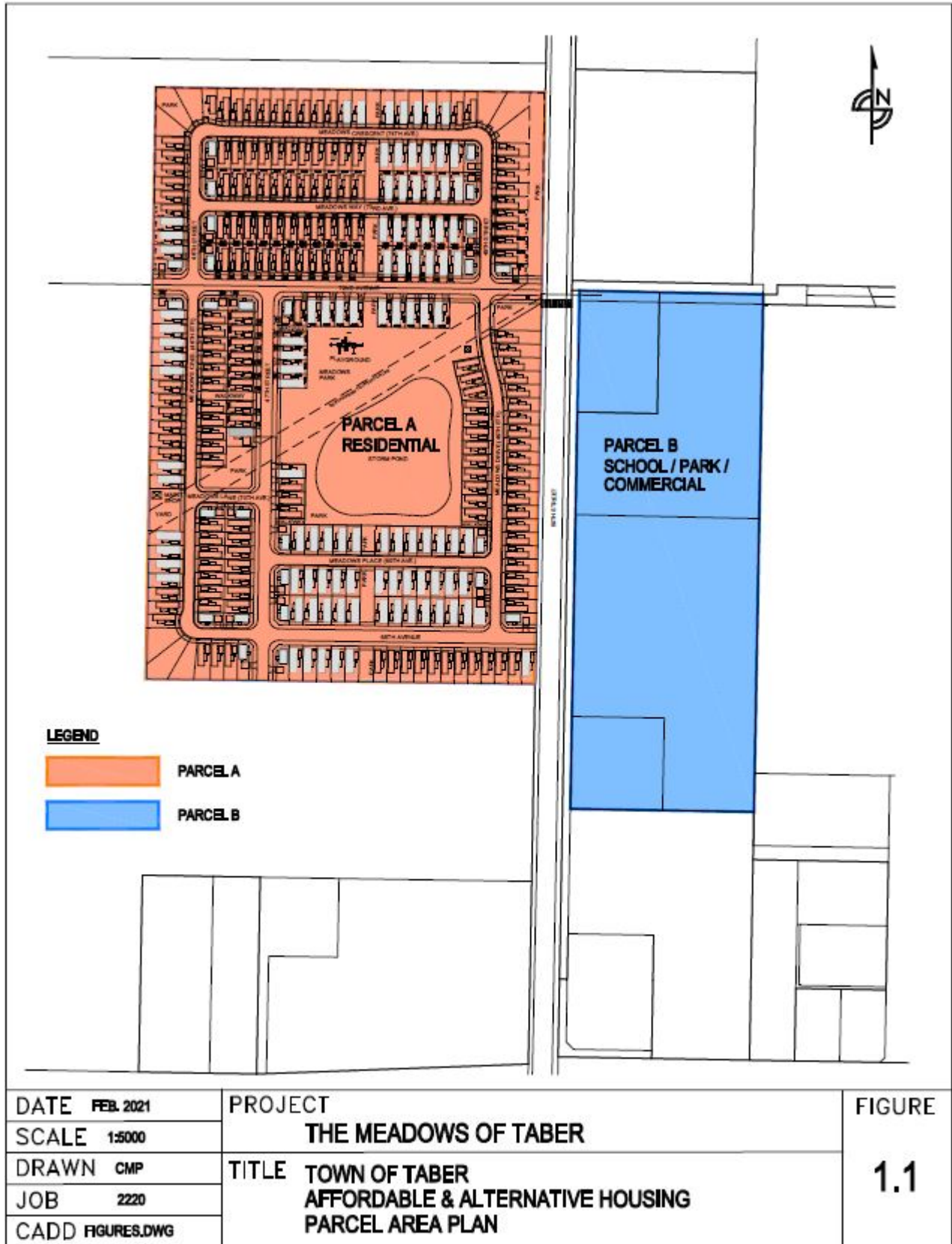
The area addressed by this Concept Plan is located a short distance north of 64<sup>th</sup> Avenue and lies astride of 50<sup>th</sup> Street as shown in **Figure 1.1 – Parcel Plan**. The Concept plan addresses two separate existing parcels divided by 50<sup>th</sup> Street.

- **Parcel 'A'** (23.95 ha): former agricultural land that is bordered by existing agricultural land on the north, west, and south edges, and by 50th Street on the east side.
- **Parcel 'B'** (9.54 ha): former industrial lands bordered by the Taber Exhibition Grounds on the east side, Taber Legion Campground to the north, light industrial to the south and 50th Street on the west side. These parcels are intended to be used for the development of a school, recreational area, and potential commercial spaces.

Figure 1.0: Location Plan



Figure 1.1: Parcel Area Plan





## 2 OPPORTUNITIES AND CONSTRAINTS

### 2.1 LAND OWNERSHIP

There are four land titles contained within the boundary of this Concept Plan, three of which are owned by the Town of Taber, as per the Certificates of Titles found in **Appendix A – Certificates of Title**. The privately owned parcel is also attached.

### 2.2 EXISTING LAND USE AND ZONING

Current zoning within the portion of the site to the west of 50<sup>th</sup> street is Urban Reserve. This parcel is referred to as **Parcel 'A' (Figure 1.1)**. The portion of the site east of 50<sup>th</sup> street is currently zoned as Institutional and Recreation (IR) District and is referred to as **Parcel 'B' (Figure 1.1)**.

Development is restricted by an existing irrigation line that bisects Parcel 'A' of the proposed site. Development of underground infrastructure or surface work requiring significant earth work will need to be avoided over the irrigation line.

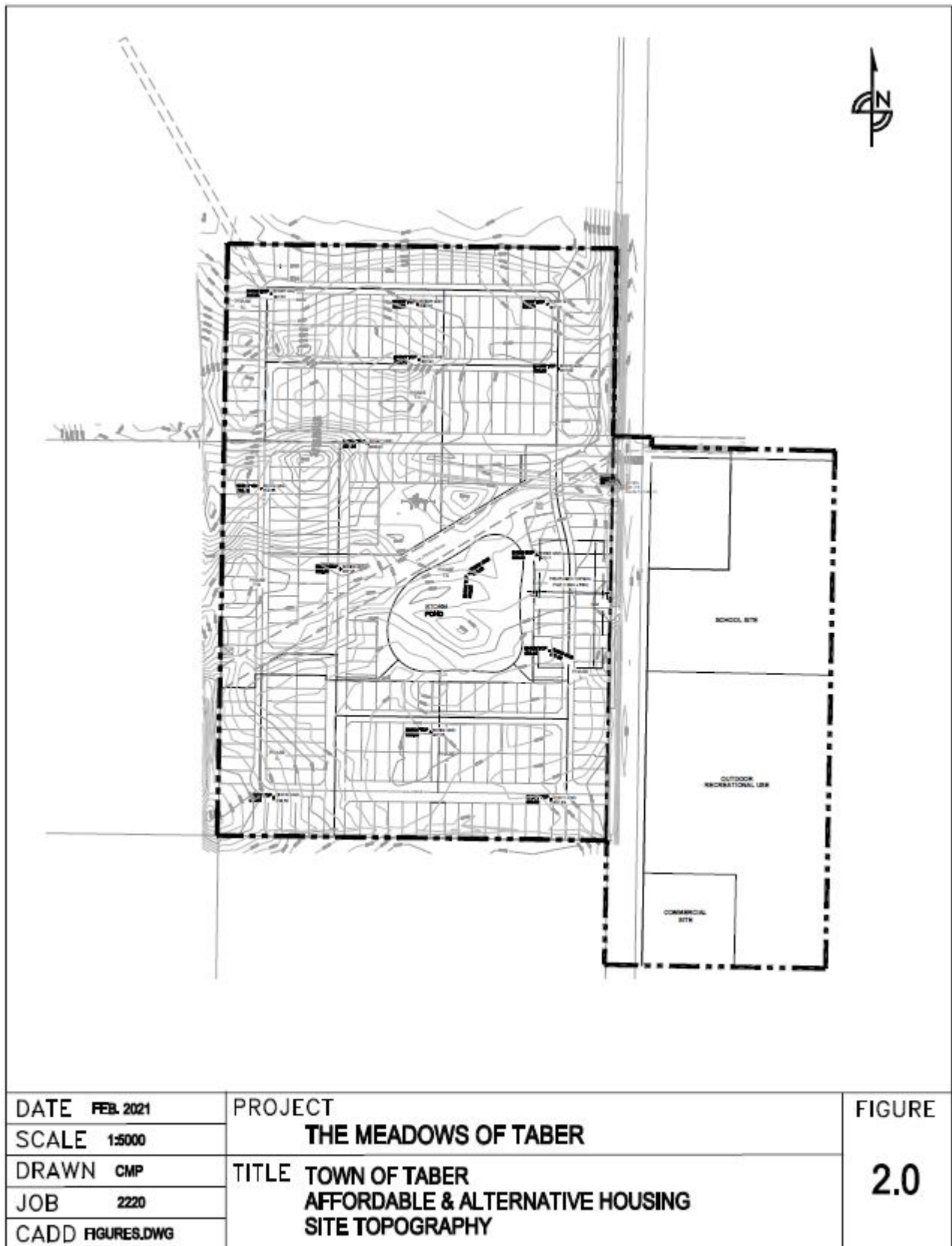
### 2.3 TOPOGRAPHY

The topographic characteristics of the area contained within this Concept plan are summarized in **Figure 2.0 – Site Topography**.

### 2.4 BACKGROUND STUDIES

Parcel 'A' has had a Phase 1 Environmental Assessment completed, prior to purchase of the lands. Parcel 'B' has had a Phase 1 and 2 Environmental Assessment and reclamation work has been completed to restore the lands to a standard which allows for residential development. A geotechnical study was completed in 2020 identifying a high water table and the requirement for de-watering during construction, increasing the costs of development.

