



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

**Thursday January 20, 2022, at 8:30 am
In Council Chambers
4512 - 46 Street, Olds, Alberta**

As per MPC Bylaw No. 2019-23:

- 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 January 20, 2022, MPC Agenda

2. Adoption of Previous Minutes

Pages 3-6 2A) Adoption of the November 29, 2021, MPC Minutes

3. Business Arising from the Minutes

4. New Business

Pages 7-18 4A) DP21-177
 5021 52 Street
 Existing Detached Dwelling with Variance to Minimum Front Yard

5. Correspondence and Information

Pages 19-26 5A) SDAB Decision on Appeal DP21-131

Pages 27-32 5B) Order Annexing Land from Mountain View County to the Town of Olds

Pages 33-35 5B) November & December 2021 Development & Building Permits and Monthly
 Monthly Building Permit Statistics.

6. Adjournment

Next MPC Meeting scheduled for Thursday February 17, 2022, at 8:30 a.m. in the Council Chambers.



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

MEETING DATE:	January 20, 2022
TITLE:	Adoption of Agenda

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 January 20, 2022, Agenda as presented.



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

MEETING DATE: January 20, 2022

TITLE: Adoption of Minutes November 29, 2021

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 November 29, 2021, Minutes as presented.



Minutes of the Town of Olds **MUNICIPAL PLANNING COMMISSION (MPC)** meeting held on Thursday, **November 29, 2021**, at 8:30 a.m.

Present – MPC Members

Public at Large: Leon Muir, Phyllis Horpenuk, Mary Anne Overwater, Dan Peters

Elected Officials: Councillor Wanda Blatz, Councillor Dan Daley

Absent – MPC Members

Absent: Councillor James Cummings, Councillor Darren Wilson

Present – Staff

Scott Grieco, Municipal Planning Commission Secretary & Director of Operations; Kyle Sloan, Development Officer; Melissa Kilbride, Commission Recorder

Absent – Staff

Absent:

1. Call to Order

Scott Grieco, Municipal Planning Commission Secretary called the meeting to order at 8:48 a.m.

1A. Added Item(s)

Election – Chair and Vice Chair positions

Secretary Scott Grieco called for nominations for the position of Chair.
Commissioner Dan Peters nominated Commissioner Mary Anne Overwater.
Commissioner Phyllis Horpenuk nominated Commissioner Dan Peters.
Commissioner Leon Muir nominated Phyllis Horpenuk.

Commissioner Phyllis declined the nomination.
Commissioner Dan Peters declined the nomination.

Commissioner Mary Anne Overwater accepted the nomination.
After 3rd call for nominations and hearing none the nomination is closed.
Commissioner Mary Anne Overwater has been elected Chair of the Municipal Planning Commission

Secretary Scott Grieco called for nominations for the position of Vice Chair.
Commissioner Leon Muir nominated Commissioner Dan Peters.

Commissioner Dan Peters accepted the nomination.
After 3rd call for nominations and hearing none the nomination is closed.
Commissioner Dan Peters has been elected Vice Chair of the Municipal Planning Commission.

1B. Adoption of Agenda

Moved by Commissioner Phyllis Horpenuk “to adopt the agenda for the Municipal Planning Commission meeting of November 29, 2021, as presented.”

Motion Carried 21.077

2. Adoption of Previous Minutes

Moved by Commissioner Dan Peters, “to adopt the meeting minutes from October 21, 2021, Municipal Planning Commission meeting as amended.”

Motion Carried 21.078

3. Business Arising from the Minutes

4. New Business

4A) MPC Orientation & Training presented by Parkland Community Planning Services

Director of PCPS, Craig Teal presented training documents to the new and existing members of MPC.

Moved by Commissioner Leon Muir, “that the Municipal Planning Commission receive orientation material as information.

Motion Carried 21.079

4B) DP21-152

**5902 48 Avenue
Accessory Building**

Kyle Sloan development officer presented this application as contained in the agenda.

Applicant not present.

Moved by Commissioner Leon Muir, “that the Municipal Planning Commission approve Development Permit Application DP21-152 as presented, subject to conditions listed in the attached draft Development Permit because the application does not propose displacement for vehicle circulation or detract from industrial appearance from the street.”

