



**Municipal Planning Commission (MPC) Meeting  
AGENDA**

**Thursday, Aug 15 2019 at 8:30 am  
Council Chambers  
4512 - 46 Street, Olds, Alberta**

As per MPC Bylaw No. 2012-06:

- All members of MPC will be asked to advise pecuniary interest for items on the Agenda.

**1. Call To Order**

**1A. Added Item(s)**

**1B. Adoption of Agenda**

Page 2                    1B) Adoption of the Aug 15, 2019 MPC Agenda

**2. Adoption of Previous Minutes**

Pages 3-5                2A) Adoption of the July 18, 2019 MPC Minutes

**3. Business Arising from the Minutes**

**4. New Business**

Pages 6-14              4A) DP19-098  
Home Occupation Class 2 – Yoga & Art Classes  
4602 49 Street

4B) DP19-0103  
Rear Yard Relaxation for Existing Semi-Detached Dwelling  
5712 57 Ave CI

**5. Correspondence and Information**

Pages 14-16            5A) July 2019 Development & Building Permits and  
Monthly Building Permit Statistics

**6. Adjournment**

Next MPC Meeting scheduled for Thursday, September 19, 2019 at 8:30 a.m. in the Council Chambers.



**TOWN OF OLDS  
MUNICIPAL PLANNING COMMISSION  
REQUEST FOR DECISION REPORT**

<b>MEETING DATE:</b>	<b>August 15, 2019</b>
<b>TITLE:</b>	<b>Adoption of Agenda</b>

**APPLICATION / ISSUE HISTORY:**

Current procedure includes presentation of the agenda to the Municipal Planning Commission meeting for approval.

**DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:**

Municipal Planning Commission members may adopt the agenda as presented or amend it to correct any errors or omissions that have been identified and may add any additional items for deliberation as the membership sees fit.

**DEVELOPMENT OFFICER'S RECOMMENDED ACTION:**

That the Municipal Planning Commission adopts the August 15, 2019 Agenda as presented.



**TOWN OF OLDS  
MUNICIPAL PLANNING COMMISSION  
REQUEST FOR DECISION REPORT**

**MEETING DATE: August 15, 2019**

**TITLE: Adoption of Minutes from July 18, 2019**

APPLICATION / ISSUE HISTORY:

Current procedure includes presentation of the minutes from the previous Municipal Planning Commission meeting for approval.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

Municipal Planning Commission members may approve the minutes as presented or amend them to correct any errors or omissions that have been identified.

DEVELOPMENT OFFICER'S RECOMMENDED ACTION:

That the Municipal Planning Commission adopt the July 18, 2019 Minutes as presented.



## Prior to Adoption

**Minutes** of the Town of Olds **MUNICIPAL PLANNING COMMISSION (MPC)** meeting held on Thursday, **July 18, 2019** at 8:30 a.m. in Council Chambers at the Olds Town Office.

### Present – MPC Members

Public at Large: Janice Thompson, Rudy Durieux  
Elected Officials: Councillor Wade Bearchell, Councillor Debbie Bennett

### Absent – MPC Members

Absent: Dave Harris, Anne Blackburn, Councillor Mary Jane Harper

### Present – Staff

Scott Chant, Director of Operational Services & Secretary to the Commission; Carey Keleman, Development Officer II, Jane Archer, Administrative Assistant - Development and Roxanne Latour, Recorder.

### Absent – Staff

Absent:

## 1. Call to Order

Chair Rudy Durieux called the meeting to order at 8:31 a.m.

### 1A. Added Item(s)

### 1B. Adoption of Agenda

Moved by Councillor Wade Bearchell, “to adopt the agenda for the Municipal Planning Commission meeting of July 18, 2019 as presented.”

**Motion Carried** 19.38

## 2. Adoption of Previous Minutes

Moved by Commissioner Janice Thompson, “to adopt the meeting minutes from June 20, 2019 Municipal Planning Commission meeting as amended.”

**Motion Carried** 19.39

## 3. Business Arising from the Minutes

#### 4. New Business

- 4A) DP19-082**  
Residential Addition (3 Decks, Enclosed Basement Access & Landing)  
4201 50 Ave

Jane Archer, Administrative Assistant – Development presented this application as contained in the agenda.

The Applicant, James Rosenberger, was in attendance.

Moved by Councillor Wade Bearchell, “that the Municipal Planning Commission approve Development Permit Application DP19-082 as presented, subject to conditions listed in the attached draft Development Permit.”