Figure 2.0: Site Topography



## 3 POLICY CONTEXT

The framework for the development of the Meadows of Taber CP was based on the Town of Taber's hierarchy of land use planning documents, including (in descending order):

- South Saskatchewan Regional Plan (SSRP)
- Municipal Development Plan (MDP)
- Area Structure Plan (ASP)
  - Northwest Area Structure Plan
  - Eureka Area Structure Plan
- Meadows of Taber Concept Plan

### 3.1 SOUTH SASKATCHEWAN REGIONAL PLAN

The Town of Taber is fully encompassed by the South Saskatchewan Regional Plan (SSRP) which provides a long term vision for growth within the South Saskatchewan and Milk River Basins, and the Alberta portion of Cypress Hills. The plan provides an integrated directive for the effective and efficient management of land through considering the combined effects of all activities in the region, and forming Strategic Directions, Outcomes, and Visions. The Meadows of Taber CP is directed by the SSRP strategies, including the goals of using innovative housing designs, minimizing building footprints, reducing the environmental impact of communities, and the development of facilities to meet the needs of local populations.

### 3.2 MUNICIPAL DEVELOPMENT PLAN

The Taber Municipal Development Plan provides direction for long term community development within the Town of Taber, while addressing the shorter term service and infrastructure needs. In addition, it provides goals and guidelines for Urban Design, and environmentally sustainable development. The Meadows of Taber CP reflects the vision of the MDP, most notably with respect to the following goals:

- Goal 5 "Promote a Variety of Housing Types": The Meadows of Taber CP addresses the need to provide appropriate housing for a diverse and growing population. Providing the option of a comprehensively designed manufactured housing development will provide opportunities that meet the diverse needs of Taber's current and future residents.
- Goal 7 "Urban Design" & Goal 8 "Parks and Pathways": The Meadows of Taber CP proposes a unique system with maximized access from dwellings to adjacent, interconnected pathways that lead to and from community nodes, greenspaces, recreational facilities, and other amenities.

### 3.3 NORTHWEST AREA STRUCTURE PLAN

The Northwest ASP overlaps the western half (**Parcel 'A' - Figure 1.1**) of the Meadows of Taber CP, and suggests that the majority of the area be developed as a Joint Use Site for a school and recreation centre. The Meadows of Taber CP relocates this Joint Use Site to the east side of 50th Street, and replaces it with Direct Control Residential that reflects the framework provided within the Northwest ASP.

### 3.4 EUREKA AREA STRUCTURE PLAN

The Eureka Area Structure Plan applies to the Meadows of Taber CP area east of 50th Street (**Parcel 'B' - Figure 1.1**). The concepts provided by both plans align with one another as they propose that the overlapping area be used for Institutional and Recreational uses. One key aspect that the Eureka ASP does not address is the underground servicing, however, servicing for the subject property can be achieved utilizing the concept as outlined in the Northwest ASP.

### 3.5 MEADOWS OF TABER VISIONING AND GUIDING PRINCIPLES WORKSHOP SUMMARY REPORT

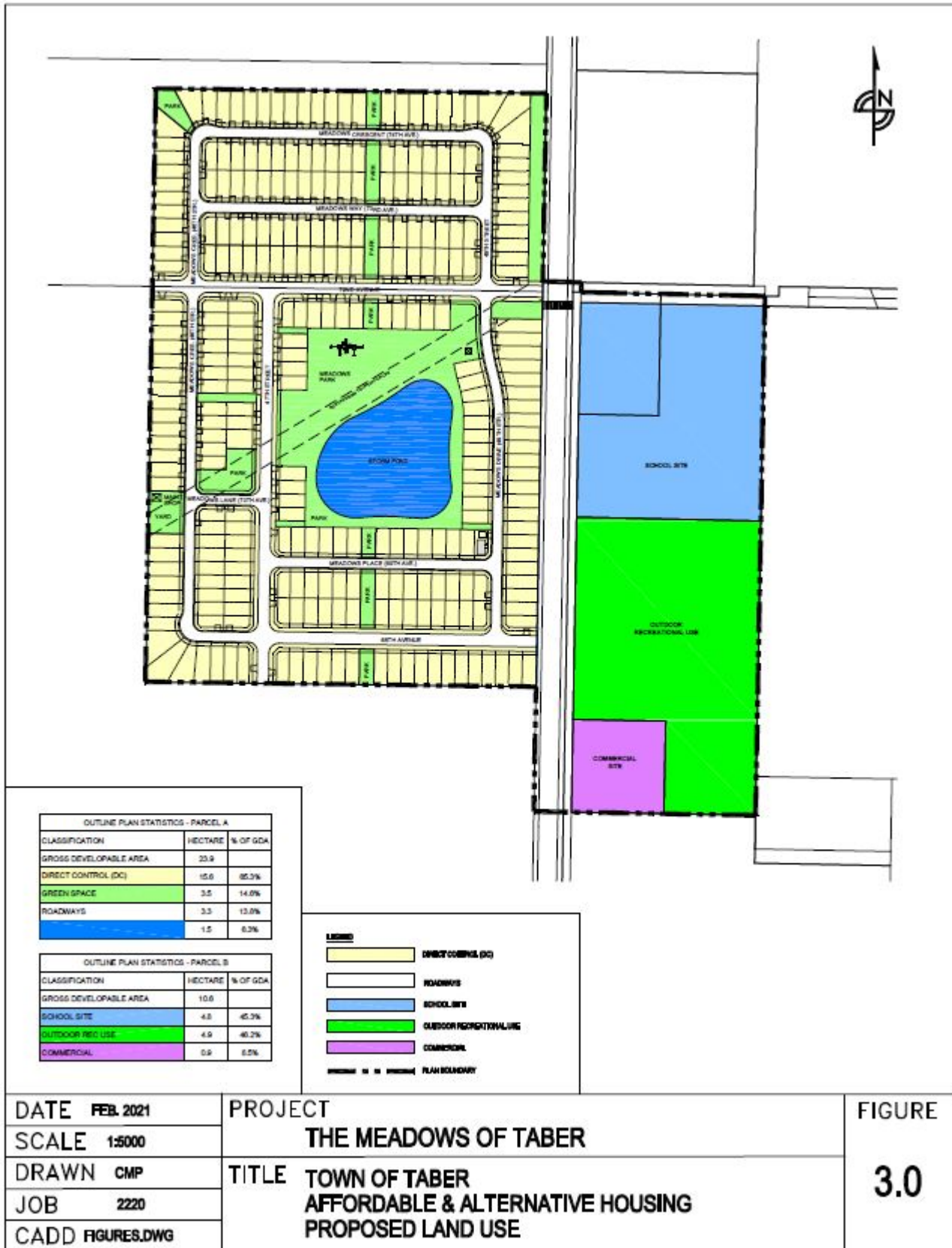
In October of 2018, a Visioning Workshop was held with Council to review options for affordable housing and general design ideas for the area. Council has determined that a comprehensively designed manufactured housing development will allow for affordable housing utilizing a condominium association structure that ensures upkeep and architectural standards, providing for an attractive development now and into the future.

### 3.6 INFRASTRUCTURE MASTER PLANS

The Town of Taber has developed a number of infrastructure master plans. In development of this Concept plan the following documents were reviewed:

- Potable Water Distribution Master Plan, March 2016
- Sanitary Collection System Master Plan, May 2017
- Stormwater Master Plan, August 2015

Figure 3.0: Proposed Land Use



## 4 DEVELOPMENT CONCEPT

### 4.1 COMMUNITY VISION

The community vision for the Concept plan area identifies a number of key concepts based on the future needs of Taber community members. The key elements of the Meadows of Taber area are the development of affordable and alternative sustainable housing, the fostering of community through distributed pathway networks and easy access to common areas, and the provision of nearby amenities in the form of a school, common recreational areas, and commercial developments.

The stormwater pond is centrally located within the development area and is designed to act as a community hub and public amenity feature. A large park surrounds the pond and is linked to the surrounding homes and amenities by an extensive pathway, additional greenspaces are scattered throughout the community in order to provide for a range of outdoor activities.

### 4.2 ARCHITECTURAL STANDARDS

The built form of the development will be subject to architectural standards and design guidelines. These guidelines will be initiated and implemented by the condominium association and will include design guidelines such as:

- Maximum/Minimum building footprints
- Optional attached/detached garages
- Fencing design and materials
- Diversity of building design
- Front driveway access
- Exterior finish
- Landscaping requirements

The detailed design guidelines will be established by the developer with approval by the Planning department, and enforced at the building stage by the developer and condo association, and throughout the life of the development in order to provide for a pleasing built environment for residents.

### 4.3 LAND USE STATISTICS & POPULATION PROJECTIONS

The Land Use Concept breaks down into public land use and developable areas. The gross area (GA) of the Plan is 34.5 hectares, which includes all lands within the planning area. The gross developable area (GDA) is 11.9 hectares. The following tables summarize the land use concept.

Table 4.1: Developable Area and Population Estimates Parcel A

Developable Area	Area (Ha)	% of GDA	Units Per Hectare	Total Units	Population
<b>Residential Land Use</b>					
Direct Control 4 (DC-4)	19.1	80	15.8	302	831
Green Space (Municipal Reserve)	3.3	13.7			
Storm Pond (Public Utility)	1.5	6.3			
<b>Residential Land Use Totals</b>				<b>302</b>	<b>831</b>

Table 4.2: Land Use Areas Parcel B

Developable Area	Area (Ha)	Percent of GDA (%)
<b>Gross Area (GDA)</b>	<b>9.54</b>	<b>100</b>
<b>Public Land Use</b>		
School Space	4.05	42.5
Recreational	3.29	34.5
Potential Commercial	2.2	23.1

Areas and percentages presented above have changed from the ASP areas based on more accurate information and more detailed calculations of the plan area.

