



AGENDA

A PUBLIC HEARING REGARDING THE BYLAWS OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, APRIL 12, 2021 AT 3:30 PM.

ITEM NO. 1. CALL TO ORDER

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

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

ITEM NO. 2. NORTHWEST AREA STRUCTUE PLAN AMENDMENT BYLAW NO. 9-2021.

- i) Explanation of Purpose of Proposed Bylaw No. 9-2021.
- ii) Presentation of Written or Oral Briefs **Against** the Proposed Bylaw No. 9-2021.
- iii) Presentation of Written or Oral Briefs **For** the Proposed Bylaw No. 9-2021.

ITEM NO. 3. CLOSE OF MEETING

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

Council Request for Decision

Meeting Date: April 12, 2021

Subject:

Public Hearing Bylaw 9-2021 Northwest Area Structure Plan Amendment to Bylaw 21-2016

Recommendation:

Council accepts the material from this public hearing for information.

Background:

In 2018, the Town of Taber partnered with the MD of Taber and Taber & District Housing Foundation to complete a housing needs and demand assessment utilizing the services of Alberta Rural Development Network. The final study results indicated that 18% of Taber residents (homeowners and renters) are spending more than 30% of their income on housing, demonstrating the need for more affordable housing options in Town.

Also in 2018 the Town partnered with its Joint Economic Development Committee partners (MD of Taber, Town of Vauxhall, Taber Chamber, and Vauxhall Chamber) to produce a regional economic development strategy. Through community and business consultation the need for affordable housing for employees was identified as a concern and hindrance to business growth as employees were leaving jobs or rejecting job offers, when they were not able to find affordable housing in Taber. One of the identified action items for the Town was to continue to advance affordable housing initiatives.

Simultaneously as those projects were ongoing, and the discussion around the need for affordable housing continued, an opportunity of the Town to purchase land arose. The available land was 60 acres north of 64th Avenue and west of 50th Street, and the Town's intention was to develop affordable housing in the area.

In October 2018, Council held a visioning workshop with B&A Planning to develop a working vision and guiding principles for a concept plan for the lands. 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 made 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 is 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.

The Meadows of Taber Concept Plan has been prepared and allows for the development of 302 manufactured housing lots in a neighborhood that is designed with parks, storm pond and neighborhood pathway connections. It also covers the Town owned land on the east side of 50th Street and provides for a school site and Recreational complex with potential neighborhood commercial at the south end.

In order for the development to progress, 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. These lands had previously included a school and recreational site. The Municipal Development Plan maps have already been amended to allow for it.

Administration has amended the required map included with the plan.

The Northwest Area Structure Plan does not encompass the lands on the east side of 50th 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 advertised in the Taber Times March 24 and 31, and circulated to internal/external stakeholders, as well as adjacent land owners to the 60 acres.

Council provided first reading of Bylaw 9-2021 at the regular meeting of Council on March 22, 2021. The Municipal Planning Commission held a special meeting on March 31 and recommends that Council approve Bylaw 9-2021 as presented.

A letter has been received by CP Farms who lease the adjacent lands from the landowner, and have expressed concern regarding the development and perceived impacts of the earthworks required to connect servicing to the water and sanitary lines that currently run through those lands which are covered by a utility right of way agreement with the landowner. CP Farms is concerned with a perceived lack of public information relating to the development. The letter is included in this package.

Also included in this package are several articles published in the Taber Times since 2018 when the lands were purchased by the Town and earmarked for affordable housing. The Taber Times ads for this public hearing and Bylaw 9-2021 are also included.

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:

Advertising costs are the only external costs related to this bylaw amendmen.

Service Level / Staff Resource Implication:

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

Justification:

To meet regulatory requirements.

Alternative(s):

Council does not accept the material from this public hearing for information.

Attachment(s): Bylaw 9-2021 NWASP Amendment
Eureka ASP Concept
Letter to Council - Redacted
Taber Times Mentions
Taber Times Ads – March 24
Taber Times Ads – March 31

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.

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'

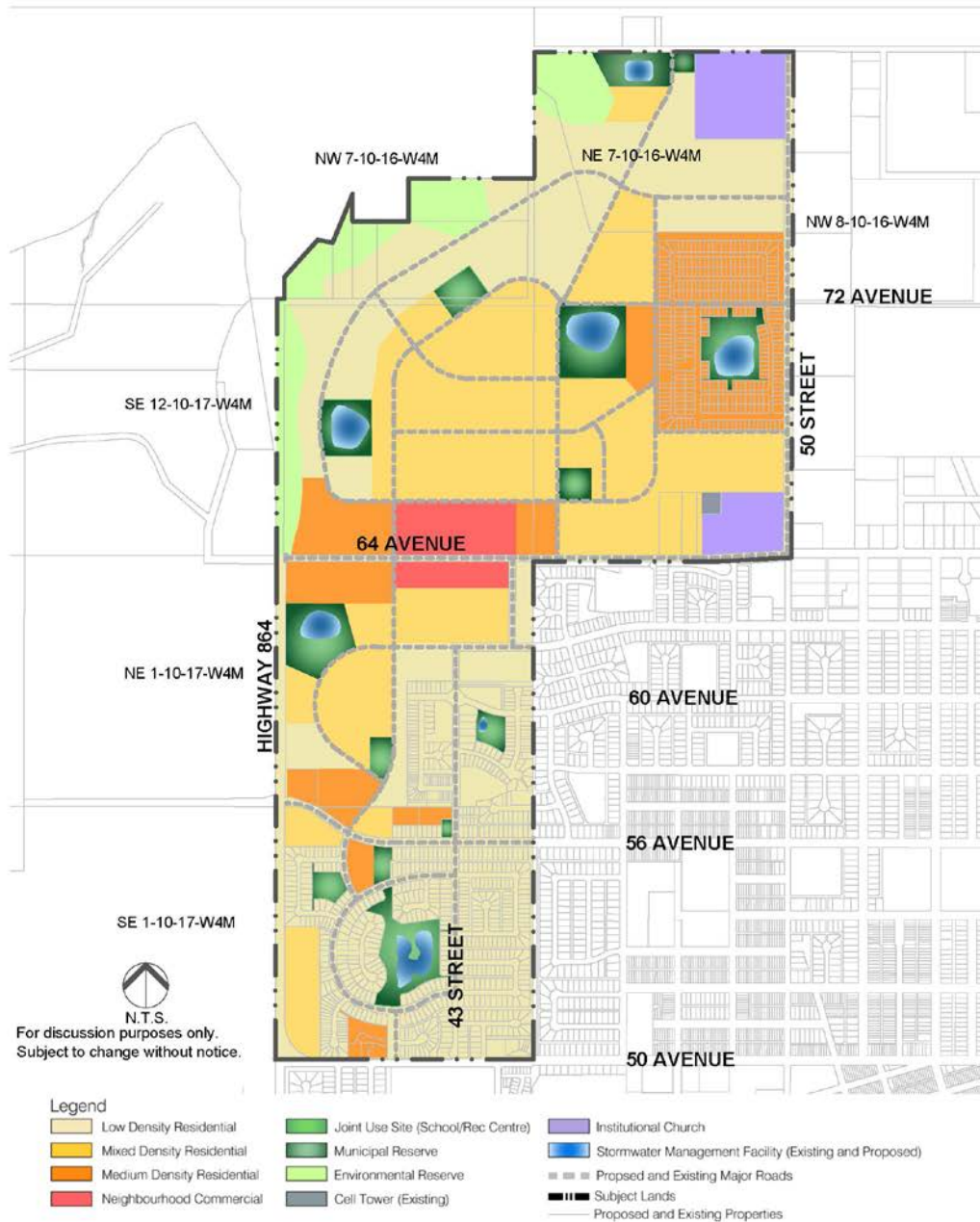


FIGURE 3 - LAND USE CONCEPT PLAN



Legend

- ABP 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



Engineering
and Land Services





To:

Phyllis Monks, director of planning and economic development
Town Council members

My name is Michel Camps, owner/operator of CP Farms. We run a row crop farm with locations in Barnwell and Vauxhall. Our farm is about 3800ac in size from which 1500 is in seasonal or long term land rent agreements. We pride ourselves with the fact that we never had a disagreement with any of our current or past land lords and that the way we treat other peoples land is just like we treat our own. Farm land is a finite and precious resource for us and the life blood of any crop farm. Simply said, we cannot run a profitable farm without good land. For the potato production on our farm, the crop rotation we run is put together to serve the potato acres. In other words, we prepare for the best scenario for the potato crop for years in advance. The risks of poor land or disturbed land structure are simply too high when you consider a \$4500/ac cost on potatoes. In regards to the property owned by the Urano family, legally known as section 7-10-16, I have added two maps to visualize the impacts of deep ground disturbance. The Google earth map clearly shows the lighter crop development caused by the deep ground disturbance done with the sewer line installation and that's now what, 20 years ago? The combine yield map shows the defined area of your sewer line and the 20-30% lower yield it causes in grain. 20-30% on potatoes would translate in approximately \$1000/ac lost revenue for the next few decades. You must understand I am strongly against any further deep soil disturbance on this property.