Motion Carried 21.80

5. Correspondence and Information

5A) October 2021 Development & Building Permits and Monthly Building Permit Statistics

Kyle Sloan, Town of Olds Development Officer reported on the list of development and building permit approvals and the building permit statistics for October 2021.

Moved by Commissioner Dan Peters “that the development updates be received as information.”

Motion Carried 21.081

5B) Municipal Planning Commission Council Appointment

Moved by Commissioner Leon Muir “that the Municipal Planning Commission Appointment be received as information”.

Motion Carried 21.082

5C) Letter of Designation: Secretary to the MPC – Scott Grieco

Moved by Councillor Blatz “that the Municipal Planning Commission new Secretary be received as information”.

Motion Carried 21.083

5D) Letter of Designation: Subdivision Authority – Scott Grieco

Moved by Councillor Dan Daley “that the Municipal Planning Commission new Subdivision Authority be received as information.

Motion Carried 21.084

6. Adjournment

The next Municipal Planning Commission meeting will be held January 20, 2022. in Council Chambers.

Commissioner Leon Muir moved to adjourn the Municipal Planning Commission meeting at 11:40 a.m.

Motion Carried 21.085

These Minutes approved _____.

MARY ANNE OVERWATER
CHAIRPERSON

SCOTT GRIECO
SECRETARY TO THE COMMISSION

**TOWN OF OLDS
MUNICIPAL PLANNING COMMISSION**

REQUEST FOR DECISION REPORT

Agenda Item No.:	4A
Meeting Date:	January 20, 2022
File No.:	DP 21-177
Civic Address:	5021 52 Street
Legal Description:	LOT 13, BLOCK 6, PLAN 472I
Designation:	C1 – CENTRAL COMMERCIAL DISTRICT
Proposal:	EXISTING DETACHED DWELLING WITH VARIANCE TO MINIMUM FRONT YARD
Originated By:	Kyle Sloan, Development Officer
MPC Secretary Approval:	Scott Grieco, Director of Operations

REVIEW OF DEVELOPMENT PERMIT APPLICATION

The Town has received a Development Permit Application for an existing detached dwelling at 5021 52 Street.

This application is classified as a Discretionary Use in the C1 land use district. The approval authority for Discretionary Uses is the Municipal Planning Commission (MPC). Additionally, the existing front yard measures 3.73m from the property line to the house. Therefore, the applicant is also seeking approval of a variance to the 6m minimum front yard required by the Land Use Bylaw.

As it predates the regulations of the existing Land Use Bylaw, this home is considered a legal non-conforming structure and can remain in place indefinitely. However, this application has been made in order to have documented approval for a residential use to remain on this property.

"non-conforming use" means a lawful specific use

- (a) being made of land or a building or intended to be made of a building lawfully under construction, at the date a land use bylaw affecting the land or building becomes effective, and
- (b) that on the date a land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with this Land Use Bylaw;

Six (6) area landowners were circulated with regards to this application. No objections or concerns were received from area property owners, but two recipients did inquire seeking clarity about the nature of the application.

Planning & Development staff are of the opinion that the detached dwelling does 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 21-177 as presented, subject to the conditions listed in the attached draft Development Permit.

Prepared by: Kyle Sloan, Development Officer









Attachments:

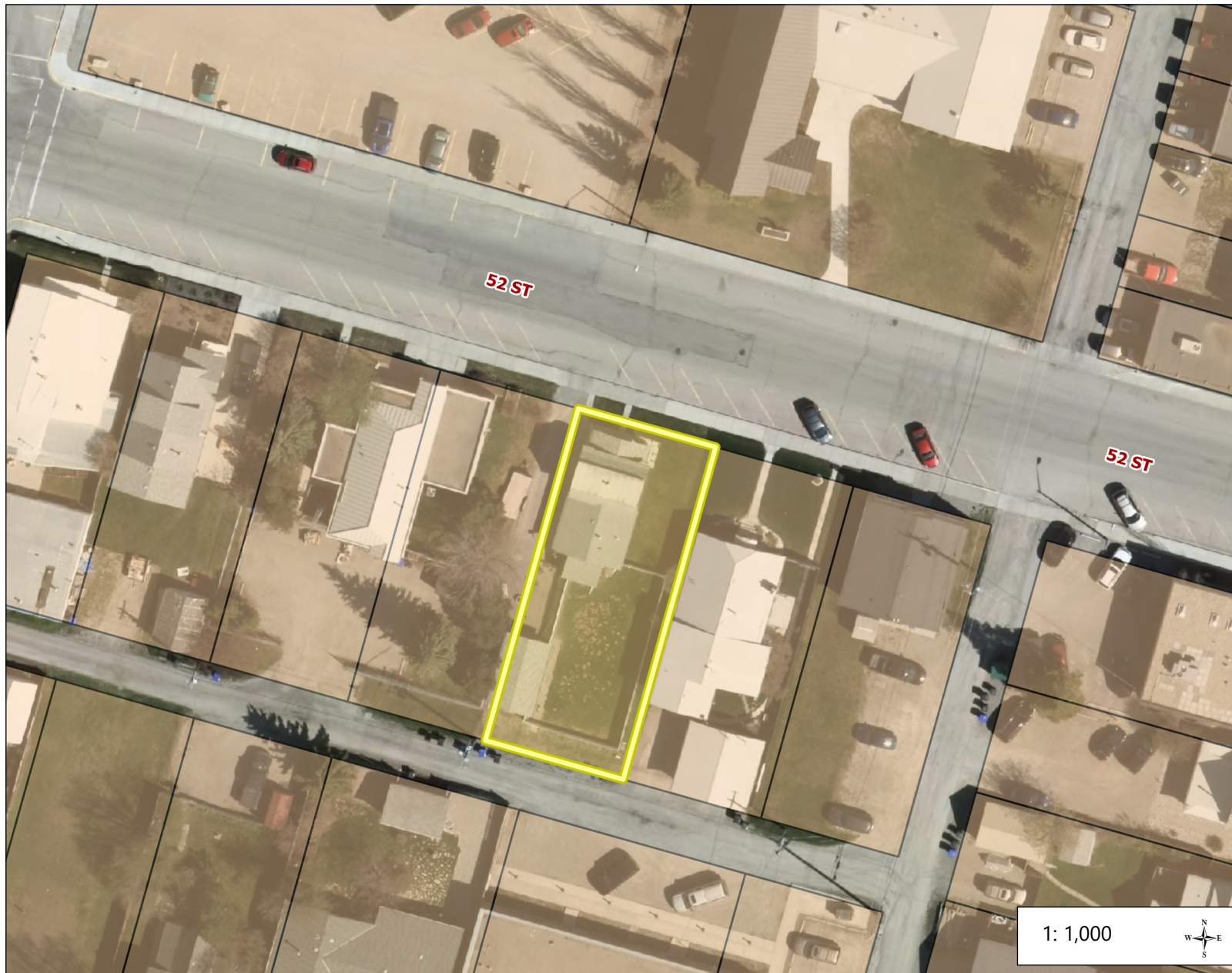
1. Site Location Aerial Photo
2. Site Plan
3. Land Use Bylaw excerpts for non-conforming uses and the C1 district
4. Draft Development Permit 21-177

5021 52 Street



Legend

-  Town Boundary
-  Hwy 2A Symbol
-  Hwy 2A
-  Hwy 27 Symbol
-  Hwy 27
-  Railway
-  Road Labels
-  Parcels



1: 1,000



0.1 0 0.03 0.1 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
© OpenStreetMap contributors

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

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ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

Page 1 of 3

To: **P Anthony Conroy**
5021 - 52nd Street
OLDS, Alberta

Re: **Lot 13 Block 6 Plan 472I**

Date of Survey: **16 November, 2021**

Date of Title Search: **25 October, 2021**

Title No.: **991 268 757**

CERTIFICATION:

(copy attached hereto)

I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date and of this report, **I am of the opinion that:**

1. the plan illustrates the boundaries of the property, the improvements as defined in part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title to the property;
2. the improvements are entirely within the boundaries of the property;
3. no visible encroachments exist on the property from any improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the property;
5. O/H Utility **encroach as noted.**

PURPOSE

This Report and related plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a land conveyance, a mortgage application, or a submittal to the municipality for a compliance certificate. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the Property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The attached plan should not be used to establish boundaries (*eg. for fencing*) because of the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements, because subsequent development changes on the property will not be reflected on the report.