## 4.4 LAND USES

### 4.4.1 Residential Land Use

The Meadows of Taber is a community that has something for everyone, this comprehensively designed manufactured housing development will allow for starter homes, rental units and senior citizens who do not want the responsibility of maintenance. The residential block develops a sense of community through the orientation of houses that front onto local roads instead of busy commuter streets, and block lengths and pathway connections to give the community a pedestrian friendly feel.

**Figure 3.0 Proposed Land Use**, shows the layout and proposed land uses within the Meadows of Taber Concept plan area.

#### 4.4.1.1 DIRECT CONTROL 4 (DC-4) MEDIUM DENSITY RESIDENTIAL

The Direct Control 4 (DC-4) Residential zoning within the development located in parcel 'A' and surrounds the storm pond which features park space and a playground development. Linear parks run through the space providing connectivity. Lots are sized to provide for three options of manufactured homes with space for a garage and shed development, deck, and trees in front and back yards.

### 4.4.2 Institutional and Commercial Land Use

#### 4.4.2.1 SCHOOL SITE

The Meadows of Taber provides for the opportunity to develop a school site east of 50<sup>th</sup> Street. The site has adequate room to provide for recreational facilities, while being in close proximity to the extensive amenities provided at the Legion Campground and Ken MacDonald Park, located east of 50<sup>th</sup> Street and north of the school site.

The school site will be zoned as an Institutional and Recreational District. The site is located along the north edge of Parcel 'B', and has an area of approximately 4.05 ha (10acres).

#### 4.4.2.2 RECREATIONAL SITE

A recreational site, zoned Institutional Recreation District is immediately south of the school site and provides for an option for additional facilities such as soccer fields, baseball diamonds, play equipment etc., and camping located within close proximity to the school will allow for a design that will be cooperative within the community.

#### 4.4.2.3 COMMERCIAL SITE

A potential commercial site, zoned Neighborhood Commercial District, is designated along the south edge of the eastern parcel, and has an area of approximately 0.89ha (2.2acres). This will allow for the provision of neighborhood commercial services for north Taber. Providing an opportunity for this amenity will allow residents to be able to shop within their immediate proximity.



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Alternatively, the site may also provide an additional opportunity for another school to be developed and provide for an educational/recreational campus.

#### **4.4.3 Municipal Reserve Land Use**

The dedication of municipal reserve and school reserve which provides public parks, open space and the school yard within the development represents approximately 32 % of the Concept Plan area. This satisfies the municipal reserve requirement under the Municipal Government Act, while allowing for an attractive and comprehensively designed development in close proximity to an industrial area providing employment generation. The Meadows of Taber truly provides a Live, Work, Play development that will allow its residents a quality affordable lifestyle.

## 5 OPEN SPACE CONCEPT

### 5.1 GREEN SPACE AND PATHWAY NETWORK

The extensive green space area within the proposed development features an interconnected pathway network as shown on Figure 6 – Pathway Network. Additionally, a large stormpond is provided as part of the stormwater management network and will be surrounded by amenity green space. Several linear and pocket parks are provided through the residential neighbourhood to provide families with abundant green space within their neighborhood.

Wherever possible, and throughout the majority of the subdivision, the pathway network runs adjacent to the proposed lots providing easy foot access and provides a connection across 50<sup>th</sup> and into the school and park site in parcel 'B'.

Detailed landscaping and parks plans will be required as development of those areas proceeds.

### 5.2 OUTDOOR RECREATIONAL USE

A recreational site, zoned as an Institutional and Recreational District, is designated midway in Parcel 'B', and has an area of approximately 3.29 ha (8 acres).

### 5.3 RESERVE DEDICATION

The dedication of municipal reserve and school reserve which provides public parks, open space and the school yard within the development represents approximately 32% of the Concept Plan area. This satisfies the municipal reserve requirement under the Municipal Government Act.

### 5.4 STORMWATER MANAGEMENT FACILITIES

A large storm pond will be located within the municipal reserve areas. The facility will be designed to incorporate the existing low areas and rolling topography where possible. The storm pond facility will be utilized as aesthetic amenities and function to enhance the visual park experiences as well as ensuring adequate storm water capacities.

## 6 TRANSPORTATION NETWORK

### 6.1 ACCESS AND EXTERNAL ROAD SYSTEMS

The development within the bounds of the Meadows of Taber Concept Plan are serviced by 50<sup>th</sup> Street, designated by the Municipal Development Plan as Major Community Corridor. Currently 50<sup>th</sup> Street serves as a collector providing both traffic movement and land access. In future however, reclassification of this road to arterial status will prioritize major traffic movement. As such, access management on 50<sup>th</sup> Street should be considered for the development within the bounds of the Meadows of Taber Concept Plan.

### 6.2 ROAD CLASSIFICATION

There are multiple functional road classifications within the development area. **Figure 6.0** provides a visual overview of the road network classifications.

### 6.2.1 Road Functions

The following functions are associated with the selected road classifications:

- Minor Collector / Urban Collector Undivided (UCU 50)
  - To collect and distribute traffic within the residential community
  - To provide access to adjacent residential lots within the subdivision
  - To serve secondary traffic generators such as recreational facilities and schools
  - To serve as a transit route
- Local / Urban Local Undivided (ULU-50)
  - To provide access to adjacent residential lots
  - To convey local residential traffic to Collector roadways
  - To serve as part of the Fire and Emergency Services access route.

### 6.2.2 Road Cross Sections

The cross section geometrics were reviewed and the recommended road cross sections are as follows:

- 10.0m Paved Local Road
- 11.8m Paved Minor Collector Road

## 6.3 ACTIVE TRANSPORTATION MODES

The Meadows of Taber Concept Plan proposed an extensive, integrated pathway network providing for non-vehicular traffic throughout the CP area as outlined in Section 5.1 – Greenspace and Pathway Network.

## 6.4 TRANSIT

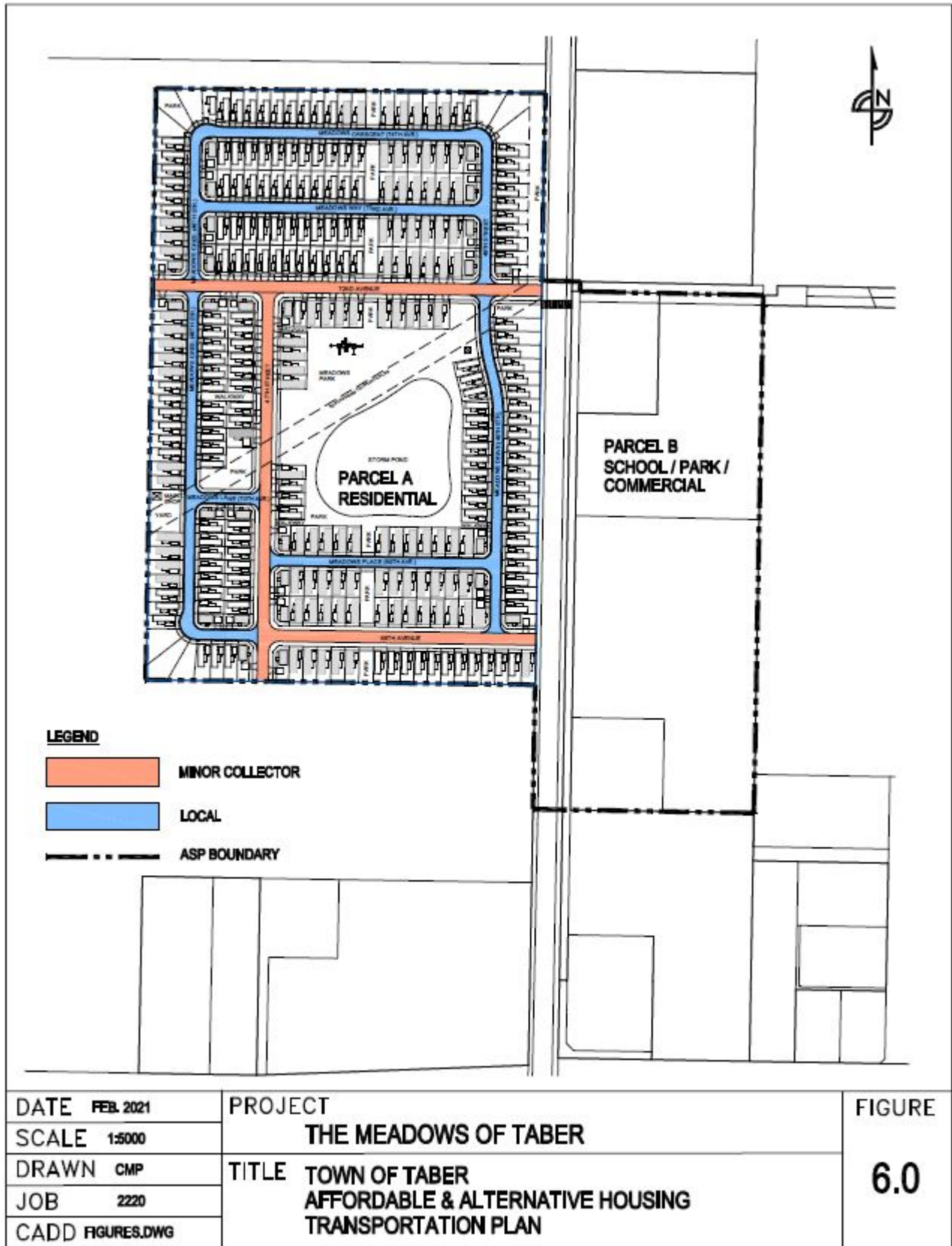
The Town of Taber does not currently operate a public transit system.