I have a few other concerns I will specify here.

For the last 12 years our farm has been the legal tenant on the land known as section 7-10-16, north of town and adjacent to the cemetery, Mennonite church and now the piece of land you own along the west side of 50th St across the park. I have enjoyed working with the [REDACTED] family to rent this property from them for over a decade. It came to me as a total surprise to find out the town is planning on developing their newly acquired property into a mobile home park. I read the paper every week and until today, March 31st 2021, have not read or heard anything about such a development. Until last week I was under the impression that the land, in time, would be developed into a site for a school. It is my opinion that the town is trying to hide or otherwise disguise such a mobile home park development from the surrounding land owners and I like to know why. The utilities that need to be installed are going to seriously impact the productivity and the ability to carry farm and irrigation machinery across it for the years to come.

The development of the southern portion of your property will impact the ability for my irrigation equipment to reach the 20 ac piece that is located between the church and your land. (marked #2 on the map) Of course that is not really your concern but as I mentioned before, the years of planning and working towards the potato crop this year would all be for nothing if we cannot pivot irrigate the piece I mentioned. If this was communicated with me in the winter or even last fall, I could've made infrastructure changes to accommodate not passing over your property anymore and be ready for this year's crop. That is all too late now. Expenses for land preparation and fertilization have been made.

Seeding will commence in two weeks and there is simply no time to install main line, electrical service and a (new) pivot.

██████████ has been renting your property from you and the previous land owner and we have an arrangement with him for the irrigation machinery to pass over his crops and your land. I understand he is also very disappointed with the actions undertaken without communication to the involved parties.

Lastly, the irrigation pivot that we call "██████████ centre" (marked #1 on the map) which is the pivot that covers a small portion of your property in the north west corner, will be instrumental to the success of this years crop on the property. I do not know if a right of way or some type of easement does exist for this and if not, what future implications this will have for the proper operation of this pivot. If town council decides not to let the machine pass over the town property anymore I would like to request notice of that well in advance of the irrigation season so we will not plant crop under land we can't irrigate when this machine would have to be shortened or otherwise modified.

Of course I understand the right to develop and the obligation the town has to provide for it's citizens and I am in full support of expansion of the (low income) housing development in our town, together with the agri, retail and service businesses that will come with that. The expanded tax base and the employment opportunities are all good developments for our town. I simply do not understand the need for this property to be developed into a mobile home park as I can see vast tracts of land on the west side of town sit empty and weed infested. As an immigrant to this area I always felt at home and accepted in the area. Our farm has flourished by the businesses and activities introduced and promoted by both our town and MD councils such as the construction of the LambWeston plant, the Lantic factory and the nearby McCain plant in Lethbridge County. I do, however, not understand the secretive and strange ways of going about this development.

Please take this letter as a message from a "concerned citizen" and I read today you have a public hearing on the land classification on April 12th at which time I will be joining online.

Michel Camps,

CP Farms ltd
██████████
██████████

12.0°C

  LOG IN

MARCH 31, 2021

SECTIONS

LOCAL NEWS



Town looking to affordable housing in northwest

POSTED ON **MAY 10, 2018** BY TABER TIMES

By Trevor Busch
Taber Times
tbusch@tabertimes.com

The Town of Taber is pushing through preliminaries in anticipation of a new affordable housing development on recently-purchased land in the community's northwest.

At town council's April 23 regular meeting, planning director Andrew Malcolm suggested one of the first steps in moving forward with development of the land is the completion of a concept plan.

"Using the money through the debenture that was not going to the land purchase, we can essentially start moving forward with the actual design and servicing of the land. Once the concept plan is completed we'll have a better understanding of the magnitude of cost."

The concept plan should adhere to existing municipal policy and include council and public engagement, a subdivision design concept, and preliminary design for transportation, site grades, storm water and municipal services and utilities. Malcolm estimated the cost of the plan could be as high as \$100,000.

Located directly south of the town cemetery and west of 50th Street, the civic address of the property is the 7000 Block of 50th Street. Following the satisfactory results of Phase I-II Environmental Site Assessments, on March 12 council authorized the purchase of the 24.3 HA (60 acres) of field land. According to administration, the intent of the

Poll

Do you think local organizations are reporting on COVID-19 cases in the community effectively?

- Yes
- No

Vote

[View Results](#)

RECENT NEWS →

- Better Call Saul a must-watch during pandemic
- Concerns still high around coal mining in Alberta

- Far too many active COVID-19 cases in the south — ‘we are all in this together’
- Tuff Run a go at M.D. Park this summer
- Raptors partially reload at trade deadline

RECENT BLOG POSTS →

- Better Call Saul a must-watch during pandemic
- No need to push the panic button in Leaf Land yet
- Townsend's 'Devolution Series' delivers a plethora of releases in 2021
- Importance of local sports evident during pandemic
- Chris Hadfield's 'The Apollo Murders' runs almost parallel to real-life missions to the Moon

and recreation joint use site, 10 ha for mixed and medium residential development, and roughly four hectares for roads and utilities. It is anticipated that the land could support approximately 240 to 300 residential units.

Coun. Mark Garner inquired if the concept plan would take into account efforts to mitigate High Intensity Residential Fire (HIRF) regulations, a contentious topic in Taber with the town currently considering a multi-million capital investment to relocate its fire hall to address the problem.

“Are we taking into consideration HIRF guidelines when we subdivide this land into smaller lots? We have an opportunity in front of us, instead of making lots tiny and having implications down the road with HIRF, to make these a little larger lots, and make them ‘HIRF-proof.’”

CAO Cory Armfelt, who has a background in planning prior to taking on the town’s top administrative role, suggested these considerations were too preliminary.

“That certainly can come up during the design stages, that’s a little bit too premature to have a conversation about tonight. We may be doing a mobile home community, or row housing that doesn’t require that sort of consideration for fire separations, or a bunch of residential lots. Until we actually get that concept down, we won’t really know what direction we’re heading.”

Coun. Joe Strojwas warned against council meddling too deeply in lot sizes if its professed aim of achieving an affordable housing option was to reach fruition.

“The whole purchase of this property was to identify including some low-cost housing. If we’re going to make country residential lots — larger than normal — then I think we’re beating ourselves with our own bat because we’ll have added costs in there and we’re not going to meet our threshold for low-cost housing. So we need to be very careful about the size of the lots.”

purchase is for the town to take an active role in residential land development to create more opportunities for affordable housing.

The purchase of the land and all costs associated with development was not included in capital or operating budgets. The town is in the process of borrowing \$2 million through a 10-year debenture from the Alberta Capital Finance Authority, with \$1.2 million directed to the land and \$800,000 allocated to the planning, design and initial development.

“I think this is a very wise recommendation happening here,” said Coun. Garth Bekkering. “I think it’s crucial and incumbent upon us to find out and hire some expertise regarding what we really need.”

The land is currently zoned Urban Reserve District for the purpose of protecting lands for future urban growth by restricting premature subdivision and development within the area. It is planned to include a 10 ha (25 acre) school

Malcolm appeared to agree.

“That’s really why the expertise on the types of housing is important, so that we can understand through the work that we’re doing with Taber and District Housing what’s missing. And then we can understand what’s feasible to be built within our current context, which includes HIRF.”

According to administration, this scale of residential land development is new for the town and existing service levels and staff resources within the planning and economic development department will be impacted as priorities and projects are shifted to accommodate.

Malcolm recommended against the town sole-sourcing the concept plan to MPE Engineering.

“We could use MPE Engineering, which is the town’s engineering company, but through talks with our public works department they probably just lack a little bit of understanding in terms of the market and what type of development we’re looking at.”

Following discussion, council voted unanimously to authorize administration to utilize the land purchase and development debenture funds to engage through an RFP process a planning/engineering consultant to complete a concept plan for the recently-acquired lands (SE 7-10-16-W4) with a civic address of 7000 50th Street in accordance with the Northwest Area Structure Plan. Mayor Andrew Prokop was absent from the meeting.