Dated at High River, Alberta
17 November, 2021

File No. **21-637**


Stephen R Hyatt, A.L.S.

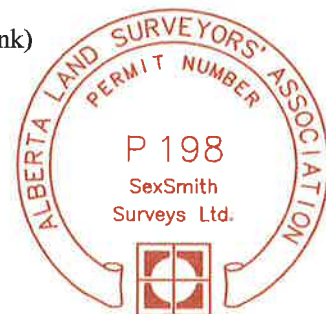
This document is not valid unless it bears an original or digital signature (in blue ink) and a (survey company) permit stamp (in red ink).



SexSmith Surveys Ltd.

Box 5122, High River, Alberta, T1V 1M3

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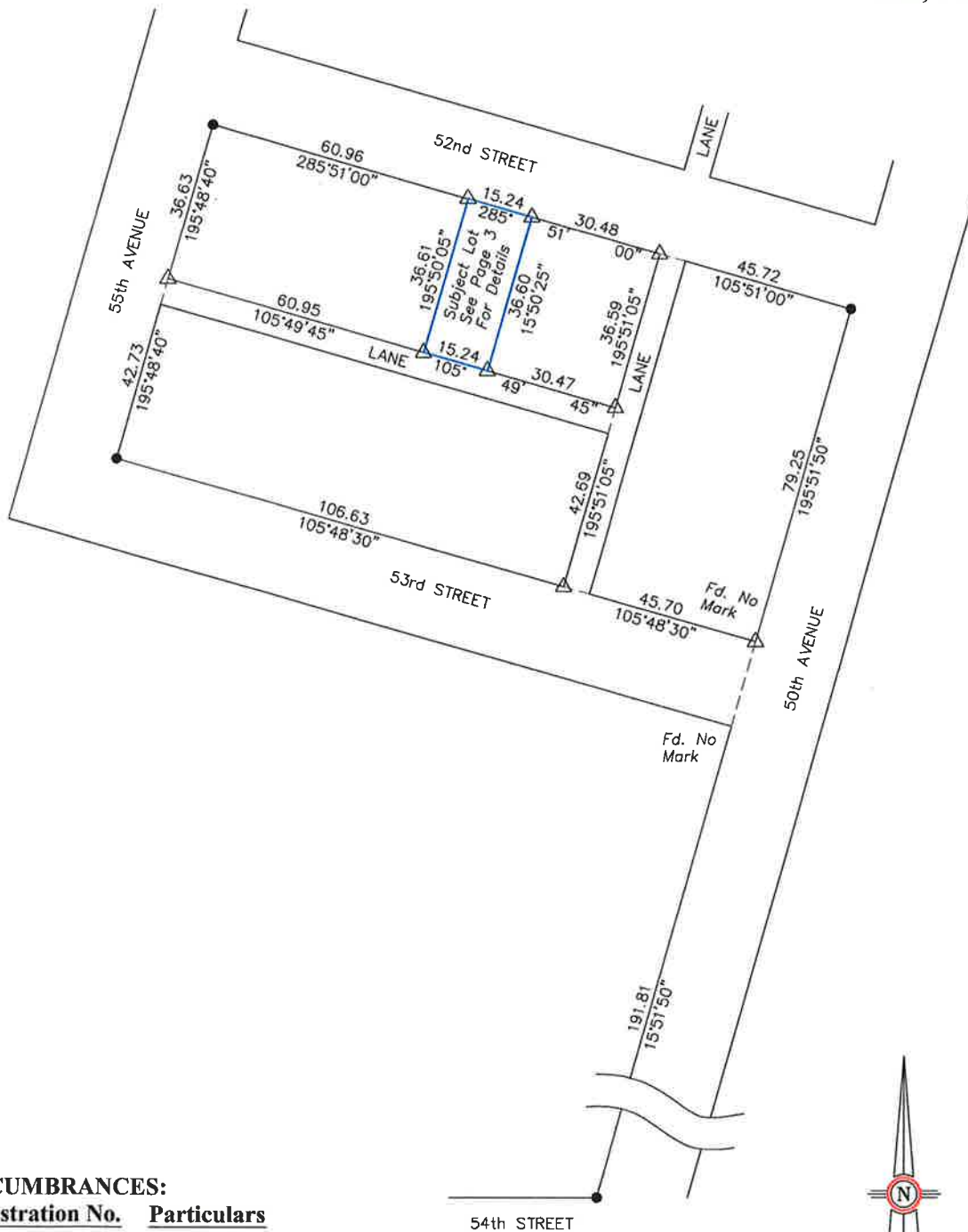
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT - PLAN

This plan is page 2 of a Real Property Report and is ineffective if it is detached from page 1 or 3.