## 6.5 ROAD NAMES

The Town of Taber will provide naming of the roadways for the development. To aid in the development of the naming the following suffixes may be considered:

- Avenue: Generally numerical east-west roadways.
- Bay: A cul-de-sac of relatively short length.
- Circle: A minor roadway that completes a loop upon itself.
- Court: A cul-de-sac.
- Crescent: A 'u'-shaped minor roadway accessible at either end from the same roadway with no other intersections with through streets.
- Drive: A collector roadway.
- Link: A minor roadway joining two cells of a subdivision, or joining two points of one roadway.
- Manor: A minor roadway.
- Mews: A cul-de-sac.
- Place: A cul-de-sac or 'p'-shaped roadway.
- Road: A roadway that may change direction.
- Street: Generally numerical north-south roadways.
- Walk/Walkway: A pedestrian walkway within a comprehensive development.

Figure 6.0: Transportation Plan



## 7 UTILITY SERVICING

### 7.1 POTABLE WATER SERVICING

Potable water distribution to the Meadows of Taber development will be provided via connection to the existing town system at two points as shown in Figure 7 – Offsite Potable Water Servicing. In addition, provision will be made to allow for future connection at the west end of the Residential Parcel 'A'.

Design criteria for the potable water distribution system will conform to Alberta Environment and City of Lethbridge standards and include the following assumptions

- Maximum delivered pressure no greater than 620kPa
- Minimum delivered pressure at maximum daily demand no less than 345kPa
- Minimum delivered pressure at peak hourly demand no less than 310kPa

#### 7.1.1 Offsite Servicing Requirements

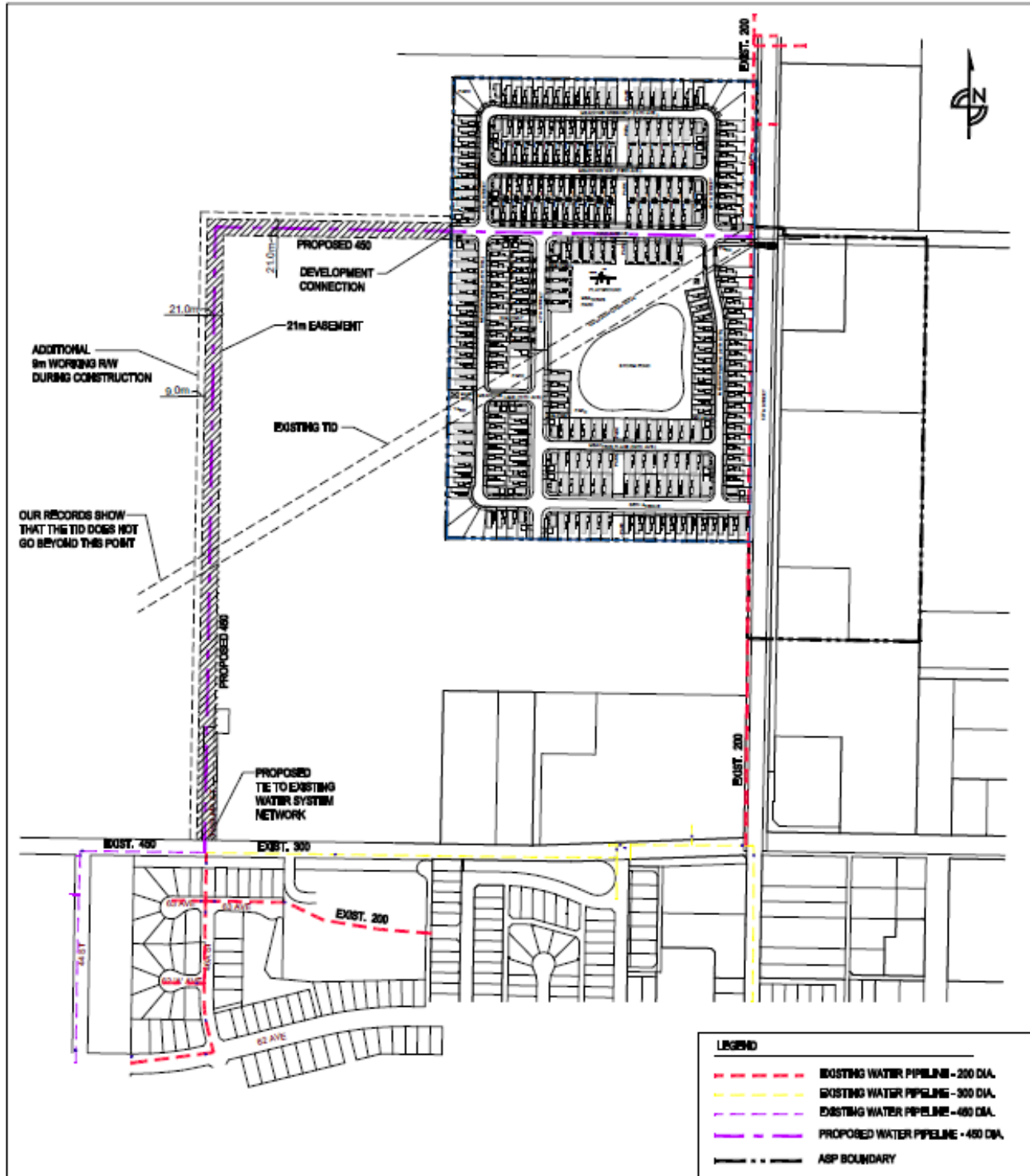
The Town's water distribution system has adequate supply to provide service for the development. In order to provide servicing to the development site, offsite service extensions will be required as shown in **Figure 7.0 – Offsite Potable Water Servicing**.

#### 7.1.2 Site Servicing

The internal potable water distribution system will provide servicing and fire protection for the development. The proposed layout and pipe sizing is included in **Figure 7.1 – Potable Water Servicing**.

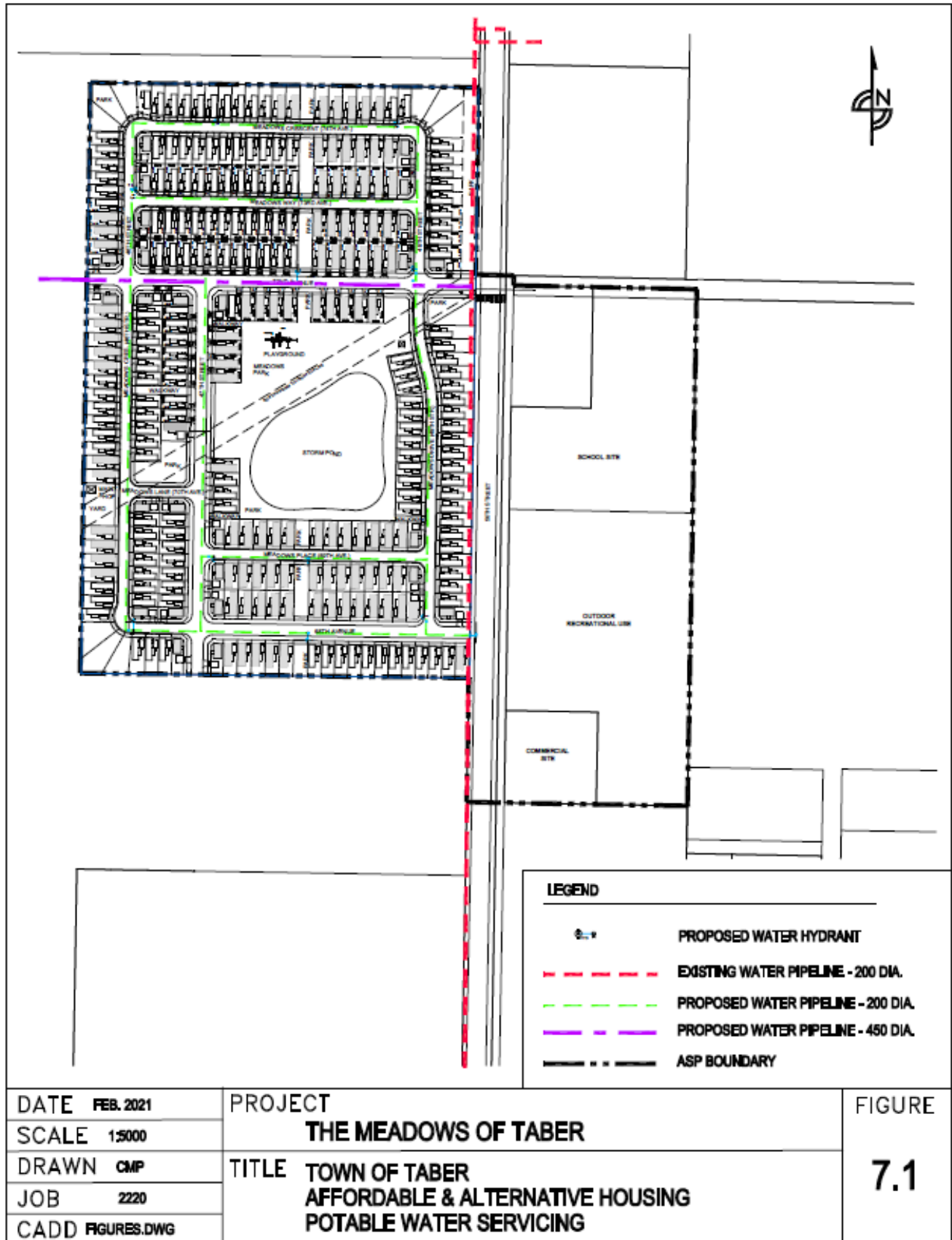
Upgrading of the east-west water main is included as part of the work. This provision is in accordance with the recommendations from the Potable Water System Master Plan.

Figure 7.0 - Offsite Potable Water Servicing



DATE	FEB. 2021	PROJECT	THE MEADOWS OF TABER	FIGURE
SCALE	1:7000			
DRAWN	CMP	TITLE	TOWN OF TABER AFFORDABLE & ALTERNATIVE HOUSING OFFSITE POTABLE WATER SERVICES	7.0
JOB	2220			
CADD	FIGURES.DWG			

Figure 7.1 - Potable Water Servicing



### 7.1.3 Sanitary Servicing

The proposed sanitary sewer collection system will have one connection to the existing Town of Taber network on the NW sewage trunk. The connection will take place at the transition of the existing 300mm diameter sanitary forcemain to the 675mm gravity trunk to the WWTP. Local topography should permit gravity discharge to the existing sanitary collection network.