**Motion Carried** 19.40

#### 5. Correspondence and Information

##### 5A) Monthly Development & Building Permits and 2019 Building Permit Statistics

Development Officer Carey Keleman reported on the list of development and building permit approvals for June 2019 and the building permit statistics for 2019 to date.

Moved by Councillor Debbie Bennett, “that the development updates be received as information.”

**Motion Carried** 19.41

#### 6. Adjournment

The next Municipal Planning Commission meeting will be Thursday, August 15, 2019 at 8:30 a.m. in Town of Olds Council Chambers.

Commissioner Janice Thompson moved to adjourn the Municipal Planning Commission meeting at 8:37 a.m.

**Motion Carried** 19.42

These Minutes approved \_\_\_\_\_.


\_\_\_\_\_  
**RUDY DURIEUX**  
**CHAIRPERSON**

\_\_\_\_\_  
**SCOTT CHANT**  
**SECRETARY TO THE COMMISSION**

**NOTE- include stats in pdf**

**TOWN OF OLDS  
MUNICIPAL PLANNING COMMISSION**

**REQUEST FOR DECISION REPORT**

<b>Agenda Item #:</b>	<b>4A</b>
<b>Meeting:</b>	<b>Municipal Planning Commission</b>
<b>Meeting Date:</b>	<b>August 15, 2019</b>
<b>File No.:</b>	<b>DP19-098</b>
<b>Civic Address:</b>	<b>4602 49 Street</b>
	<b>Legal Description: NE-32-32-1-5</b>
<b>Designation:</b>	<b>General Residential District (R2)</b>
<b>Proposal:</b>	<b>Home Occupation Class 2 – Yoga &amp; Art Classes Discretionary Use – Home Occupation Class 2</b>
<b>Originated By:</b>	Jane Archer, Administrative Assistant - Development
<b>MPC Secretary Approval:</b>	Scott Chant, Director of Operations 

**REVIEW OF DEVELOPMENT PERMIT APPLICATION**

The Town has received a Development Permit Application for a Home Occupation Class 2 for Yoga and Art Classes at 4602 49 Street. This application is classified as a Home Occupation Class 2 because clients will visit the home. The approving authority for discretionary uses is the Municipal Planning Commission (MPC).

The applicant proposes to have a maximum of 5 clients at a time in the home, by appointment only. The applicant advises that there are 4 parking stalls available off the rear lane, as well as 2 stalls in the front driveway. There will be a small sign in the front yard facing 49 Street. The business will utilize 300 ft<sup>2</sup> in the basement of the dwelling. The home occupation meets all regulations in the Land Use Bylaw #01-23.

This application is supported by the East Olds Area Redevelopment Plan as this parcel is included in the overlay district adjacent to 46 Avenue (Highway 2A). Map 4 Land Use Concept proposes to expand the commercial opportunities within an approximately 70 metre strip from the center line of 46 Avenue (Highway 2A). By enhancing the commercial opportunities along this strip of land, it is possible to take advantage of the proximity to the College and related educational and recreational facilities to create a vibrant strip suitable for coffee shops, bookstores, and restaurants. Commercial developments that serve not only the local residents, but the thriving student population as well would be suitable in this location.

Four (4) area landowners were circulated with regards to this application. No comments were received from area property owners.

Planning & Development staff are of the opinion that this home occupation would not unduly affect the use and enjoyment of the neighbouring parcels of land and, therefore, support approval of this application.

**RECOMMENDATION: That the Municipal Planning Commission approve Development Permit application 19-098 as presented, subject to the conditions listed in the attached draft Development Permit.**



Prepared by: Jane Archer, Administrative Assistant - Development

Attachments: 1. Site Location Map and Aerial Photo  
2. Site Photo  
3. Draft Development Permit 19-098



Attachment 1: Site Location Map & Aerial Photo  
4602 49 Street

Home Occupation Class 2  
DP19-098




**Attachment 2 - Site Photo**  
**4602 49 Street**

**Home Occupation Class 2**  
**DP19-098**





**TOWN OF OLDS  
MUNICIPAL PLANNING COMMISSION  
REQUEST FOR DECISION REPORT**

<b>Agenda Item #</b>	<b>4B</b>
<b>Meeting:</b>	<b>Municipal Planning Commission</b>
<b>Meeting Date:</b>	<b>August 15, 2019</b>
<b>File No.:</b>	<b>DP19-103</b>
<b>Civic Address:</b>	<b>5712 57 Avenue Close</b>
<b>Legal Description:</b>	<b>Lot 7, Block 4, Plan 941 1739</b>
<b>Designation:</b>	<b>General Residential District (R2)</b>
<b>Proposal:</b>	<b>Rear Yard Relaxation for Existing Semi-Detached Dwelling</b>
<b>Originated By:</b>	Jane Archer, Administrative Assistant - Development
<b>MPC Secretary Approval:</b>	Scott Chant, Director of Operations 