Leave a Reply

You must be [logged in](#) to post a comment.

[Get More The Taber Times](#) → [LOG IN TO COMMENT](#) [LATEST PAPER](#) [SUBSCRIBE](#)

© 2021 THE TABER TIMES AND ALTA NEWSPAPER GROUP LIMITED PARTNERSHIP.

12.0°C

  LOG IN

MARCH 31, 2021

SECTIONS

LOCAL NEWS



Town plans for northwest expansion

POSTED ON **DECEMBER 5, 2018** BY TABER TIMES

By Trevor Busch
Taber Times
tbusch@tabertimes.com

Efforts are expanding toward residential development in the community's northwest after town council approved a concept plan for the area, referred to in a summary report as Taber North.

The town currently owns 82 acres of land located in the northwest sector along 50th Street, with 60 acres to the west and 22 acres to the east.

Administration engaged Brown and Associates Planning Group to assist in a visioning workshop with council to determine a concept for the area that will facilitate providing affordable housing options meeting the needs of industry and the town.

In late March 2018, council approved a plan to borrow \$2 million to allow for the purchase and development of the 60 acre parcel, which was acquired from Morgan Johnson for \$20,000 per acre, or \$1.2 million. Estimated annual payments for the loan will be approximately \$139,000.

Brown and Associates Planning led a workshop with council on Oct. 10 in which two concepts were prepared in the working session.

The group then determined what could work best for the area given the land constraints and council input, and this was consolidated into a final version.

Poll

Do you think local organizations are reporting on COVID-19 cases in the community effectively?

- Yes
- No

Vote

[View Results](#)

RECENT NEWS →

- Better Call Saul a must-watch during pandemic
- Concerns still high around coal mining in Alberta
- Far too many active COVID-19 cases in the south — ‘we are all in this together’
- Tuff Run a go at M.D. Park this summer

■ Raptors partially reload at trade deadline

Further consultation is now intended with stakeholders and special interest groups to determine additional options, but needs to be able to meet the “affordable and attainable housing” scope.

RECENT BLOG POSTS →

■ Better Call Saul a must-watch during pandemic

According to the Canada Mortgage and Housing Company, housing is considered to be “affordable” when a household spends less than 30 per cent of its pre-tax income on adequate shelter.

■ No need to push the panic button in Leaf Land yet

■ Townsend's 'Devolution Series' delivers a plethora of releases in 2021

■ Importance of local sports evident during pandemic

More in-depth planning for servicing and infrastructure on the lands will occur in the scope of an outline plan, a Northwest Area Structure Plan amendment, and a Municipal Development Plan amendment, which will include public consultation. It was also noted that the Recreation Master Plan will need to reflect these areas if they are to be utilized as possible recreational areas.

■ Chris Hadfield's 'The Apollo Murders' runs almost parallel to real-life missions to the Moon

“So once we’ve accepted this concept as a guideline, it will help us to actually move forward with some of the pre-planning in some of our other reports,” said planning director Phyllis Monks at town council’s Nov. 13 regular meeting.

Strengths of the area were identified including proximity to community amenities, the river valley, trails, and employment opportunities, minimal utility setbacks or constraints, and direct access to 50th Street.

Weaknesses were considered to be relative isolation from contiguous development, a TID canal that runs through the site, as well as a pipeline that may need to be moved. Other concerns were odors from adjacent industrial development, a high water table, and a lack of trees to buffer west winds.

The area presents opportunities for economic growth, housing diversity, expanding the trail system and creating a strong connection with the M.D. of Taber Park and Oldman River. Threats were considered to be fire building codes, high land costs, negative public perception, lack of public buy-in, restrictions on housing styles (high water table may exclude basements), and developers uninterested in partnering with the town.

In a rough diagram provided as part of the report, some of the features of the western area included low-density residential (single-family homes), medium-density residential (semi-detached homes) and higher-density residential (town homes) served by a looping public collector road.

Various green spaces have been incorporated as well as a central storm pond and public park adjacent to a utility right-of-way that bisects the area.

To the east of 50th Street, the design calls for developed areas north and south of the sports complex, setting aside 2.2 acres to the north for potential convenience-commercial development, and 10 acres to the south for a potential school site.

Coun. Joe Strojwas questioned if the report earmarked areas to the east of the convenience-commercial development for recreation.

“Tentatively play fields, or whatever we might determine we would need as we move forward,” said Monks.

Following discussion, council voted unanimously to accept the summary report from Brown and Associates and directed staff to move forward with consultation with stakeholders and community representatives, with the approved concept to be used for project final design and future program planning.

Leave a Reply

You must be [logged in](#) to post a comment.

Get More The Taber Times → [LOG IN TO COMMENT](#) [LATEST PAPER](#) [SUBSCRIBE](#)

© 2021 THE TABER TIMES AND ALTA NEWSPAPER GROUP LIMITED PARTNERSHIP.

12.0°C

  LOG IN

MARCH 31, 2021

SECTIONS

LOCAL NEWS



Capital projects pushed back in 2021

POSTED ON **DECEMBER 11, 2019** BY TABER TIMES



ICY RECEPTION: Town council has axed a much-needed \$1.6 million upgrade to the Small Ice Arena in 2021. TIMES FILE PHOTO

By Trevor
Busch
Taber Times

Poll

Do you think local organizations are reporting on COVID-19 cases in the community effectively?

- Yes
- No

Vote

[View Results](#)

RECENT NEWS →

- Better Call Saul a must-watch during pandemic
- Concerns still high around coal mining in Alberta
- Far too many active COVID-19 cases in the south — ‘we are all in this together’
- Tuff Run a go at M.D. Park this summer

- Raptors partially reload at trade deadline

RECENT BLOG POSTS →

- Better Call Saul a must-watch during pandemic
- No need to push the panic button in Leaf Land yet
- Townsend's 'Devolution Series' delivers a plethora of releases in 2021
- Importance of local sports evident during pandemic
- Chris Hadfield's 'The Apollo Murders' runs almost parallel to real-life missions to the Moon

tbusch@tabertimes.com

Prompted by the province's campaign of fiscal restraint, huge cuts to the Town of Taber's 2021 capital budget will total \$4.2 million and targets big ticket items like the Small Ice Arena Upgrade and \$1.1 million in paving projects.

Administration has removed projects that were identified to be taken out by council at their Nov. 12 meeting. Council removed projects in the amount of \$4.2 million, leaving a balance of \$9.6 million with \$5.4 million funded from reserves.

"We had an in camera discussion at the last meeting with regards to the reality of the provincial cuts that we would have to make to the 10-year capital plan for 2020," said CAO Cory Armfelt at council's Nov. 25 meeting.

According to administration, council had directed cuts to the 2021 capital budget however there were no official resolutions to this effect following the closed session portion of the Nov. 12 meeting, where the town's operating and capital budgets were discussed behind closed doors.

Approved projects in the 2021 amended capital budget for Engineering and Public Works include the 50th Street Sanitary Replacement 60th to 64th Avenue (\$2,690,000), 50th Street Cast Iron Replacement 57th to 58th Avenue (\$350,000), Transportation Master Plan (\$150,000), 45th Avenue Cast Iron Water Main Replacement 53rd to 55th Street (\$1,663,000), Grader – Trade in Existing (\$350,000), Tandem Dump Truck (\$170,000), Landfill Loader (\$261,800), Shulti Tri-Deck Mower (\$30,000), 3/4 Ton Truck Extended Cab (\$38,000), Wood Chipper (\$65,000), Collection Carts – Garbage, Recycling and Organics (\$25,000), and a SCBA Replacement (\$35,000).

Cuts or postponements in this area include the Arena – Community Centre – Aquafun Parking Lots (\$500,000), Community Centre – Curling Rink Parking Lot (\$625,000), Legion Park Parking Lot (\$90,000), Administration Building Parking Lot (\$110,000), Skid Steer with Grader Attachment – Replacing Tool Cat (\$89,500), Administration Building Bathroom Renovation (\$200,000), Commercial/Industrial Multi-Family Bins (\$50,000), and a Service Truck (\$60,000).