The proposed sanitary collection network will be generally sized assuming a sewage generation rate of 400L/capita/day and will achieve general service requirements including provision for the sewage collection mains adequate to the dry weather sewage generation with allowance for wet weather inflows and infiltration as per the City of Lethbridge Design Standards (2016).

Table 7.1: Proposed Sewage Generation

Site	Site Area (ha)	Estimated Population	Dry Sewage Generation (m <sup>3</sup> /day)	Infiltration Allowance (m <sup>3</sup> /day)	Totals
Residential Parcel 'A'	24.3	607	350	550	40.2
Institutional Site	3.89	200	55	30	3.9
Commercial Site	0.89		18	7	0.3
<b>Total</b>					<b>44.3</b>

### 7.1.4 Offsite Servicing Requirements

In order to provide servicing to the subdivision offsite servicing will be required. The offsite servicing is shown in **Figure 7.2 – Offsite Sanitary Servicing**.

The Town's sanitary collection and treatment system have adequate capacity to provide service for the development. In order to provide servicing to the development site, offsite service extensions will be required.

### 7.1.5 Site Servicing

The internal sanitary collection system will provide servicing for the development. The proposed layout and pipe sizing is included in **Figure 7.3 – Sanitary Servicing**. No upgrades to the sanitary pipe network are anticipated to accommodate future growth.



Figure 7.2 – Offsite Sanitary Servicing

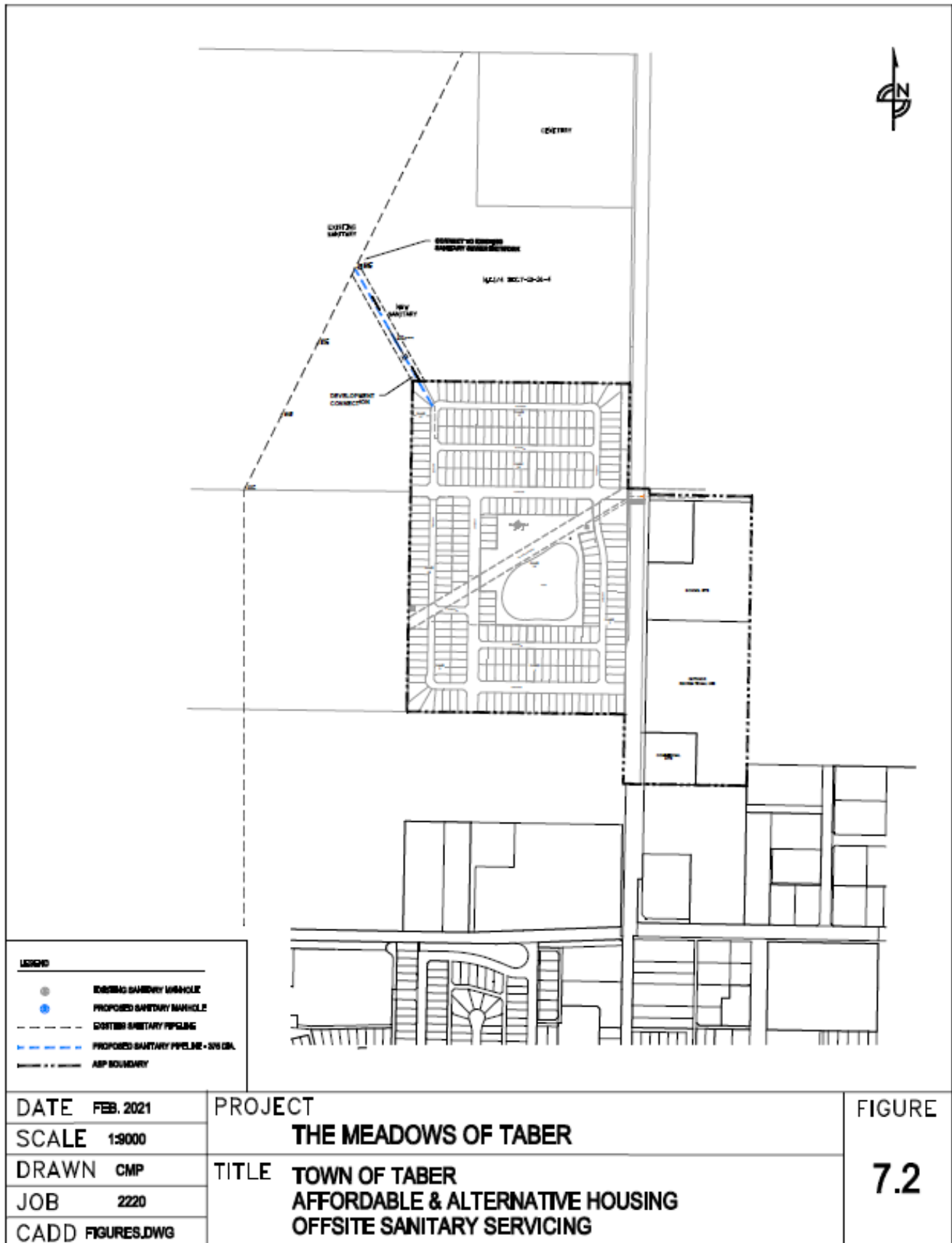


Figure 7.3 – Sanitary Servicing



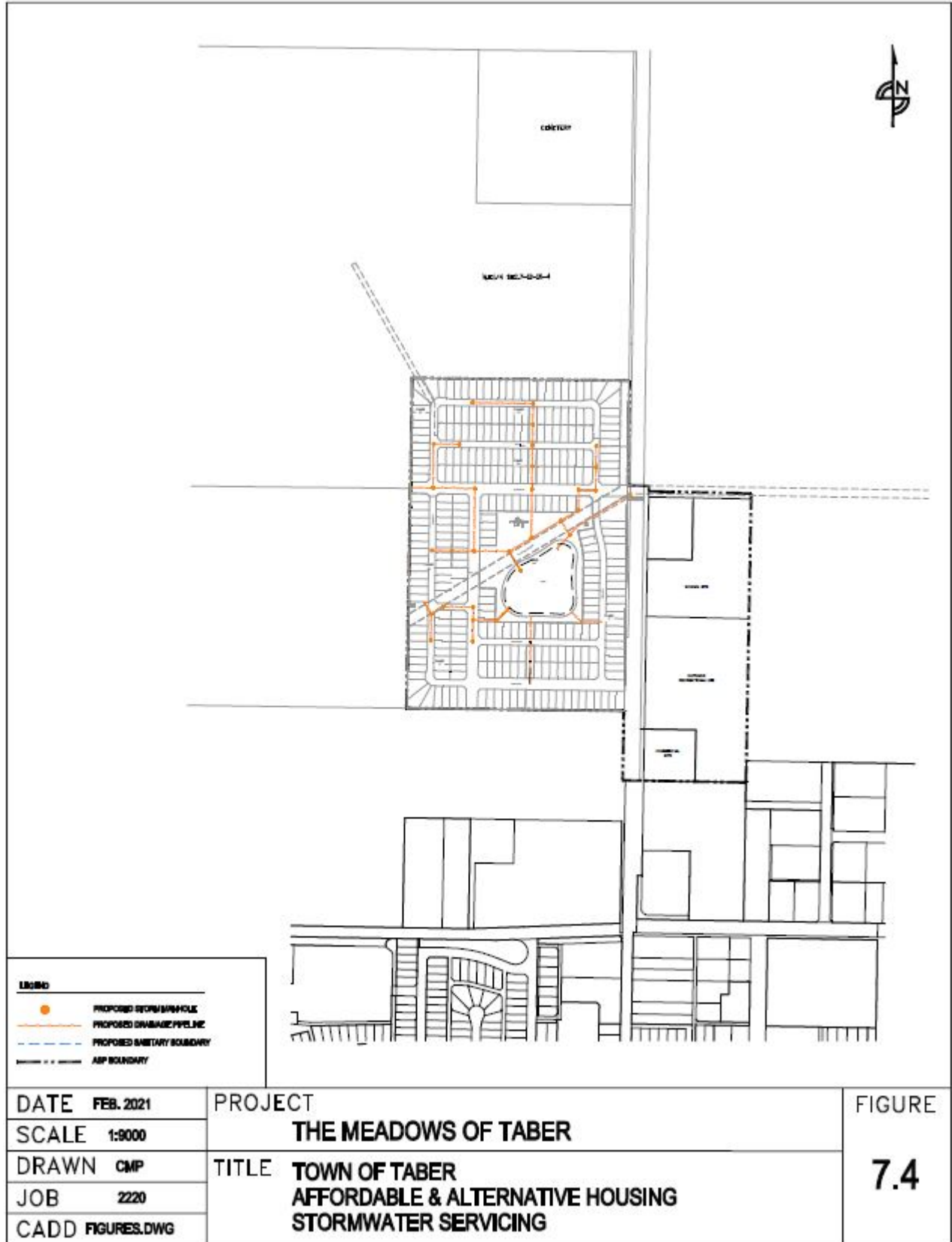
## 7.2 STORMWATER MANAGEMENT AND SERVICING

As the existing land use within the Meadows of Taber boundary is largely agricultural, the stormwater runoff volume within this proposed Concept Plan Boundary will significantly increase when compared with the existing conditions. The increased volume will be addressed via both major (overland) and minor (piped) stormwater systems in combination with a stormwater storage facility as indicated on **Figure 7.4 – Stormwater Servicing**.

