



BEFORE YOU BUILD

Development and
Building in the
Town of Taber

For assistance with the building process,
contact: Development / Safety Codes Office
4900 A 50 Street
Taber, Alberta T1G 1T1
(403) 223-5504

August, 2000

- **LOT SIZE:** The bylaw specifies minimum width, depth and area for lots. In the Residential (R1) land use district, the minimum lot size for a dwelling is 15m by 30m and a minimum area of 450m².
- **YARD DIMENSIONS:** A building in any district must have a minimum distance between it and the lot lines surrounding the structure. For example, in the Residential Low Density (R1) district, a front yard for a dwelling (including attached garage & carport) is 6.0m, a side yard is 1.5m and a rear yard is 7.5m. Accessory buildings (garages & sheds) must be 1m away from all property lines with the exception of rear entry garages, which must be 1.5m from the rear property line. ***These distances differ for corner lots.***
- **DEVELOPMENT STANDARDS:** A series of development standards are contained in the land use bylaw relating to aspects such as landscaping, fences, signs, drainage and many others.

CAN I START TO DEVELOP AFTER I GET A DEVELOPMENT PERMIT?

Not necessarily. You would be advised to wait until the date of possible appeal has passed. Development could be held up by an appeal to the Development Appeal Board. ***You may also be required to get a building permit.***

HOW DO I GET A BUILDING PERMIT?

A **building permit** is issued in accordance with the Safety Standards Act by the building inspector. Along with a completed application and the required fee, cross section drawings or blueprints (in an appropriated scale) must be submitted in duplicate. Adequate information must be given so the Safety Codes Officer may determine if they comply with the Safety Codes Act. Drawings must be submitted for every development, including decks and carports.

Town of Taber Planning Department
August 2000



WHO NEEDS TO READ THIS PAMPHLET?

If you need to build, purchase land to build on or change the use of a site or an existing building in the Town of Taber, you should read this pamphlet first. It contains general information about the development process that you will need to be aware of prior to commencing development.

WHAT IS DEVELOPMENT?

Any change to land or a building, either physical or in the use that is made of it, is considered development.

Typically it involves construction or modification of a building, but can also include excavation or a change of use or intensity of use. The Town of Taber has a development officer to assist persons with town development requirements and questions.



DO I NEED A PERMIT TO DEVELOP?

In most cases a development permit will be required prior to the start of development. Exceptions are for works of maintenance or repair if such work does not include structural alterations, accessory buildings under 9m or fences. A building permit may still be required.

If there is any doubt as to whether a development requires a permit, contact the Town's development office.

HOW DO I APPLY FOR A DEVELOPMENT PERMIT?

The Town of Taber Land Use Bylaw contains the process for applying for a development permit. Application forms are available from the town office. Prior to making the application, you may wish to discuss the proposed development with the development office.

A completed application will include:

- ▶ a completed form
- ▶ plans and drawings to allow consideration of the proposal and may include a landscaping plan, parking layout, elevation sketch, or other diagrams that may be required.
- ▶ A site plan, in a scale satisfactory to the development officer, shall be provided and will show:
 - * dimensions of the lot
 - * location of both existing & proposed buildings and

accessory buildings will all setbacks & side yard requirements shown

- * north point
- * location of adjacent streets and avenues
- all easements

- ▶ a fee which at the time of printing is \$ 50.00 for residential and \$75.00 and up for commercial and industrial.

WHAT HAPPENS TO MY COMPLETED APPLICATION?



The application is compared to the land use bylaw. If the development is a “permitted use” and complies with the requirements of the bylaw, then the development officer may issue a development permit.

For example, an accessory building such as a garage is a permitted use in the Residential (R1) district and a permit can be issued by the development officer if all other bylaw standards are met.

If a development is a “discretionary use” (eg. duplex or moved-in residence), the application is forwarded to the Municipal Planning Commission (MPC). This body evaluates the applications and renders a decision to approve, approve with conditions, or refuse the application.

IS THE MPC OR DEVELOPMENT OFFICER'S DECISION FINAL?



The decision of the MPC or the development officer may be appealed within 14 days from the issuance of notice of the decision.

Development should not commence prior to the end of the appeal period. An appeal may be launched by either the applicant or a person affected by the decision.

ARE THERE ANY BYLAW REQUIREMENTS I SHOULD BE AWARE OF?

You are advised to *refer to the actual bylaw* for details pertaining to your specific development. The land use bylaw contains many requirements potential developers should be aware of. Examples include:

- **USE:** The proposed use must be a use listed a permitted or discretionary in the land use district within which the land is located. If a use is not listed, an application for reclassifying the land to a different district may be made at the town office.