**REVIEW OF DEVELOPMENT PERMIT APPLICATION**

Development Permit 19-103 is an application for a rear yard relaxation for an existing semi-detached dwelling. This relaxation is beyond the scope of Development Officers; therefore, this application is before Municipal Planning Commission for decision.

The dwelling was approved via Development Permit 78-94 with a 6.7 metre rear yard. An addition of a covered enclosed deck was constructed, and the Real Property Report currently shows a rear yard setback of 4.18 metres. The owners of the dwelling have sold the property and have applied for the relaxation so that the certificate of compliance will state the dwelling complies because a relaxation was granted.

This application was circulated to the adjacent landowner and no comments were received.

Planning & Development staff are of the opinion that the proposed relaxation would not unduly affect the use and enjoyment of the neighbouring parcels of land and, therefore, support approval of this application.

**RECOMMENDATION: That the Municipal Planning Commission approve Development Permit Application DP19-103 subject to the conditions listed in the attached draft Development Permit.**



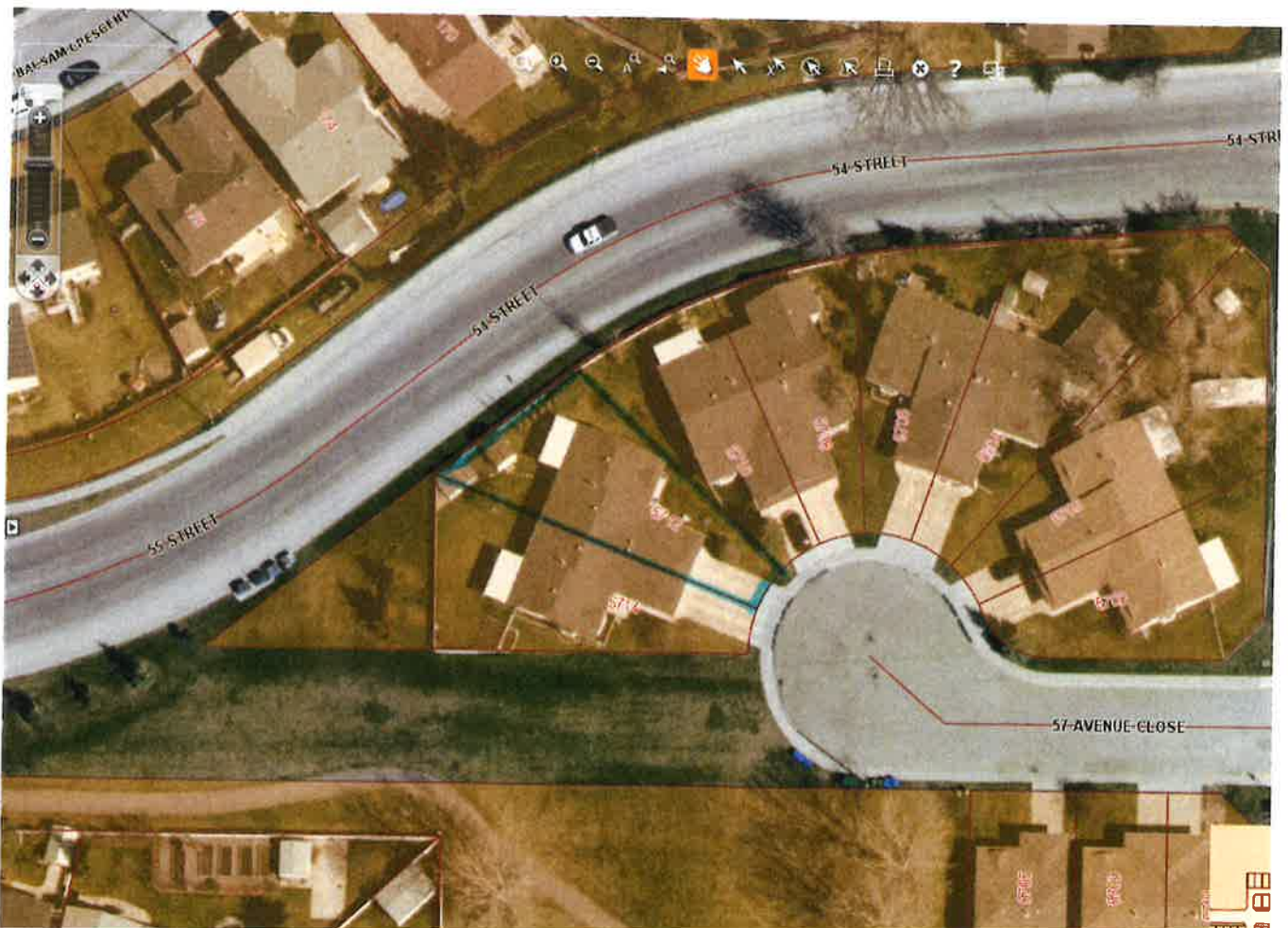
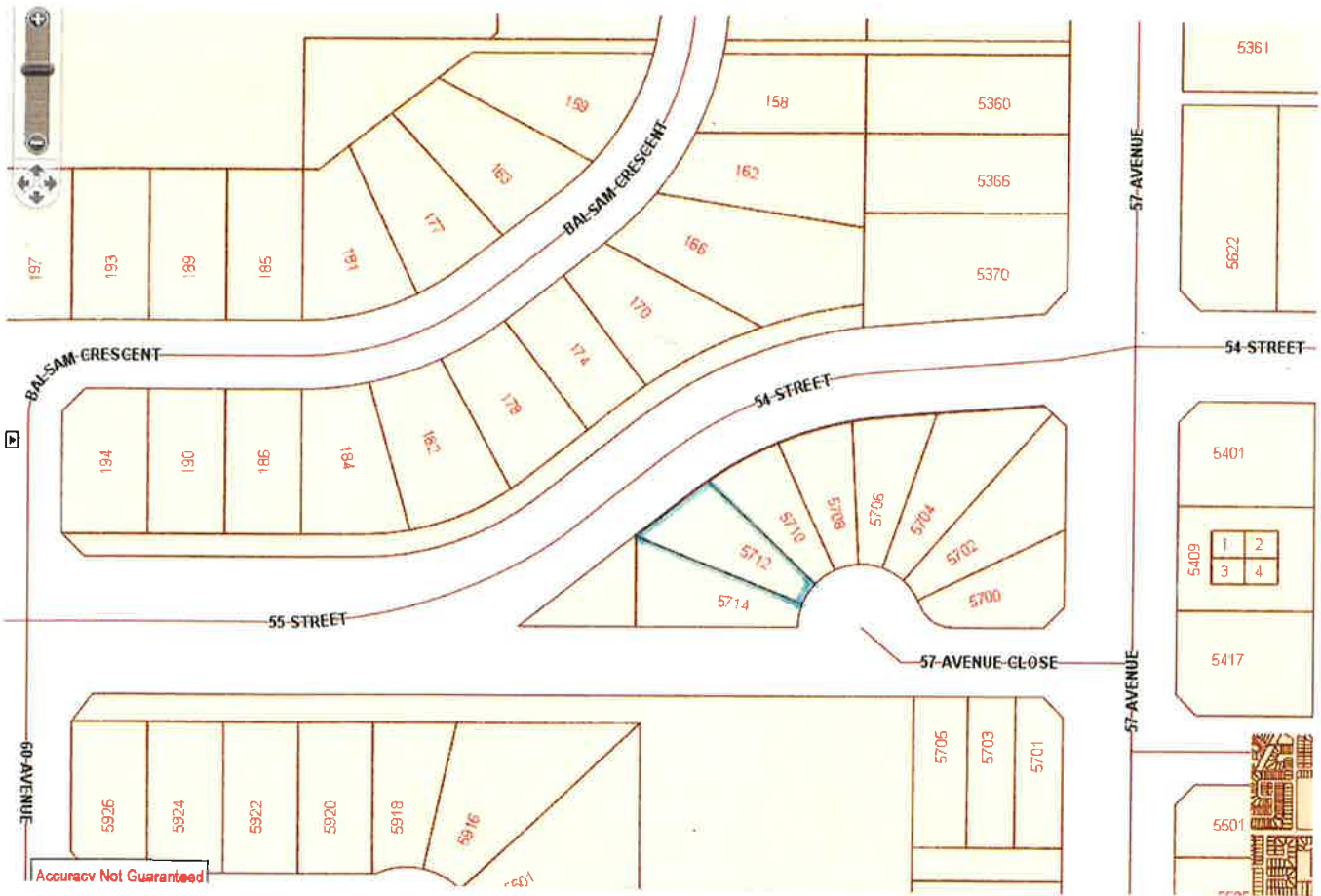
Prepared by: Jane Archer, Administrative Assistant - Development