Design criteria for the stormwater management system will conform with Alberta Environment and City of Lethbridge standards and include the following assumptions

- Emergency overland flow and stormwater pond level control will be accomplished via outlet to the road ditch along the west side of 50<sup>th</sup> Avenue.
- 1000m<sup>3</sup> of detention storage per hectare of developable area
- 200 L/s/ha for Major System Flows
- 90 L/s/ha for Minor System Flows

Figure 7.4 – Storm Servicing



### **7.3 SHALLOW UTILITIES**

Shallow utility easements will be provided for the shallow utilities. An allowance for 3.0m and 3.5m utility easements are included in the plans. There are often additional easements required for transformers that extend beyond the 3.0m/3.5m easement lines that will require coordination prior to finalization of the survey plans.

#### **7.3.1 Power Servicing**

It is anticipated that the power facilities (Fortis) will be relocated and integrated into the community at the subdivision detailed design stage. Power facilities include both lot services and street lighting.

#### **7.3.2 Natural Gas Servicing**

It is anticipated that the existing ATCO gas facilities will be relocated and integrated into the community at the subdivision detailed design stage.

#### **7.3.3 Telecommunication Servicing**

It is anticipated that the telecommunications facilities (Telus and Shaw) will be relocated and integrated into the community at the subdivision detailed design stage.

## 8 COMMUNITY SERVICES

The Town of Taber provides a number of community services. The following services are anticipated within the development area.

### 8.1 EMERGENCY SERVICES

Town of Taber emergency services will provide service to the community. As development occurs plans will be circulated to the Taber Fire Department for comment in the detailed design.

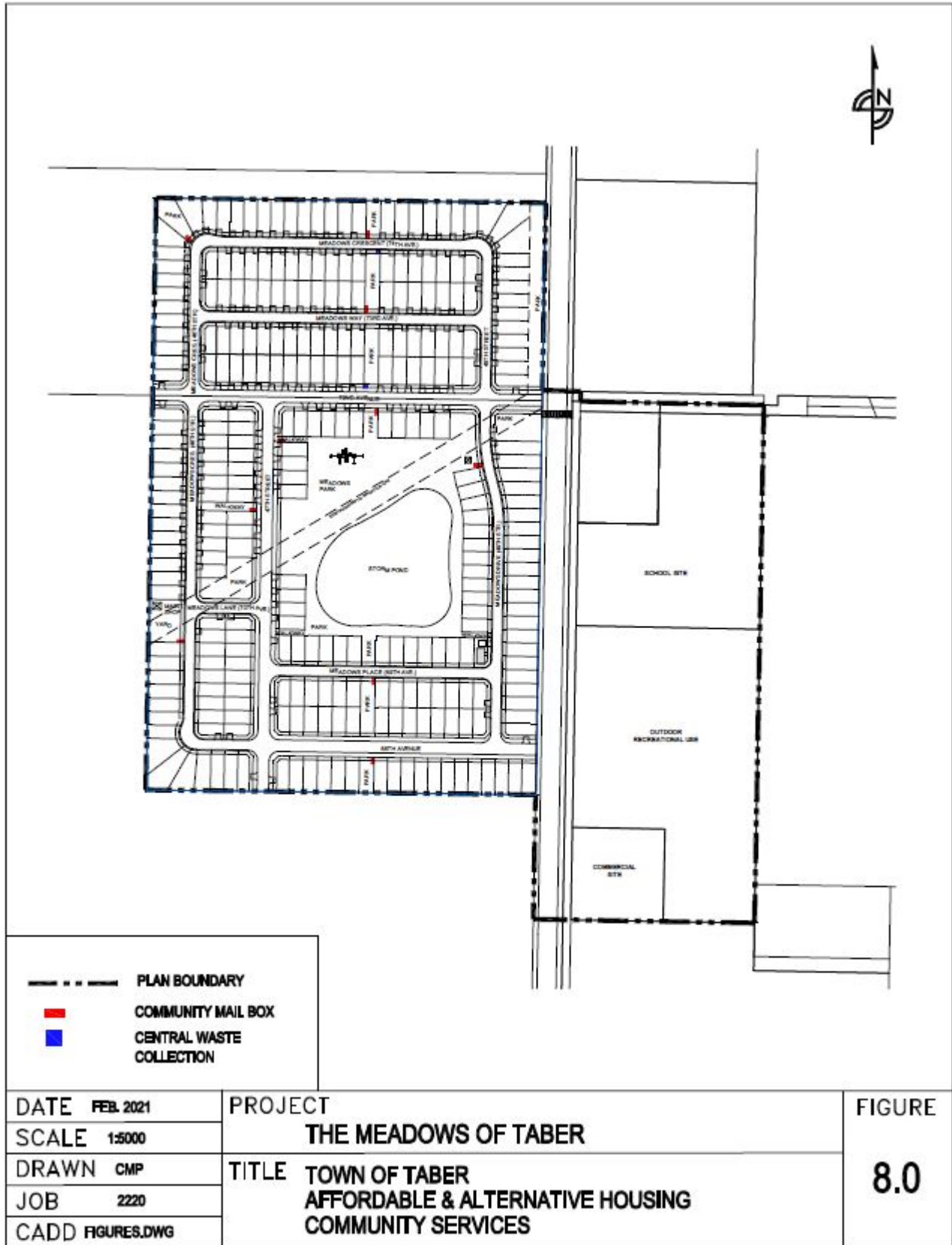
### 8.2 POSTAL SERVICES

Canada post provides postal services within the Town of Taber. Community mail boxes will be provided in the area. While specific locations of the boxes will be determined in the detailed subdivision design, conceptual locations are shown in **Figure 8.0 – Community Services**.

### 8.3 WASTE AND RECYCLING SERVICES

Town of Taber waste and recycling services will review the subdivision plans to provide input as final development occurs. Centralized collection locations are proposed and are shown in **Figure 8.0 – Community Services**. As the development is private, these services will be private, or coordinate directly through Public Works.

Figure 8.0 – Community Services

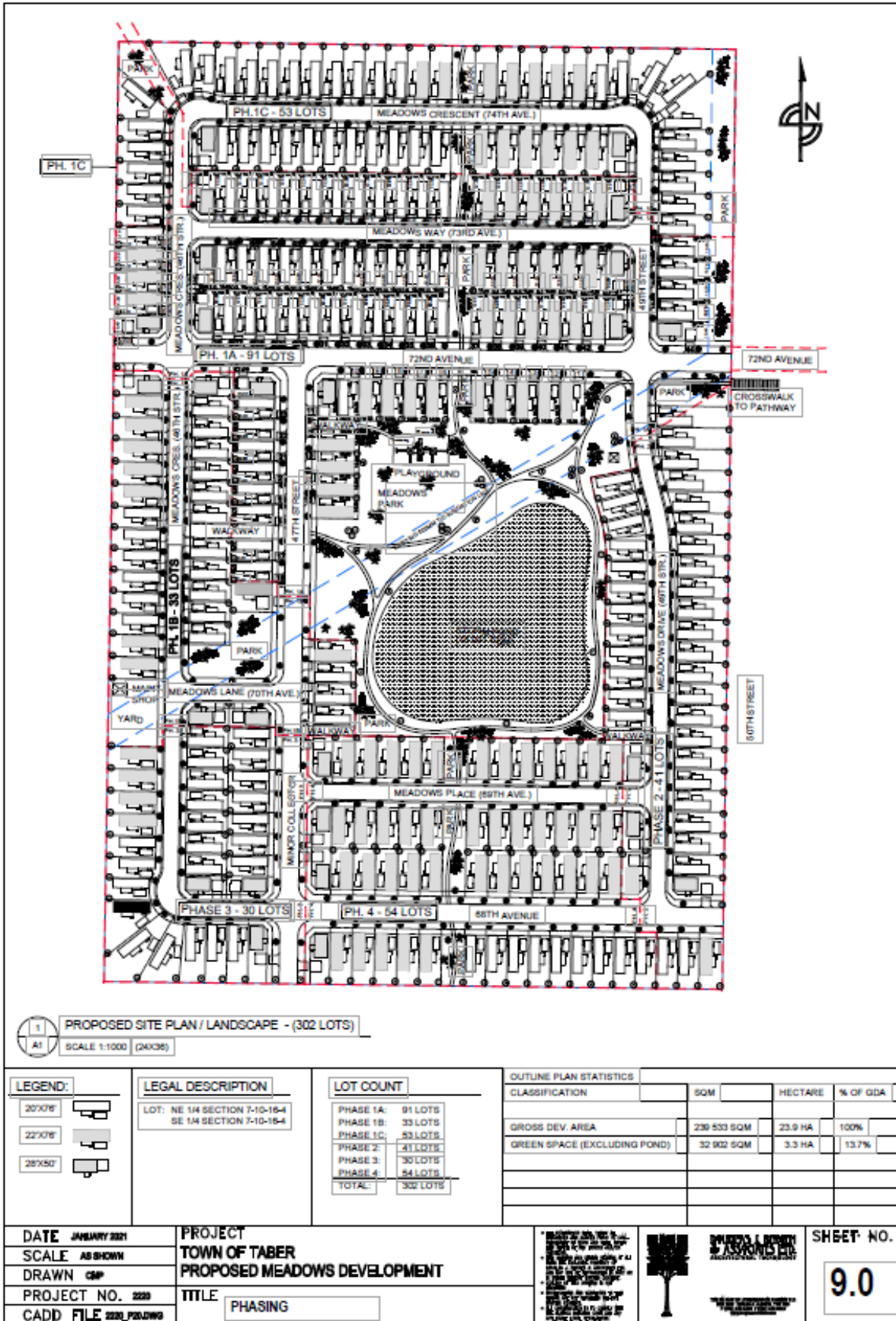


## 9 PHASING

The recommended phasing is shown in **Figure 9.0 – Phasing**. The main servicing and grading of the site make the northeast portion of Parcel 'A' a suitable place to begin development. Upon completion of phase one many of the stormwater and underground utilities required for the development as a whole will be in place, allowing for some flexibility in the order of future phases to meet the requirements of the Town of Taber. Development will generally begin in the north and move south throughout the phasing.