Page 2 of 3

Legal Description: Lot 13 Block 6 Plan 4721

Civic Address: 5021 - 52nd Street
Olds, Alberta



ENCUMBRANCES:

Registration No. Particulars

No Registrations

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 : 1:1500 Drawn: RLJ
File No. : 21-637

SexSmith
Surveys Ltd.

Box 5122, High River, Alberta, T1V 1M3

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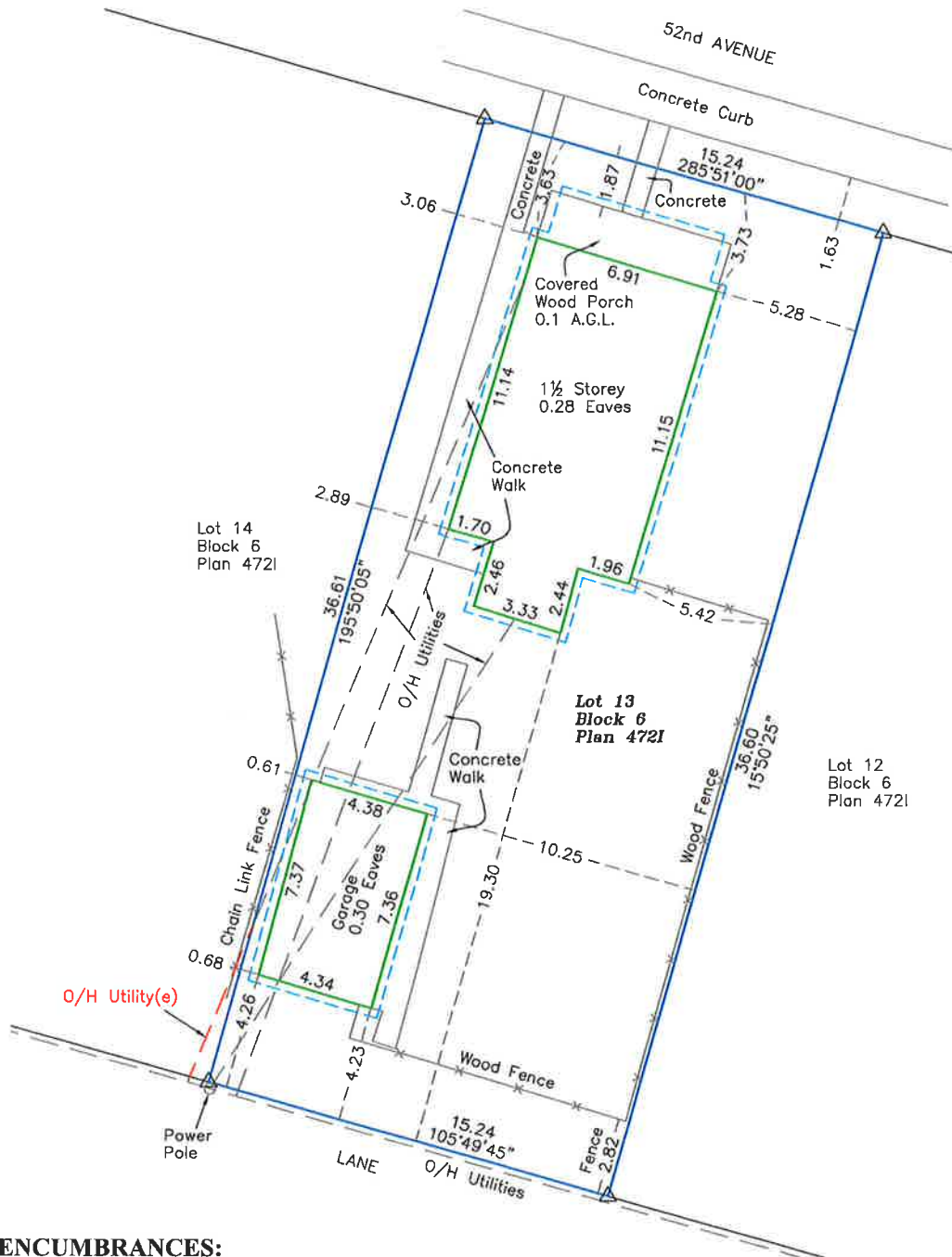
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT - PLAN

This plan is page 3 of a Real Property Report and is ineffective if it is detached from page 1 or 2.