In Planning, council has signed off on Refurbishing Old Fire Hall Entrance (\$50,000), Affordable and Alternative Housing Project Phase 1 (\$3,994,000), and **Future Northwest Servicing (\$1,343,160)**. For Recreation, the town is purchasing a Tool Cat (\$90,000), Trout Pond Phase 4 (\$300,000), Ice Edger (\$6,000), Ride on Floor Scrubber (\$24,000), Spray Park – Tot Table (\$35,000), Playground Enhancements (\$150,000), and Concession Upgrades (\$80,000).

Cuts or postponements in this area include the Trout Pond Phase 3 – Moved from 2019 (\$150,000), Small Ice Arena Upgrade (\$1,600,000), Community Centre Roof Repair (\$405,000), Rototiller Replacement Unit 6-03 (\$20,000), and a Kubota ATV 4X4 Replacement Unit 5-11 (\$27,000).

For Information Technology, there will be a Diamond Upgrade (\$10,000), Jeep Trade-In (\$50,000), Cloud Adoption (\$100,000), HR Information System (\$75,000), and an Annual Hardware Replacement (\$222,800). Cuts or postponements in this area include GPS Tracking (\$50,000) and Server Upgrades (\$60,000).

For Police, there will be a Generator Upgrade (\$75,000), Annual Car Replacement (\$55,000), Digital Evidence Management (\$60,000) and Access Control (\$72,345). Cuts or postponements in this area include a Bull Pen Upgrade (\$50,000), Bull Pen Upgrade – Carpet (\$30,000), and a Vehicle Replacement – CSO/Bylaw (\$55,000). For Fire, the department is seeking a Command Unit 6-1 (\$50,000), while in Cemetery, there will be Row “K” Development (\$85,000).

The 2020 capital budget rings in at \$9,624,400, with \$5,450,400 taken from reserves.

Projects in the 2020 amended capital budget for Engineering and Public Works include Surface Works – Main (\$425,000), 56th Avenue Road Extension (\$2,624,000), Asphalt Milling and Overlay Program (\$250,000), Wastewater Force Main Flushing Vault (\$250,000), 62nd Avenue Cast Iron Replacement 50th to 54th Street (\$1,150,000), Commercial Garbage Truck (\$350,000); Site Equipment Trailer (\$30,000), Hydraulic Compacter Attachment for Excavator (\$45,000); Zero Turn Mower (\$17,000), Portable Speed Sign (\$5,500), LED Flashing Cross Walk Lights 50th Avenue to 53rd Street (\$11,000), and a South Trail on 39th Avenue (\$9,500).

In Planning, projects include the Eureka Industrial Subdivision Phase 3B Option 2 – Engineering and Construction (\$3,295,000), Eureka Subdivision 62nd Street Extension (\$323,000), and the Eureka Industrial Subdivision 56th Street Water Main Looping (\$394,000). In Recreation, there will be Trout Pond Phase 3 (\$150,000), Mower Replacement Unit 5-12 (\$18,000), and a Bleacher Replacement (\$16,000). Information Technology is utilizing \$94,900 for its Annual Hardware Replacement.

For Police, there will be an Intoxilyzer (\$15,000), Annual Car Replacement (\$55,000), GIS Vehicle Lease (\$7,000); End Point Projections (\$12,000), E-ticketing (\$17,500), and an Animal Shelter Increase (\$50,000). Fire is seeking a Thermo Image Camera (\$10,000).

Capital budgets are expected to total \$11,155,100 in 2022, \$11,532,400 in 2023, and \$12,118,900 in 2024.

Following discussion, council voted unanimously to endorse the five-year capital plan as presented, with strategic amendments to continue from year to year; and approved the amended 2020 capital budget.

Leave a Reply

You must be [logged in](#) to post a comment.

Get More The Taber Times → [LOG IN TO COMMENT](#) [LATEST PAPER](#) [SUBSCRIBE](#)

12.0°C

  LOG IN

MARCH 31, 2021

SECTIONS

LOCAL NEWS



New subdivision on Town of Taber launching pad

POSTED ON **APRIL 22, 2020** BY TABER TIMES



GOOSE AND GANDER: This area in the community's northwest — directly west of the Ken McDonald Memorial Sports Park — was recently purchased by the town and will be the new home of an affordable housing subdivision, set to get shovels in the ground in 2021. TIMES PHOTO BY TREVOR BUSCH

By Trevor Busch
Taber Times

Poll

Do you think local organizations are reporting on COVID-19 cases in the community effectively?

- Yes
- No

Vote

[View Results](#)

RECENT NEWS →

- Better Call Saul a must-watch during pandemic
- Concerns still high around coal mining in Alberta

- Far too many active COVID-19 cases in the south — ‘we are all in this together’
- Tuff Run a go at M.D. Park this summer
- Raptors partially reload at trade deadline

RECENT BLOG POSTS →

- Better Call Saul a must-watch during pandemic
- No need to push the panic button in Leaf Land yet
- Townsend's 'Devolution Series' delivers a plethora of releases in 2021
- Importance of local sports evident during pandemic
- Chris Hadfield's ‘The Apollo Murders’ runs almost parallel to real-life missions to the Moon

tbusch@tabertimes.com

Industry and other stakeholders have identified one of Taber's key deficiencies as a lack of affordable housing development. With that in mind, town council has been actively engaged in tackling this problem. In late 2018, they approved a concept plan for a northwest project, tentatively referred to as Taber North.

“We have some preliminary engineering estimates for a first phase, and also servicing of the land on the east side,” said planning director Phyllis Monks. “That’s kind of tentatively proposed for 2021, but we haven’t really determined yet where we’re going to be getting all of the funding from, whether there’s grant opportunities, or partnering, or how we’ll move it forward. But for 2020, we’ll be finalizing that outline plan, and doing some engineering for a first phase — which would probably be the development of a manufactured mobile home community. We’re looking for attainable working housing for the region, so if we start with that first phase then at least we can start addressing some of those immediate needs.”

The town currently owns 82 acres of land located in the northwest sector along 50th Street, with 60 acres to the west and 22 acres to the east. Two years ago this month, council approved a plan to borrow \$2 million to allow for the purchase and development of the 60 acre parcel, which was acquired for \$1.2 million with a further \$800,000 allocated for site development.

In the town's 2021 capital budget, an Affordable and Alternative Housing Project has been earmarked for \$3,994,000 from reserves, but Monks reports the town is also seeking funding from other sources.

Referred to as ‘Taber North’ in town planning documents, that is probably only a placeholder title until consultations get underway.

“It’s still ‘Taber North’ in the very preliminary draft drawings,” said Monks. “We’ve kicked around a few different names, and we’ll probably when we get a little closer to having that final draft outline plan we’ll probably take several options to council and see what their thoughts are, and maybe we’ll hear from the public if there’s some creative names for it. We haven’t really figured out how we’re going to finalize that

one yet, but I don't think it will stick with 'Taber North.' We'll probably try to find something a little dreamier."

Administration engaged Brown and Associates Planning Group to assist in a visioning workshop with council to determine a concept for the area that will facilitate providing affordable housing options meeting the needs of industry and the town.

"Council takes their time in making sure that what they're spending their money is the right thing, so it has to go through that whole process. We think it's important," said Monks. "We're working with industry and our community partners, and Taber and District Housing (Foundation). We're partnering in lots of different ways, and we want to ensure that if there is a lack of affordable housing, then that gets addressed. And council has directed us to find ways to address the needs of our community, so we'll keep partnering and finding ways to do that."

According to the Canada Mortgage and Housing Company, housing is considered to be "affordable" when a household spends less than 30 per cent of its pre-tax income on adequate shelter. One idea that has merit is being formulated by TDHF for an affordable housing complex.

"We're working with Taber and District Housing, we're looking at possibly some of our land in the downtown," said Monks. "Council has given them the direction to put together a proposal — a more solid proposal — and then bring that back to council so they can take a look at that, and help them move forward with possible grant opportunities, and supporting them in that way."

Strengths of the subdivision area have been identified, including proximity to community amenities, the river valley, trails, and employment opportunities, minimal utility setbacks or constraints, and direct access to 50th Street. The area presents opportunities for economic growth, housing diversity, expanding the trail system and creating a strong connection with the M.D. of Taber Park and Oldman River.

"Once this outline plan process gets finalized, there'll be a variety of housing out there. The Phase 1 direction that we're getting from council is that modular dwelling type of opportunity, just to be able to address the most immediate needs. If we've got new industry that needs housing, then we'll be able to address that quickly. Our local developers in town are doing their part to try to bring some more competitive products onto the market. There is no one answer to the affordable housing issue that many communities are facing. Taber is continuing to work with our partners to provide options, and that can only be proactive and beneficial for the community."