Figure 9.0 – Phasing



**APPENDIX A:**  
**CERTIFICATES OF TITLE**



LAND TITLE CERTIFICATE

S  
 LINC                      SHORT LEGAL                      TITLE NUMBER  
 0038 750 592              5440AQ;X                      201 211 224 +1

LEGAL DESCRIPTION

PLAN TABER 5440AQ  
 BLOCK X  
 EXCEPTING THEREOUT:  

PLAN	NUMBER	HECTARES	ACRES
ROADWAY	789JK	0.405	1.00
ROADWAY	4445JK	0.433	1.07
SUBDIVISION	8810937	0.757	1.87
SUBDIVISION	0414376	5.62	13.89
SUBDIVISION	2011931	3.160	7.81

 EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;16;10;8;SW  
 ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 181 204 778

		REGISTERED OWNER(S)			
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION	
201 211 224	16/11/2020	SUBDIVISION PLAN			

OWNERS  
 THE TOWN OF TABER.  
 OF A-4900 50 STREET  
 TABER  
 ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
041 463 396	07/12/2004	CAVEAT RE : DEFERRED RESERVE

( CONTINUED )

-----  
 ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 201 211 224 +1

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

CAVEATOR - THE TOWN OF TABER.  
 4900A-50 ST  
 TABER  
 ALBERTA T1G1T1

041 463 398      07/12/2004 CAVEAT  
 RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL  
 GOVERNMENT ACT  
 CAVEATOR - THE TOWN OF TABER.  
 4900A-50 ST  
 TABER  
 ALBERTA T1G1T1

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
 ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
 TITLE REPRESENTED HEREIN THIS 15 DAY OF MARCH,  
 2021 AT 05:09 P.M.

ORDER NUMBER:    41225596

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
 FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
 SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
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 PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
 OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0036 939 767	4;16;10;7;NE,SE	181 090 891

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 16 TOWNSHIP 10  
 SECTION 7  
 THE SOUTH 1980 FEET OF THE NORTH 3960 FEET  
 OF THE EAST 1320 FEET OF THE EAST HALF  
 CONTAINING 24.3 HECTARES (60.0 ACRES) MORE OR LESS  
 EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES (MORE OR LESS)
ROAD WIDENING	789JK	0.304	0.75

EXCEPTING THEREOUT ALL MINES AND MINERALS  
 AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 151 288 718

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
181 090 891	04/05/2018	TRANSFER OF LAND	\$1,200,000	\$1,200,000

OWNERS

THE TOWN OF TABER.  
 OF A4900 50 ST  
 TABER  
 ALBERTA T1G 1T1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
8025LI	16/10/1972	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE TABER IRRIGATION DISTRICT

( CONTINUED )

-----  
 ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 181 090 891

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
731 020 489	06/06/1973	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. "PORTION DESCRIBED"
771 013 238	03/02/1977	CAVEAT CAVEATOR - THE OLDMAN RIVER REGIONAL PLANNING COMMISSION. DEFERRED RESERVE CAVEAT
971 279 287	19/09/1997	CAVEAT RE : EASEMENT CAVEATOR - BOARD OF DIRECTORS OF THE TABER IRRIGATION DISTRICT. ADMIN BLDG, 4900D-50 ST TABER ALBERTA

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 15 DAY OF MARCH, 2021 AT 05:09 P.M.

ORDER NUMBER: 41225596

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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LAND TITLE CERTIFICATE

S  
 LINC                                      SHORT LEGAL                                      TITLE NUMBER  
 0038 750 618                                      2011931;1;23                                      211 002 448

LEGAL DESCRIPTION  
 PLAN 2011931  
 BLOCK 1  
 LOT 23  
 EXCEPTING THEREOUT ALL MINES AND MINERALS  
 AREA: 4.046 HECTARES (10 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
 ATS REFERENCE: 4;16;10;8;SW

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 201 211 224

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
211 002 448	06/01/2021	TRANSFER OF LAND	\$250,000	\$250,000

OWNERS  
 TABER SOCIETY FOR CHRISTIAN EDUCATION LTD.  
 OF 4809 - 60 AVENUE  
 TABER  
 ALBERTA T1G 1E9

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
041 463 396	07/12/2004	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE TOWN OF TABER. 4900A-50 ST TABER ALBERTA T1G1T1 " AFFECTS PART OF THIS TITLE "

( CONTINUED )

-----  
 ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
 # 211 002 448

REGISTRATION  
 NUMBER      DATE (D/M/Y)      PARTICULARS

-----

041 463 398      07/12/2004 CAVEAT  
 RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL  
 GOVERNMENT ACT  
 CAVEATOR - THE TOWN OF TABER.  
 4900A-50 ST  
 TABER  
 ALBERTA T1G1T1

TOTAL INSTRUMENTS: 002

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 TITLE REPRESENTED HEREIN THIS 15 DAY OF MARCH,  
 2021 AT 05:09 P.M.

ORDER NUMBER:    41225596

CUSTOMER FILE NUMBER:



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 OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).





LAND TITLE CERTIFICATE

S  
 LINC                      SHORT LEGAL                      TITLE NUMBER  
 0030 826 275            0414376;1;18MR                      041 463 395 +2

LEGAL DESCRIPTION  
 PLAN 0414376  
 BLOCK 1  
 LOT 18MR (MUNICIPAL RESERVE)  
 EXCEPTING THEREOUT ALL MINES AND MINERALS  
 AREA: 0.562 HECTARES (1.39 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
 ATS REFERENCE: 4;16;10;8;SW

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 941 039 723

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
041 463 395	07/12/2004	SUBDIVISION PLAN		

OWNERS  
 THE TOWN OF TABER.  
 OF 4900A-50 ST  
 TABER  
 ALBERTA T1G 1T1

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
NO REGISTRATIONS		

TOTAL INSTRUMENTS: 000

PAGE 2  
# 041 463 395 +2

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 15 DAY OF MARCH,  
2021 AT 05:09 P.M.

ORDER NUMBER: 41225596

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

## Development Authority Request for Decision

**Meeting Date: March 31, 2021**

**Subject:**

3rd Reading Land Use Bylaw Amendment Direct Control-4 Bylaw No. 8-2021

**Recommendation:**

That the Development Authority recommends that Council give third reading to Bylaw 8-2021, for the purpose of amending Bylaw 13-2020, being the Taber Land Use Bylaw, as presented.

**Background:**

As the development of the 60 acres that the Town has purchased for affordable housing development progresses, there is a requirement to create a Direct Control District to provide for a comprehensively designed manufactured housing development to provide for the provision of affordable housing. This also includes a map amendment to the current Land Use Bylaw in order to amend the land use from the current Urban Reserve (UR) district to the proposed Direct Control-4 (DC-4) residential district.

The Northwest Area Structure Plan (NWASP) will require an amendment to the map in order to accommodate the revision. The Municipal Development Plan maps have already been amended to allow for it. The NWASP amendment is also coming to this meeting.

The Municipal Planning Commission is being asked to review the proposed direct control and provide comment or recommend that Council proceed with 3<sup>rd</sup> reading in order to allow the development to proceed.

First reading of the bylaw was given by Council at the regular meeting on March 22, 2021. The bylaw is available on the Planning Public Consultation page of our website, and has been advertised in the Taber Times for two weeks. Landowners within 100 m have been mailed circulations as well as internal and external stakeholders. A public hearing is scheduled for the April 12, 2021 regular meeting of Council.

Recommending 3<sup>rd</sup> reading of the associated Bylaw 8-2021 will allow the development to proceed as planned and provide affordable housing to the community in the form of a comprehensively designed manufactured housing development.

**Legislation / Authority:**

Section 692 of the MGA allows for amendments to the Land-Use Bylaw.



**Strategic Plan Alignment:**

Develop Community & Promote Growth – Review Town Policies and regulations that pertain to development.

**Financial Implication:**

Costs of advertising will be covered under the capital project.

**Service Level / Staff Resource Implication:**

Land use bylaw amendments fall under the regular duties of the Planning Department.

**Justification:**

This will allow the affordable housing project that has long been Council's goal to proceed on the lands purchased.

**Alternative(s):**

That the Development Authority recommends that Council give third reading to Bylaw 8-2021, for the purpose of amending Bylaw 13-2020, being the Taber Land Use Bylaw, with amendments.

That the Development Authority recommends that Council does not give third reading to Bylaw 8-2021, for the purpose of amending Bylaw 13-2020, being the Taber Land Use Bylaw, with reasons.

**Attachment(s):** Bylaw 8-2021 LUB DC-4 Amendment

**APPROVALS:**

**Originated By:**  
Phyllis Monks

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

TOWN OF TABER  
BYLAW NO. 8-2021

**BEING A BYLAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, FOR THE  
PURPOSE OF AMENDING LAND USE BYLAW 13-2020 WITHIN THE TOWN OF TABER.**

---

WHEREAS the Town of Taber adopted Land Use Bylaw No. 13-2020;

AND WHEREAS Council wishes to amend Land Use Bylaw No. 13-2020 to provide for the addition of a new Direct Control District-4;

AND WHEREAS Council wishes to re-designate a portion of NE 7-10-16W4M and SE 7-10-16W4M containing 24.3 Hectares (60.0 acres) more or less, from Urban Reserve District (UR) to Direct Control 4 (DC-4) in order to facilitate residential development.