**Attachments:**

- Schedule 1: Site Location & Aerial Photo
- Schedule 2: Draft Development Permit 19-103

**Schedule 1: Site Location Map & Aerial Photo**  
**5712 57 Avenue Close**

**Relaxation for Dwelling**  
**DP19-103**





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**DEVELOPMENT PERMIT DP19-103**

**Proposal: Rear Yard Relaxation for Existing Semi-Detached Dwelling**

**Deemed Use: Permitted Use – Semi-Detached Dwelling**

**Land Use Bylaw Designation: General Residential District (R2)**

**Civic Address: 5712 57 Avenue Close**

**Legal Description: Lot 7, Block 4, Plan 941 1739**

**Applicant / Owner: Walter & Susan Collins**

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Decision: **APPROVED** subject to the conditions outlined below:

1. The development must be constructed in accordance with the approved plans and conditions. Any revisions to the approved plans (including non-completion of the development) must be submitted for approval to the Development Authority. The approved site plan is attached.
2. A relaxation of the required 6 metre rear setback is granted to allow a rear setback of 4.18 metres.
3. Surface water runoff must be managed so that it does not affect adjoining properties by means of eave troughs and downspouts.
4. If the development authorized by a development permit is not commenced within 12 months from the date of issue, nor carried out with reasonable diligence, such permit approval ceases and the permit itself is deemed void, expired, and without effect, unless an extension of this period has been previously granted.
5. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.
6. Use and development of the subject site shall conform to all other applicable requirements of the Town of Olds Land Use Bylaw 01-23 except where a relaxation has been expressly granted.

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Carey Keleman, Development Officer

Date of Decision: MPC – August 15, 2019

Date of Notice in Newspaper: August 20, 2019

Effective Date of Permit: September 10, 2019 (after 3 week appeal period)

Attachment:

1. Site Plan: Real Property Report Date Stamped July 25, 2019
2. Photos of Covered & Enclosed Deck (Sunroom)



19-103

# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT - PLAN

This plan is page 2 of a Real Property Report and is ineffective if it is detached from page 1.