Preliminaries are still being finalized, and the public will be given input on what the community might like to see in the subdivision.

"Just trying to deal with the practical aspects of it, and then bring that back and say does this still meet with your concept, council? What does the public think of this? Is there enough green space? Is there a good buffer between the other uses in the area? Is it what you imagined you were going to see, and what are your thoughts? I think that will be where it gets exciting for people, to see what's on this, and could I live in that community. Because that's our goal, to make it a livable and attractive community."

Upcoming public consultation on the project will be vital, asserts Monks, and the municipality wants to hear from its citizens and industry on what they would like to see.

“We’re going to see actually a lot of public consultation in the next little couple of months — not just related to that project. Planning is going to be very busy this spring and summer. We’ve got the outline plan, and then in association to that we’ve got the Northwest Area Structure Plan, which will require some amendment to reflect what’s going to be in that outline plan. We have a potential school development that may come to fruition on those east lands, still in very high level area. The next few months you’re going to see several open houses coming up.”

Monks argues citizens have a lot to look forward to in Taber in 2020 on the development front.

“We’ve got new industry coming to town, we’ve worked on a few successful land sales, so that’s a great opportunity. Developments that have so far been stagnant look like they’re going to start moving again. We see that in Westview with that R-4 lot, and with 56th Avenue coming through, we’re going to see some development in that area. We’re going to complete a census this spring, so we can understand the growth that’s in our community and use that for economic development, but also for our community partners. We’ve got our partnerships with the chamber and Taber and District Housing that will bring some good things to our downtown. We have groups such as Trail 77 and Communities in Bloom who were both recently at council, who have got some great ideas — Communities in Bloom always do amazing things. The Trout Pond, the new campground, that’s coming this summer. 56th Avenue will also have pathway that will connect to the Trout Pond, so we’ll be able finish that loop on our pathway system. So it’s going to be a really busy, exciting summer, providing some good amenities for our community.”

Leave a Reply

You must be [logged in](#) to post a comment.

Get More The Taber Times → [LOG IN TO COMMENT](#) [LATEST PAPER](#) [SUBSCRIBE](#)

© 2021 THE TABER TIMES AND ALTA NEWSPAPER GROUP LIMITED PARTNERSHIP.

12.0°C

  LOG IN

MARCH 31, 2021

SECTIONS

LOCAL NEWS



Huge cuts impacting Town of Taber 2021 capital budget

POSTED ON **NOVEMBER 25, 2020** BY TABER TIMES



By Trevor Busch
Taber Times

Penny pinching has become a municipal byword in 2020, and with that in mind the Town of Taber has approved a lean and streamlined 2021 capital budget of just over \$3.7 million.

Originally presented on Sept. 14 and based on discussions at that meeting, administration finalized the 2021 capital project list for the Nov. 9 meeting. The preliminary 2021 capital project list was presented with a total of \$15,379,800, but that figure has now been significantly reduced.

“That was a little scary. We went back and

Poll

Do you think local organizations are reporting on COVID-19 cases in the community effectively?

- Yes
- No

[View Results](#)

RECENT NEWS →

- Better Call Saul a must-watch during pandemic
- Concerns still high around coal mining in Alberta

- Far too many active COVID-19 cases in the south — ‘we are all in this together’
- Tuff Run a go at M.D. Park this summer
- Raptors partially reload at trade deadline

looked at this capital very closely,” said finance director John Orwa.

RECENT BLOG POSTS →

- Better Call Saul a must-watch during pandemic
- No need to push the panic button in Leaf Land yet
- Townsend's 'Devolution Series' delivers a plethora of releases in 2021
- Importance of local sports evident during pandemic
- Chris Hadfield’s ‘The Apollo Murders’ runs almost parallel to real-life missions to the Moon

“We’ve scaled it down to about \$3.7 million. And out of that \$3.7 million, the total amount that will be affected from the reserves is under \$1 million. So that means the total capital contribution that we have every year will push some of it — a fraction of it — back to reserves.”

The capital budget for 2021 totals \$3,734,993. Funding sources include \$944,743 from reserves, \$980,750 from MSI, \$459,500 from other grants, and \$1,350,000 from LTD. By comparison, the 2020 capital budget totaled \$9.6 million with \$5.4 million funded from reserves, but had also seen council cut \$4.2 million in projects.

Projects in Engineering and Public Works include the 2021-25 Alberta Regional Stormwater Project (\$20,693), Water Meter Program (\$30,000), 53rd Avenue Cast Iron Replacement and Sanitary Lining (\$510,000), UV Light Replacement WWTP (\$250,000), Landfill Loader Tire Replacement (\$40,000), and Collection Carts – Garbage, Recycling and Organics (\$25,000).

In Planning, there will be a refurbishment of administrative space (\$80,000), and the **Affordable and Alternative Housing Project NE Servicing (\$1,350,000)**. Recreation projects include a Dog Park Shelter (\$10,000), Spray Park Tot Table (\$35,000), Westview Estates Playground (\$75,000), Combined Heat and Power – Aquafun (\$556,000), Rock Sign at KMMSC (\$7,500), and the Tower Theatre Building Assessment (\$7,000). Information Technology is targeting a Diamond Software Version Upgrade (\$10,000) and Annual Computer Replacements (\$222,800).

The Taber Police Service has a variety of upgrades and replacements planned, such as a SOCO Camera (\$5,000), Generator Upgrade (\$166,000), Bull Pen Furniture (\$50,000), Dispatch Cabinet (\$5,000), Access Control (\$75,000), Carpet Replacement (\$45,000), Police Car – CSO CF (\$55,000), and an Annual Car Replacement (\$55,000). The Taber Fire Department is seeking a Command Unit (\$50,000).

There are also three projects dependent on receiving targeted stimulus funding, including the EMS Parking Lot Replacement (\$110,000), Administration Building West Parking Lot Replacement (\$110,000), and the Aquafun/Community Centre/Curling Rink Parking Lot Replacement (\$781,829).

The MSI capital grant program will come to an end in 2022-2023 and will be replaced with Local Government Fiscal Framework (LGFF). The allocation formula and program design is still being developed

by the province. Affordable housing and servicing projects requiring funding from long-term debt are approximately \$1.35 million, with debt to be serviced by the sale of lots.

Alternate Projects, which Orwa pointed out could be reincorporated into the 2021 capital budget if council desired but were not currently included, consisted of a Downtown Bulb Out – 52nd Street and 48th Avenue (\$250,000), 53rd Avenue Parking Stalls (\$110,000), Small Ice Arena Upgrade (\$1,750,000), and the 50th Avenue and 56th Street Bulb Out – Police Station (\$34,000).

“In the Alternate Projects I keep seeing these bulb outs pop up into the budget,” said Coun. Joe Strojwas. “A bulb out doesn’t really do much for enhancing the downtown area and it doesn’t bring business into town. If we’re going to spend that kind of money, I’d rather spend it on the entranceway into town where people can see and come in before we do another bulb out. And I realize the bulb outs are eventually going to have to be done — for the inclusion factor, so it’s all the same — but it would be my opinion to take that \$250,000 out of there.”

“I believe it’s been in the capital budget for five years now,” said public works director Gary Scherer. “So it’s been coming forward and coming forward. But it’s up to council.”

A long-time opponent of intersection bulb outs in the downtown area, Coun. Jack Brewin agreed with Strojwas.

“If I recall, I thought I made a motion to remove that from our capital budget, until we decided to do anything with it, not to keep it following forward. But I agree with Councillor Strojwas, that’s not something we want yet.”

Citing traffic issues in the area, Coun. Mark Garner argued the bulb out near the Taber Police Station is relatively inexpensive and should be completed.

“When I look at those alternate projects, one talks about 50th Avenue and 56th Street Bulb Out at the police station, \$34,000. I think that should be elevated up in importance, because that particular intersection is kind of nightmare trafficwise, safety-wise. Anybody that’s gone through that gauntlet you have to kind of nudge yourself out almost into the line of traffic, and I can see that we should maybe put that up in priority.”

Strojwas questioned this line of analysis.

“Is a bulb out going to solve the traffic flow problems there?”

“It’s going to definitely help with the visibility problem,” replied Garner.

Brewin wanted to see hard evidence before considering the project.

“Definitely before we did it I would like to see drawings that would exactly show us how it would help, if it’s a necessity for sure. But right now I don’t think we need to spend money on bulb outs.”

Mayor Andrew Prokop remained unconvinced.