NOW THEREFORE, the Council of the Town of Taber in the Province of Alberta, duly assembled in Council, hereby enacts as follows:

**1.0 NAME OF BYLAW**

This Bylaw may be cited as the “Land Use Bylaw DC-4 Amendment”

**2.0 DEFINITIONS**

In this Bylaw:

**Act** means the Municipal Development Act, R.S.A. 2000, Chapter M-26, as amended;

**Bylaw** means the Town of Taber Land Use Bylaw 13-2020 established by the Municipality;

**Chief Administrative Officer** means the Chief Administrative Officer for the Town, regardless of the specific title that may be conferred on the Officer by Council from time to time;

**Council** means the Council for the Town of Taber;

**Municipality** means the Town of Taber;

**3.0 GENERAL**

3.1 That attached “Schedule A” of Bylaw 13-2020, as Part 3.22, provides for Direct Control (DC-4) designation.

3.2 That the Land Use Map contained in Land Use Bylaw No. 13-2020 is amended, as reflected in Schedule ‘B’, by the re-districting of:

MERIDIAN 4 RANGE 16 TOWNSHIP 10

TOWN OF TABER  
BYLAW NO. 8-2021

SECTION 7  
THE SOUTH 1980 FEET OF THE NORTH 3960 FEET  
OF THE EAST 1320 FEET OF THE EAST HALF  
CONTAINING 24.3 HECTARES (60.0 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:  
PLAN                    NUMBER    HECTARES                    ACRES (MORE OR LESS)  
ROAD WIDENING    789JK        0.304                    0.75

**4.0 INTENTION OF TOWN COUNCIL**

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

**5.0 RESCINDED OR AMENDED BYLAWS**

- 5.1 Schedule A of Bylaw 13-2020 is hereby amended.
- 5.2 Schedule B of Bylaw 13-2020 is hereby amended.
- 5.3 The remainder of Bylaw 13-2020 is not amended by Bylaw 8-2021 and remains in full force and effect.

**6.0 EFFECTIVE DATE**

This Bylaw shall take effect on the day of the final passing and the signatures of the chief elected official and duly authorized designated officer thereof.

- RES.                    Read a first time this \_\_\_ day of \_\_\_\_\_, 20\_\_
- RES.                    Read a second time this \_\_\_ day of \_\_\_\_\_, 20\_\_
- RES.                    Read a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 20\_\_

**TOWN OF TABER**

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CHIEF ADMINISTRATIVE OFFICER (C.A.O)**

TOWN OF TABER  
BYLAW NO. 8-2021

**Schedule 'A'**

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

**Purpose**

- (1) The purpose of this District is to permit and regulate a comprehensively designed Manufactured Housing Community under a Condominium Plan specific to the 60 acre parcel at 7000 50<sup>th</sup> Street in the NE/SE 7-10-16-W4M.

**Uses**

1) Permitted Uses	2) Discretionary Uses
<ul style="list-style-type: none"> <li>a) Manufactured Home</li> <li>b) Park</li> <li>c) Sign – Class A</li> <li>d) Utilities</li> </ul>	<ul style="list-style-type: none"> <li>a) Accessory Structure (also see Section 2.11)</li> <li>b) Accessory Use (also see Section 2.12)</li> <li>c) Child Care - Limited</li> <li>d) Community Entrance Feature</li> <li>e) Group Care - Limited</li> <li>f) Home Occupation – Class 2 (also see Section 2.19)</li> <li>g) Neighbourhood Commercial</li> <li>h) Sign – Class B</li> </ul>

**Standards**

1) Subdivision Standards	
a) Minimum Parcel Area:	350.0 m <sup>2</sup>
b) Minimum Parcel Width:	13.0 m
(a) Development Standards	
c) Minimum Front Yard:	3.0 m
d) Minimum Rear Yard:	6.0 m
e) Minimum Interior Side Yard:	
i) Interior Parcel without attached garage:	3.0 m on one side and 1.2 m on the other
ii) Interior Parcel with attached garage:	1.2 m on both sides
iii) Corner Parcel:	3.0 m on street side and 1.2 m on the other
f) Maximum Building Height:	9.0 m
g) Maximum Coverage	45%
h) Minimum Separation Between Buildings:	2.4 m

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**Special Requirements**

(1) Landscaping Requirements:

- (a) All areas not covered by buildings and parking shall be landscaped.
- (b) All dwelling units must plant and maintain at least one (1) tree in the front yard and one (1) tree in the rear or side yard. Where feasible, the front yard tree may be placed on the boulevard with approval from the Development Authority.
- (c) All landscaping shall be identified on the site plan.

(2) Accessory Structures:

- (a) Unless otherwise noted, the following requirements pertain to all Accessory Structures, including structures under 10.0 m<sup>2</sup>.
- (b) An Accessory Structure must not be used or maintained as a Dwelling Unit or Home Occupation, unless otherwise permitted in this Bylaw.
- (c) A maximum of two (2) Accessory Structures, excluding decks and patios, may exist on a lot at any given time.
- (d) The total floor area of all Accessory Structures, excluding decks and patios, must not exceed 75.0 m<sup>2</sup>.
- (e) The maximum height of an accessory structure is 4.0 metres.
- (f) All Accessory Structures must have an exterior finish that is complimentary to the Principal Building, to the satisfaction of the Development Authority.
- (g) Accessory Structures, including decks, shall be located:
  - (i) No closer to the front property line than the front line of the Principal Building, and must not be located within the front yard setback;
  - (ii) A minimum of 3.0 m from a side or rear property line shared with a street;
  - (iii) A minimum of 1.2 m from a side or rear property line not shared with a street;
  - (iv) A minimum of 2.4 m from the Principal Building.

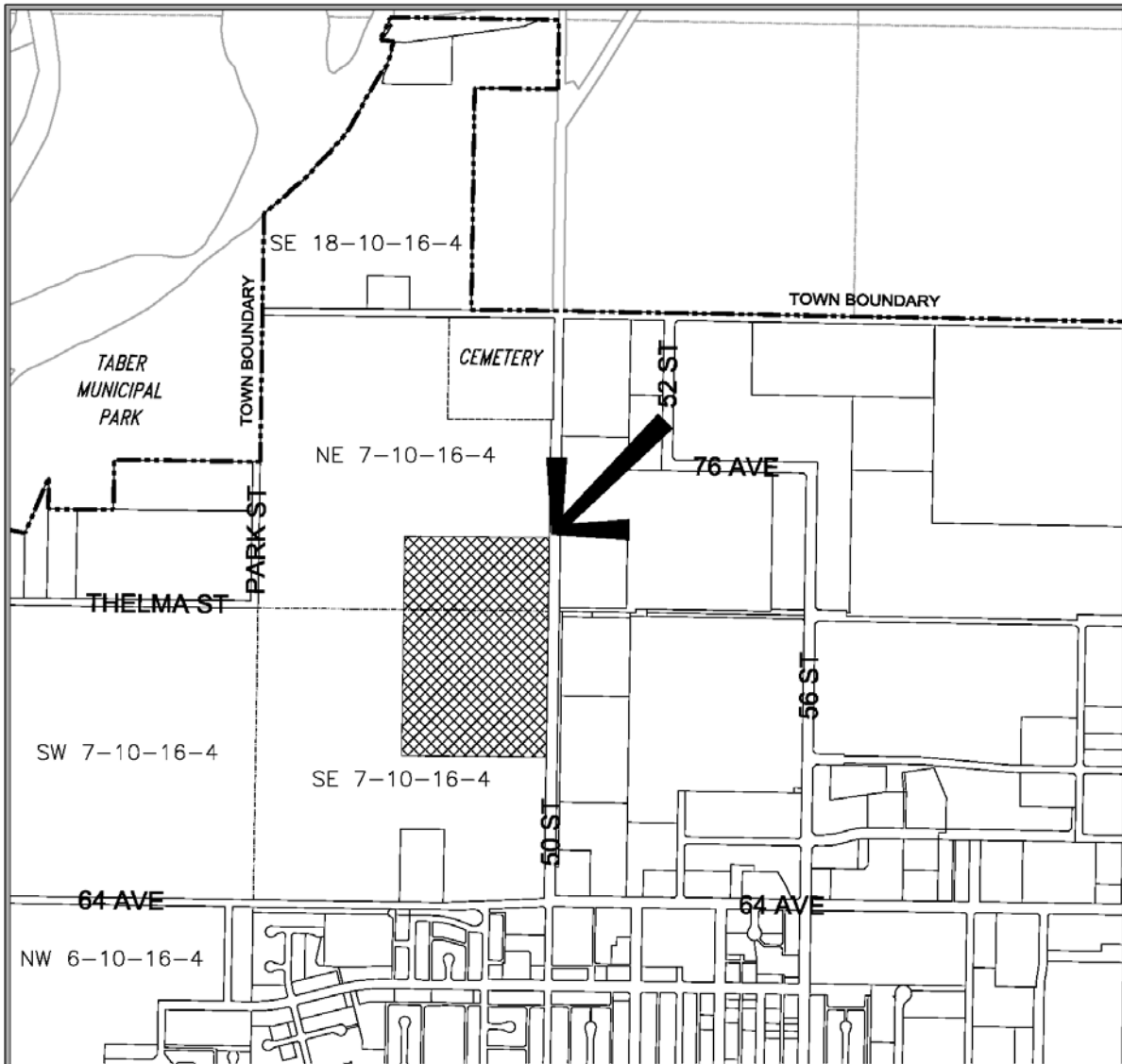
(3) Parking

- (a) All parking areas, including areas for Recreational Vehicles, shall be paved with a hard, durable weather resistant surface.
- (b) A minimum of two (2) parking stalls must be located on-site for each dwelling unit.



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Schedule 'B'



**LAND USE DISTRICT REDESIGNATION  
SCHEDULE 'B'**



FROM: URBAN RESERVE DISTRICT UR  
TO: DIRECT CONTROL DISTRICT 4 DC-4

MERIDIAN 4 RANGE 16 TOWNSHIP 10 SECTION 7  
THE SOUTH 1980 FEET OF THE NORTH 3960 FEET OF THE EAST 1320 FEET OF THE EAST HALF  
CONTAINING 24.3 HECTARES (60.0 ACRES) MORE OR LESS

MUNICIPALITY: TOWN OF TABER  
DATE: MARCH 15, 2021

Bylaw #: \_\_\_\_\_  
Date: \_\_\_\_\_