Page 2 of 2

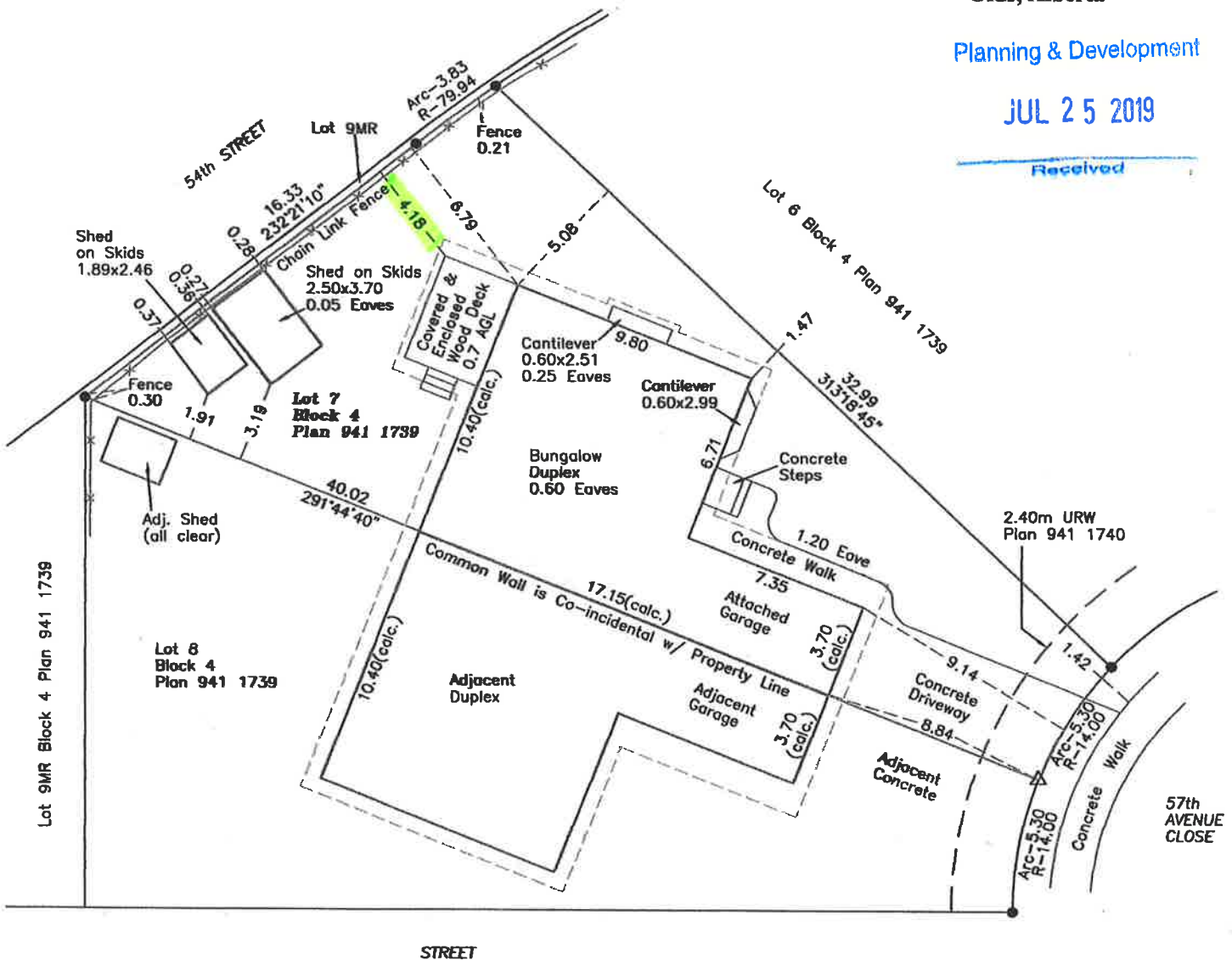
Legal Description: Lot 7 Block 4 Plan 941 1739

Civic Address: 5712 - 57th Avenue Close  
Olds, Alberta

Planning & Development

JUL 25 2019

Received



## ENCUMBRANCES:

Registration No.	Particulars
941 225 254	Utility Right of Way - Plan 941 1740
941 271 726	Restrictive Covenant
941 271 730	Party Wall Agreement

## LEGEND:

1. Unless otherwise noted, measurements are made to the extent of the exterior walls
2. Distances are shown in metres and decimals thereof
3. Statutory Iron Posts are shown thus... ●
4. Calculated points are shown thus... △
5. (e) denotes encroachment
6. Eaves are dimensioned to the line of the fascia
7. Unless otherwise noted, fences are shown within 0.20m of Property Lines



Scale : 1:250 Drawn: GFF  
File No. : 19-272

**SexSmith**  
Surveys Ltd.

Box 5122, High River, Alberta, T1V 1M3

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Site Photos  
5712 57 Avenue Close

Rear Yard Relaxation for Semi-Detached Dwelling  
DP19-103





Town of Olds

4512 46 Street  
Olds AB T4H 1R5  
Main: 403.507.4804  
Fax: 403.507.4856  
[planning@olds.ca](mailto:planning@olds.ca)

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## **DEVELOPMENT PERMIT DP19-098**

**Proposal: Home Occupation – Class 2: Yoga & Art Classes**

**Deemed Use: Discretionary Use**

**Land Use Bylaw Designation: General Residential District (R2)**

**Civic Address: 4602 49 Street**

**Legal Description: NE-32-32-1-5**

**Applicant/Owner: Joanna Stevens / Ben & Darlene Coates**

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Decision: **APPROVED** subject to the conditions outlined below:

1. The development must be constructed in accordance with the approved conditions. Any revisions to the approved conditions must be submitted for approval to the Development Authority.
2. This Home Occupation must be carried out so that the privacy and enjoyment of neighbouring residents is not compromised.
3. The maximum area of residence to be used for the Home Occupation must be limited to a maximum of the lesser of 20% or 30m<sup>2</sup> (333 ft<sup>2</sup>) of the gross floor area of the principal building.
4. One (1) non-illuminated fascia sign affixed to the principal building with a maximum sign face area of 0.4 m<sup>2</sup> (4 ft<sup>2</sup>) is permitted.
5. This permit may be revoked at any time, if in the opinion of the Development Authority; the operator of the home occupation has violated any provisions of the Bylaw or the conditions of this permit.
6. A Business License is required to carry out a home occupation.
7. Use and development of the subject site shall conform to all other applicable requirements of the Town of Olds Land Use Bylaw 01-23 except where a relaxation has been expressly granted.