“I would agree. That’s been an issue for quite some time, and I’m not quite sure how completing that bulb out does change that visibility-wise to any great extent without, as Councillor Brewin said, looking at a drawing format, so it may not be the best money spent as a result.”

Garner, who sits as a council representative on the town's Traffic Committee, again pointed to the low price tag of the project.

"I can say that we have talked about this somewhat in the Traffic Committee, and when you look at the price of a bulb out, I think you guys are equating \$250,000. We're not equating \$250,000, we're looking at \$34,000. So I don't know that you can compare those two equally."

Prokop inquired how this figure was estimated to be so low in comparison to other bulb out projects.

"How does that get down to \$34,000 when it was basically half done previously?"

"The big bulb out is on the west side — you're all aware of that — and it's just a matter of putting another curb and some concrete in, and making sure that concrete swale has drainage," replied Scherer. "So it's very minimal."

Following this discussion, Coun. Carly Firth put forward the motion to approve the 2021 capital budget with funding as presented.

Strojwas floated a friendly amendment eliminating the 52nd Street and 48th Avenue Bulb Out (\$250,000) from the Alternate Projects listing.

"The alternate items were there for your consideration to add back into the budget, but are not part of the capital budget," said recreation director Dawn Phillips.

Brewin also questioned whether the Alternate Projects list should be removed.

"For that alternative category, we would only include them in the budget if council wants them to be included," said Orwa. "But if council doesn't give that instruction, then the whole alternates — all those projects — I've moved them, they stay in the 10-year plan but for 2022 for council to again reconsider the following year."

After this explanation, Firth refused Strojwas' amendment. The motion passed by a 5-2 vote, with Councillors Louie Tams and Strojwas in opposition.

When originally presented on Sept. 14, the draft capital budget totaled \$15,379,800.

With a now-amended capital budget of \$3,734,993, this represents a cut of \$11,644,807.

Leave a Reply

You must be [logged in](#) to post a comment.

Get More The Taber Times → [LOG IN TO COMMENT](#) [LATEST PAPER](#) [SUBSCRIBE](#)

© 2021 THE TABER TIMES AND ALTA NEWSPAPER GROUP LIMITED PARTNERSHIP.

12.0°C

  LOG IN

MARCH 31, 2021

SECTIONS

LOCAL NEWS



TCS pitches field house concept to town council

POSTED ON **JULY 22, 2020** BY TABER TIMES



TIMES FILE PHOTO

By Trevor
Busch
Taber Times

Poll

Do you think local organizations are reporting on COVID-19 cases in the community effectively?

- Yes
- No

[Vote](#)

[View Results](#)

RECENT NEWS →

- Better Call Saul a must-watch during pandemic
- Concerns still high around coal mining in Alberta

- Far too many active COVID-19 cases in the south — ‘we are all in this together’
- Tuff Run a go at M.D. Park this summer
- Raptors partially reload at trade deadline

RECENT BLOG POSTS →

- Better Call Saul a must-watch during pandemic
- No need to push the panic button in Leaf Land yet
- Townsend's 'Devolution Series' delivers a plethora of releases in 2021
- Importance of local sports evident during pandemic
- Chris Hadfield's ‘The Apollo Murders’ runs almost parallel to real-life missions to the Moon

tbusch@tabertimes.com

The Town of Taber is investigating the possibility of partnering with the new Taber Christian High School for the construction of a shared multisports facility and field house for the community.

Rene Angermeier, a representative from Taber Christian School (TCS), presented to the Taber Recreation Board on June 4 to discuss options for the plan to build a new school and gym. The rec board supported the initiative and directed the idea be presented to town council.

An indoor sports facility was identified as the top desired indoor space according to the Recreation Master Plan completed in January 2020.

In April 2014, conversations began regarding a potential high school, but at that time enrollment didn't indicate sustainability. Since that time, the school has experienced a 46 per cent increase in enrollment over the past four years. In October 2018 a High School Committee was struck, and a society town hall was held in November 2018 where strong support was expressed.

“There’s been a need for a high school program, we’ve been talking about it for quite a few years, and this is the year we’re moving ahead with it,” said Angermeier at council’s June 22 meeting. “Even though the world’s been a weird place the last three months, we’re still moving ahead with it and opening a high school September of this year. The long range plan — hopefully sooner than later — is to build a brand new building. The first year or two we’ll be renting at the Christian Reformed Church, they’ve just done an addition with a small gym and a couple classrooms. We’re starting with a Grade 10 class this year.”

Since 2018, Taber Christian High School agreement was completed with Horizon School Division, and background work to prepare for the building project. The school will be opening in September 2020 in a temporary location at the Taber Christian Reformed Church.

"I sat on the recreation board for three years, one of the things that kept coming up over and over was indoor soccer field," said Angermeier. "So what we want to talk about is just the idea that if we are building a new school, let's talk about building that as part of this."

The location being targeted for the new school is a tentatively-earmarked 10-acre school site on vacant land directly south of the Ken McDonald Memorial Sports Complex, adjacent to 50th Street north of 64th Avenue. The town plans to develop the property to the west into future residential subdivisions.

"The plan is to build just south of Ken Mac, we're looking at a piece of land there," said Angermeier. "Our society board, who owns and operates our school building — just so everyone's aware, we are an alternative program, so our parent society owns our property and building, and runs it."

The proposed new building would be a full-size school including a gym, eight classrooms, kitchen, science lab, library, shop and multi-purpose areas. Angermeier's presentation suggested the building could be constructed in phases depending on capital investment and enrollment numbers.

Coun. Garth Bekkering asked if Taber Christian School has a timeline in place for construction of the new school facility.

"We like to dream big. We were hoping that by this September we could break ground, but that was back a year and half ago. We pretty much stopped our fundraising when COVID-19 hit us as a town and world," said TCS principal Klaas Hoekstra. "We're not sure what September looks like, but we're pretty sure we're not breaking ground. We're flexible — we're going to be the general contractor ourselves, so we have lots of flexibility as to when we're actually breaking ground."

Coun. Jack Brewin suggested TCS planners investigate a facility in Strathmore that could offer some ideas for the concept in Taber.

"I'd just like to say I think it's a fantastic idea, and hopefully it's something we can work on together. We did tour a facility in Strathmore attached to the school, dry sports complex. So it's interesting, but it would definitely be a fine location for it."

Angermeier told council project planners are aware of the Strathmore facility and plan to investigate it in future.

"Would you consider a stand alone, or would you attach it to the school?" asked Brewin.

"The idea would be that the school building — it would be part of the building, but separate at the same time," replied Angermeier. "People using it after hours wouldn't have access to the school building, but our students could use it during the day without having to go outside."

Mayor Andrew Prokop highlighted the need for such a facility in Taber which has become more acute in recent years.

"To me, it's certainly worth exploring as a possibility. I'm sure our administration would have a lot of input with our recreation department. Absolutely there's always a need for more recreation, and that's something we're definitely missing with a multi-use facility of some sort. This is another possible option."

Coun. Joe Strojwas wanted to see the project returned to the rec board level for further discussion and to incorporate the views of M.D. of Taber councillors.

"I also think this is a great idea. We've had a multi-use facility on our side-table for a number of years. I think the best way to handle this would be through the rec board, because it's got representation there from the M.D. as well. This is definitely a project that should have M.D., town, and the school — should be a three-way partnership, and I think that would probably be the best way to handle it. Myself, I would certainly support this on a go-forward basis. This is tremendous, and this may be the partnership that we were waiting for before we proceed down this road. My hat goes off to you guys to keep at it."

Coun. Louie Tams wanted to see a more active approach from town administration rather than further discussion at the rec board.

"It could go back to the rec board, but I think our rec director and administration needs to have conversations with these gentlemen so we get a greater vision of what they're planning. We all kind of know what we're thinking and what we want. You don't have a definite date for breaking ground, we don't have a definite plan for what we're looking for to build, and also with our partner the M.D., and I think we need to have some conversations with our director of recreation and our administration team, so that we have a better picture of what we're talking about. Right now — for lack of a better word — it's a dream. And it's a good dream. But it's still a dream, and I think we need to have our rec department and administration have some conversations so we have some clarity on what we're trying to do."

Hoekstra estimated the new school's construction might cost anywhere between \$3.5 – \$4.5 million, with a full gymnasium costing between \$1 – \$1.2 million.

Bekkering sounded a warning about the town's current finances and the possibility of having to make hard decisions in future.

"This is a very worthwhile discussion, and I think it bears further discussion, and also some decisions to be made in future. However, as you gentlemen just mentioned, you're under budgetary constraints for fundraising because of COVID-19. Believe me, so are we. The town is in pretty tough shape budget-wise, financially, and we cannot rely forever on other forms of government, orders of government, to bail us out. So therefore we have to make some hard decisions also. At the same time, let's make those hard decisions together."

Following discussion, council voted unanimously to accept the presentation as information and directed administration to have further conversations with TCS regarding a high school and field house concept building.

Leave a Reply

You must be [logged in](#) to post a comment.

Get More The Taber Times → [LOG IN TO COMMENT](#) [LATEST PAPER](#) [SUBSCRIBE](#)

© 2021 THE TABER TIMES AND ALTA NEWSPAPER GROUP LIMITED PARTNERSHIP.



Town of Taber

ALL PERSONS WISHING TO ATTEND AS A DELEGATION OR A MEMBER OF THE PUBLIC FOR A COUNCIL MEETING ARE TO UTILIZE THE MAIN ENTRANCE DOORS ON 50TH STREET TO GAIN ACCESS TO THE COUNCIL CHAMBER AREA.

ALL AGENDAS AND MINUTES CAN BE FOUND AT WWW.TABER.CA UNDER YOUR GOVERNMENT COUNCIL MEETINGS ARE NOW LIVESTREAM. VISIT WWW.TABER.CA/LIVESTREAM

REGULAR/SPECIAL COUNCIL MEETING

REGULAR MEETING OF COUNCIL TO BE HELD MONDAY, APRIL 12, 2021
AT 3:30 PM IN THE TOWN COUNCIL CHAMBERS

REGULAR MEETING OF COUNCIL TO BE HELD MONDAY, APRIL 26, 2021
AT 3:30 PM IN THE TOWN COUNCIL CHAMBERS

BOARD/COMMITTEE/COMMISSION MEETING

RECREATION BOARD MEETING TO BE HELD THURSDAY, APRIL 1, 2021
AT 5:30 PM IN THE TOWN COUNCIL CHAMBERS

TABER LIBRARY BOARD MEETING TO BE HELD TUESDAY, APRIL 13, 2021
AT 5:15 PM IN THE LIBRARY BOARD ROOM

MUNICIPAL PLANNING COMMISSION MEETING TO BE HELD MONDAY, APRIL 19, 2021
AT 1:30 PM IN THE TOWN COUNCIL CHAMBERS

ARTS & HERITAGE COMMITTEE MEETING TO BE HELD TUESDAY, APRIL 20, 2021
AT 5:30 PM IN THE TOWN COUNCIL CHAMBERS

Town of Taber Public Consultation Proposed Taber Meadows Concept Plan

Take notice that the Town of Taber is proposing to adopt by resolution, the Taber Meadows Concept Plan. The purpose of the Taber Meadows Concept Plan is to provide for the development of a comprehensively planned manufactured housing community on lands owned by the Town and located at 7000 50 Street.

Copies of the concept plan may be obtained at the Town of Taber Administration building – Planning and Economic Development Department, or are available online at www.taber.ca/planningfeedback.

The Town of Taber welcomes any input to the plan that the community may have. Any questions or suggestions regarding this concept plan can be submitted online at www.taber.ca/planningfeedback or can be directed to Kattie Schlamp, Subdivision and Development Officer, by phone (403-223-6009) or email (kattie.schlamp@taber.ca).

If you would like to submit comments/concerns in writing, please submit them to the Town Office no later than noon on April 9, 2021.

Town of Taber Public Hearing: Proposed Bylaw 9-2021 – Northwest Area Structure Plan Amendment

Take notice that the Town of Taber is proposing Bylaw 9-2021 – to amend Northwest Area Structure Plan Bylaw 21-2016. The purpose of the Northwest Area Structure Plan amendment is to update the Land Use Concept Plan map on page 29 of the document to reflect land use changes along 50th Avenue.

Copies of the bylaw may be obtained at the Town of Taber Administration building – Planning and Economic Development Department, or are available online at www.taber.ca/planningfeedback

Any questions or suggestions regarding this amendment can be directed to Kattie Schlamp, Subdivision and Development Officer, by phone (403-223-6009) or email (kattie.schlamp@taber.ca).

On Monday, April 12, 2021, at 3:30 pm, Council will hold a VIRTUAL PUBLIC HEARING to consider proposed Bylaw 9-2021 – Northwest Area Structure Plan Bylaw Amendment. Due to current public health regulations, the Public Hearing for proposed Bylaw 9-2021 will be held by videoconference. Should you wish to make a presentation regarding the proposed bylaw at the Public Hearing, please visit www.taber.ca/planningfeedback to register or contact Planning and Economic Development at 403-223-6009 or kattie.schlamp@taber.ca before 12 pm (noon) on April 9, 2021 to register and receive instructions on how to join the Public Hearing by videoconference.

If you are unable to attend the Public Hearing and would like to submit comments/concerns in writing, please submit them to the Town Office no later than noon on April 9, 2021.

Town of Taber Public Hearing: Proposed Bylaw 8-2021 – Land Use Bylaw Amendment

Take notice that the Town of Taber is proposing Bylaw 8-2021 – to amend Land Use Bylaw 13-2020. The purpose of the Land Use Bylaw amendment is to add "Direct Control District 4 (DC-4)" as a new land use district and to change the land use at 7000 50 Street from Urban Reserve (UR) to Direct Control District 4 (DC-4) for future development.



Take notice that the Town of Taber is proposing Bylaw 9-2021 – to amend Northwest Area Structure Plan Bylaw 21-2016. The purpose of the Northwest Area Structure Plan amendment is to update the Land Use Concept Plan map on page 29 of the document to reflect land use changes along 50th Avenue.

Copies of the bylaw may be obtained at the Town of Taber Administration building – Planning and Economic Development Department, or are available online at www.taber.ca/planningfeedback

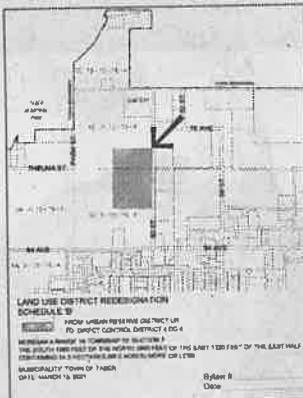
Any questions or suggestions regarding this amendment can be directed to Kattie Schlamp, Subdivision and Development Officer, by phone (403-223-6009) or email (kattie.schlamp@taber.ca).

On Monday, April 12, 2021, at 3:30 pm, Council will hold a VIRTUAL PUBLIC HEARING to consider proposed Bylaw 9-2021 – Northwest Area Structure Plan Bylaw Amendment. Due to current public health regulations, the Public Hearing for proposed Bylaw 9-2021 will be held by videoconference. Should you wish to make a presentation regarding the proposed bylaw at the Public Hearing, please visit www.taber.ca/planningfeedback to register or contact Planning and Economic Development at 403-223-6009 or kattie.schlamp@taber.ca before 12 pm (noon) on April 9, 2021 to register and receive instructions on how to join the Public Hearing by videoconference.

If you are unable to attend the Public Hearing and would like to submit comments/concerns in writing, please submit them to the Town Office no later than noon on April 9, 2021.

Town of Taber Public Hearing: Proposed Bylaw 8-2021 – Land Use Bylaw Amendment

Take notice that the Town of Taber is proposing Bylaw 8-2021 – to amend Land Use Bylaw 13-2020. The purpose of the Land Use Bylaw amendment is to add "Direct Control District 4 (DC-4)" as a new land use district and to change the land use at 7000 50 Street from Urban Reserve (UR) to Direct Control District 4 (DC-4) for future development.



Copies of the bylaw may be obtained at the Town of Taber Administration building – Planning and Economic Development Department, or are available online at www.taber.ca/planningfeedback

Any questions or suggestions regarding this amendment can be directed to Kattie Schlamp, Subdivision and Development Officer, by phone (403-223-6009) or email (kattie.schlamp@taber.ca).

On Monday, April 12, 2021, at 3:30 pm, Council will hold a VIRTUAL PUBLIC HEARING to consider proposed Bylaw 8-2021 – Land Use Bylaw Amendment. Due to current public health regulations, the Public Hearing for proposed Bylaw 8-2021 will be held by videoconference. Should you wish to make a presentation regarding the proposed Bylaw at the Public Hearing, please visit www.taber.ca/planningfeedback to register or contact Planning and Economic Development at 403-223-6009 or kattie.schlamp@taber.ca before 12 pm (noon) on April 9, 2021 to register and receive instructions on how to join the Public Hearing by videoconference.