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Carey Keleman; Development Officer

Date of Decision: Municipal Planning Commission – August 15, 2019

Date of Notice in Newspaper: August 20, 2019

Effective Date of Development Permit (after 3 week appeal period): September 10, 2019



# Town of Olds Development & Building Permits

July 2019

Permit	Applicant	Owner	Address	Lot	Blk	Plan	Description	Value
19-027	Far West Electric	Far West Electric	5712A & B - 47 Ave	15	2	1212229	Modular Office for industrial use	\$ 24,000
19-082	James & Margaret Rosenberger	James & Margaret Rosenberger	4102 - 50 Avenue		1	9311714	Residential renovation/addition: 3 decks, basement access and landing	\$ 7,000
19-086	Plant Life	Long Sky Developments Ltd.	#320, 6900 - 46 Street	6	12	0710120	Change of Use to Cannabis Retail Sales (DP only)	\$ -
19-088	Bev Dunbar	Milner's Aloha Mobile Home Park	#42, 5800 - 46 Street	A		7063JK	Residential additions: 12' X 16' Enclosed porch & 8' X 10' deck	\$ 12,000
19-089	David & Jennifer Machell	David & Jennifer Machell	5301 - 51 Street	11	48	3107HF	Detached Dwelling	\$ 436,800
19-090	Crystal Marsh	Pamala Bloomfield	5217 - 43 Street	28	3	3204JK	Home Occupation Class 1 - Lakeside Watersports Inc.	\$ -
19-091	Jill Zurkan	Jill & Jason Zurkan	47 Erhart Close	46	3	1014447	Home Occupation Class 1 - Toddler Trendz (online sales)	\$ -
19-092	Mitch Thomson	1892355 Alberta Ltd.	4410 - 47 Avenue				Residential addition - 8' X 60' Deck	\$ 10,000
19-093	Ross & Janet Goodman	Ross & Janet Goodman	5414 - 52 Street	2&3	48	795GV	Accessory Building - 16' X 30' Shed	\$ 27,000
19-094	Jeremy Jackson	Jeremy & Megan Jackson	9 Sierra Drive	3	5	0413379	Home Occupation Class 1 - Darkside Electric & Controls Ltd.	\$ -
19-095	Gelvin Haynes	Gelvin & Lorelei Haynes	5102 - 43 Street	N6	10	4977JK	Basement renovations	\$ 20,000
19-096	David & Jennifer Machell	David & Jennifer Machell	5301 - 51 Street	11	48	3107HF	Demolition of existing dwelling	\$ -
19-097	Alberta Sign Rental	Mac's Convenience Stores Inc.	5622 - 46 Street	8	8	171 024	Portable temporary sign	
19-099	Terrance Storey	Terrance Storey	5602 - 51 Street	1	60	7151HD	Accessory Building - 12'x20' shed	\$ 5,029
19-100	C.C. Homes	C.C. Homes	4736 & 4738 - 48 Street	23 & 24	24	1911380	16' X 22' Detached Garage on each lot Duplex Garage (352 ft2 per side)	\$ 25,000
19-101	Kimball Berquist	Vasilios Holdings Ltd	4710 - 50 Avenue	3&4	1	868E	Tenant improvements for night club	\$ 2,000
19-102	Debra Beaton	Debra Beaton	5722 - 59 Avenue	2	9	8111119	Residential renovation - new windows for a proposed bedroom	\$ 3,150
19-105	Greg Kreese	Olds Regional Exhibition	5116 - 54 Street	B	41	8010470	80' X 20' Accessory Building	\$ 50,000
19-106	All About U Massage	1700074 Alberta Ltd	#5, 4513 - 52 Avenue				Commercial Renovation	\$ 3,000
19-107	David Holloway	David & Mary Holloway	5365 - 61 Avenue	9	4	7811071	Post construction Deck 14' X 16'	\$ 2,000

**\$ 626,979**

## 2019 BUILDING PERMIT STATISTICS - Town of Olds

	Residential										Commercial	Industrial	Institutional	TOTALS				
	Detached Dwelling		Duplex			Multi-Unit			Acc. Bldg/Other									
	#	Value	#	Units	Value	#	Units	Value	#	Value								
Jan	0	0	0	0	0	0	0	0	0	0	3	\$ 383,000	3	\$ 223,365	1	\$ 900,000	7	\$1,506,365
Feb	0	0	0	0	0	0	0	0	2	\$ 20,000	1	\$ 594,960	4	\$ 4,980,000	0	0	7	\$ 5,594,960
Mar	0	0	0	0	0	0	0	0	0	0	2	\$ 132,500	4	\$ 2,600,000	1	\$ 80,000	7	\$ 2,812,500
Apr	0	0	0	0	0	0	0	0	5	\$ 55,000	2	\$ 7,000	2	\$ 8,950,000	1	\$ 3,000	10	\$ 9,015,000
Ma	1	\$ 410,000	2	4	\$ 750,000	0	0	0	7	\$ 159,240	3	\$ 76,200	2	\$ 143,500	2	\$ 340,000	19	\$ 1,878,940
Jun	0	0	0	0	0	0	0	0	7	\$ 70,292	5	\$ 1,543,500	0	0	1	\$ 2,500	13	\$ 1,616,292
Jul	1	\$ 436,800	0	0	0	0	0	0	8	\$ 101,179	3	\$ 15,000	1	\$ 24,000	1	\$ 50,000	14	\$ 626,979
Au																		
Sep																		
Oct																		
Nov																		
Dec																		
	2	\$ 846,800	2	4	\$ 750,000	0	0	0	29	\$ 405,711	19	\$ 2,752,160	16	\$ 16,920,865	7	\$ 1,375,500	77	\$23,051,036

## 2018 BUILDING PERMIT STATISTICS - Town of Olds

	Residential										Commercial	Industrial	Institutional	TOTALS				
	Detached Dwelling		Duplex			Multi-Unit			Acc. Bldg/Other									
	#	Value	#	Units	Value	#	Units	Value	#	Value								
Jan	2	\$ 675,000	0	0	0	0	0	0	4	\$ 121,000	2	\$ 14,600	0	\$ 0	0	\$ 0	8	\$ 810,600
Feb	1	\$ 400,000	0	0	0	0	0	0	2	\$ 65,000	2	\$ 21,000	0	0	0	0	5	\$ 486,000
Mar	0	0	0	0	0	0	0	0	2	\$ 15,000	0	0	1	13,400,000	0	0	3	\$ 13,415,000
Apr	2	\$ 655,000	0	0	0	0	0	0	3	\$ 49,600	1	\$ 5,000	0	0	0	0	6	\$ 709,600
Ma	2	\$ 574,500	2	4	\$ 855,000	0	0	0	3	\$ 16,000	5	\$ 415,000	1	\$ 85,000	0	0	13	\$ 1,945,500
Jun	1	\$ 310,000	0	0	0	0	0	0	4	\$ 77,000	4	\$ 624,100	0	0	2	\$ 625,000	11	\$ 1,636,100
Jul	0	0	4	4	\$1,080,000	0	0	0	8	\$ 55,000	2	\$ 325,000	0	0	1	\$ 273,700	15	\$ 1,733,700
Au	1	\$ 392,000	0	0	0	0	0	0	7	\$ 46,120	4	\$ 1,030,000	0	0	1	\$ 60,000	13	\$ 1,528,120
Sep	2	\$ 565,000	0	0	0	0	0	0	2	\$ 14,500	0	0	3	\$ 300,000	0	0	7	\$ 879,500
Oct	2	\$ 669,000	1	2	\$ 460,000	0	0	0	5	\$ 599,000	2	\$ 21,500	0	0	0	0	10	\$ 1,749,500
Nov	0	0	2	2	\$ 400,000	0	0	0	2	\$ 2,800	5	\$ 400,000	1	\$3,000,000	0	0	10	\$ 3,802,800
Dec	2	\$ 469,000	0	0	0	0	0	0	1	\$ 15,000	2	\$ 73,000	2	\$2,155,000	0	0	7	\$ 2,712,000
	15	\$ 4,709,500	9	12	\$2,795,000	0	0	\$ 0	43	\$ 1,076,020	29	\$ 2,929,200	8	\$18,940,000	4	\$ 958,700	108	\$31,408,420