If you are unable to attend the Public Hearing and would like to submit comments/concerns in writing, please submit them to the Town Office no later than noon on April 9, 2021.

TAKE NOTICE THAT THE FOLLOWING APPLICATIONS FOR DEVELOPMENT HAVE BEEN CONDITIONALLY APPROVED BY THE MUNICIPAL PLANNING COMMISSION SUBJECT TO AN APPEAL PERIOD

PS 21-003: 5817 64 Street, Lot 10, Block 6, Plan 9911451: Portable Sign Renewal. Discretionary Use, Light Industrial District (M-1).

DP 21-012: 5314 49 Avenue, Lots 7-8, Block 9, Plan 5638L: Cannabis Retail Sales. Downtown District (DT).

DP 21-016: 5015 47 Avenue, Lots 11-14, Block 1, Plan 5638L: Freestanding Sign (Drive-thru Menu). Downtown District (DT).

DP 21-022: 28 Sage Brush Avenue, Lot 46, Block 5, Plan 2110220: Semi-detached Dwelling with Secondary Suite. Discretionary Use, Residential Single and Two Dwelling District (R-2).

DP 21-023: 34 Sage Brush Avenue, Lot 47, Block 5, Plan 2110220: Semi-detached Dwelling with Secondary Suite. Discretionary Use, Residential Single and Two Dwelling District (R-2).

DP 21-024: 5312 49 Avenue, Lot 6, Block 9, Plan 5638L: Cannabis Retail Sales. Downtown District (DT).

DP 21-025: 4837 56 Avenue, Lots 38-40, Block 32, Plan 4348R: Maximum Exterior Garage Height variance of 0.22 metres, to a maximum height of 5.22 metres, Residential Single and Two Dwelling District (R-2).

Any person affected by the above decisions may appeal the issuance of a permit to the applicant by submitting a written notice of appeal along with payment of \$350.00 to the office of the Planning Officer no later than 1:00pm on April 10th, 2021.

A - 4900 50 St. Taber, T1G 1T1

Phone 403-223-5500 • Fax 403-223-5530

email: town@taber.ca • website: www.taber.ca

Keeping Our Community Informed



Call
opink
a

REGULAR/SPECIAL COUNCIL MEETING

REGULAR MEETING OF COUNCIL TO BE HELD MONDAY, APRIL 12, 2021
AT 3:30 PM IN THE TOWN COUNCIL CHAMBERS

REGULAR MEETING OF COUNCIL TO BE HELD MONDAY, APRIL 26, 2021
AT 3:30 PM IN THE TOWN COUNCIL CHAMBERS

BOARD/COMMITTEE/COMMISSION MEETING

RECREATION BOARD MEETING TO BE HELD THURSDAY, APRIL 1, 2021
AT 5:30 PM IN THE TOWN COUNCIL CHAMBERS

TABER LIBRARY BOARD MEETING TO BE HELD TUESDAY, APRIL 13, 2021
AT 5:15 PM IN THE LIBRARY BOARD ROOM

MUNICIPAL PLANNING COMMISSION MEETING TO BE HELD MONDAY, APRIL 19, 2021
AT 1:30 PM IN THE TOWN COUNCIL CHAMBERS

ARTS & HERITAGE COMMITTEE MEETING TO BE HELD TUESDAY, APRIL 20, 2021
AT 5:30 PM IN THE TOWN COUNCIL CHAMBERS

VOLUNTEER BOARD/COMMITTEE/COMMISSION VACANCIES

The Town of Taber is looking for the public to help fill this vacancy:

Municipal Planning Commission

1 resident of the Town of Taber

Applications for the above may be picked up at the Town Administration Office,
or apply easily online at www.taber.ca/volunteer

Further information may be obtained by contacting

Kerry Van Ham, Administrative Services Manager at 403-223-5519.

Town of Taber Public Consultation Proposed Taber Meadows Concept Plan

Take notice that the Town of Taber is proposing to adopt by resolution, the Taber Meadows Concept Plan. The purpose of the Taber Meadows Concept Plan is to provide for the development of a comprehensively planned manufactured housing community on lands owned by the Town and located at 7000 50 Street.

Copies of the concept plan may be obtained at the Town of Taber Administration building – Planning and Economic Development Department, or are available online at www.taber.ca/planningfeedback.

The Town of Taber welcomes any input to the plan that the community may have. Any questions or suggestions regarding this concept plan can be submitted online at www.taber.ca/planningfeedback or can be directed to Kattie Schlamp, Subdivision and Development Officer, by phone (403-223-6009) or email (kattie.schlamp@taber.ca).

If you would like to submit comments/concerns in writing, please submit them to the Town Office no later than noon on April 9, 2021.

Town of Taber Public Hearing: Proposed Bylaw 9-2021 – Northwest Area Structure Plan Amendment

Take notice that the Town of Taber is proposing Bylaw 9-2021 – to amend Northwest Area Structure Plan Bylaw 21-2016. The purpose of the Northwest Area Structure Plan amendment is to update the Land Use Concept Plan map on page 29 of the document to reflect land use changes along 50th Avenue.

Copies of the bylaw may be obtained at the Town of Taber Administration building – Planning and Economic Development Department, or are available online at www.taber.ca/planningfeedback

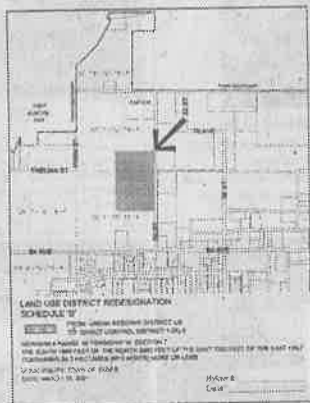
Any questions or suggestions regarding this amendment can be directed to Kattie Schlamp, Subdivision and Development Officer, by phone (403-223-6009) or email (kattie.schlamp@taber.ca).

On Monday, April 12, 2021, at 3:30 pm, Council will hold a VIRTUAL PUBLIC HEARING to consider proposed Bylaw 9-2021 – Northwest Area Structure Plan Bylaw Amendment. Due to current public health regulations, the Public Hearing for proposed Bylaw 9-2021 will be held by videoconference. Should you wish to make a presentation regarding the proposed bylaw at the Public Hearing, please visit www.taber.ca/planningfeedback to register or contact Planning and Economic Development at 403-223-6009 or kattie.schlamp@taber.ca before 12 pm (noon) on April 9, 2021 to register and receive instructions on how to join the Public Hearing by videoconference.

If you are unable to attend the Public Hearing and would like to submit comments/concerns in writing, please submit them to the Town Office no later than noon on April 9, 2021.

Town of Taber Public Hearing: Proposed Bylaw 8-2021 – Land Use Bylaw Amendment

Take notice that the Town of Taber is proposing Bylaw 8-2021 – to amend Land Use Bylaw 13-2020. The purpose of the Land Use Bylaw amendment is to add "Direct Control District 4 (DC-4)" as a new land use district and to change the land use at 7000 50 Street from Urban Reserve (UR) to Direct Control District 4 (DC-4) for future development.



Copies of the bylaw may be obtained at the Town of Taber Administration building – Planning and Economic Development Department, or are available online at www.taber.ca/planningfeedback

Any questions or suggestions regarding this amendment can be directed to Kattie Schlamp, Subdivision and Development Officer, by phone (403-223-6009) or email (kattie.schlamp@taber.ca).

On Monday, April 12, 2021, at 3:30 pm, Council will hold a VIRTUAL PUBLIC HEARING to consider proposed Bylaw 8-2021 – Land Use Bylaw Amendment. Due to current public health regulations, the Public Hearing for proposed Bylaw 8-2021 will be held by videoconference. Should you wish to make a presentation regarding the proposed Bylaw at the Public Hearing, please visit www.taber.ca/planningfeedback to register or contact Planning and Economic Development at 403-223-6009 or kattie.schlamp@taber.ca before 12 pm (noon) on April 9, 2021 to register and receive instructions on how to join the Public Hearing by videoconference.

If you are unable to attend the Public Hearing and would like to submit comments/concerns in writing, please submit them to the Town Office no later than noon on April 9, 2021.



A - 4900 50 St. Taber, T1G 1T1
Phone 403-223-5500 • Fax 403-223-5530
email: town@taber.ca • website: www.taber.ca
Keeping Our Community Informed