Page 3 of 3

Legal Description: Lot 13 Block 6 Plan 472I

Civic Address: 5021 - 52nd Street
Olds, Alberta



ENCUMBRANCES:

Registration No. Particulars

No Registrations

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
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Scale : 1:1500 Drawn: RLJ
File No. : 21-637

SexSmith
Surveyors Ltd.
Box 5122, High River, Alberta, T1V 1M3
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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0013 852 827 472I;6;13 991 268 757

LEGAL DESCRIPTION
PLAN 472I
BLOCK 6
LOT 13
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;32;32;N

MUNICIPALITY: TOWN OF OLDS

REFERENCE NUMBER: 961 260 738

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
991 268 757	15/09/1999	TRANSFER OF LAND	\$60,000	CASH & MORT

OWNERS

P ANTHONY CONROY
OF 5630 57 AVENUE
OLDS
ALBERTA T4H 1K2

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 25 DAY OF
OCTOBER, 2021 AT 02:04 P.M.

ORDER NUMBER: 42940883

CUSTOMER FILE NUMBER: 21-637



END OF CERTIFICATE

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

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

CENTRAL COMMERCIAL DISTRICT (C1)

General Purpose:	To provide an area for intensive commercial use, offering a wide variety of goods and services, and other uses, herein listed, which are compatible with the area, which will create an attractive environment for pedestrians, but which will be accessible to motor vehicles.	
Permitted Uses:	Adult Entertainment (Lots 2-4, Block 1, Plan 868E only)	[2016-07]
	Cannabis Retail Sales	[2018-37]
	Convenience Food Store	[2014-17]
	Day care facility – commercial	[2008-07]
	Home Occupation – Class 1	[2017-14]
	Indoor merchandise sales	
	Financial Services	[2014-17]
	Fitness Centre	[2014-17]
	Liquor Store	[2014-17]
	Mixed use commercial at grade	[2015-02]
	Offices	
	Personal services	
	Restaurants	
Discretionary Uses:	Accessory Buildings	[2014-17]
	Accessory uses	
	Apartment	
	Billboard signs – where no other principal use, other than parking facilities, exists	[2011-01]
	Bed and Breakfast Establishments	
	Bus depots	
	Commercial recreation and entertainment facilities	
	Detached dwellings	[2015-02]
	Drinking establishments	
	Drive through	[2013-02]
	Duplexes	[2015-02]
	Instructional Facility	[2013-07]
	Home Occupation – Class 2	[2017-14]
	Mechanized excavation, stripping and grading	
	Multiple housing development	[2008-26]
	Multi-plexes	[2015-02]
	Parking facilities	
	Public and quasi-public uses	
	Public utility buildings	
	Repair services excluding vehicular and heavy equipment	
	Row housing	[2015-02]
	Schools	[2013-07]
	Secondary suites	[2015-02]
	Signs	
	Any use that is similar, in the opinion of the development authority, to the permitted or discretionary uses described above.	

Minimum Front Yard:	Nil, with the exception of residential use dwellings, then the front yard shall be 6m (20 ft). [2015-02]
Minimum Side Yard:	Nil, with the exception of residential use dwellings and duplexes, then the side yard shall be 1.5m (5 ft) except where it abuts a road – 3 m (10 ft), or as required by the Alberta Building Code, whichever is greater. [2015-02]
Minimum Rear Yard:	Nil, with the exception of residential use dwellings, then the rear yard shall be 6m (20 ft). [2015-02]
Maximum Parcel Coverage:	100%, with the exception of 80% for residential uses. [2015-02]
Landscaped Area:	At the discretion of the Development Authority. [2016-02]
Outdoor Storage and Display:	Outdoor storage and display areas shall not exceed 5% of the main building's floor area.
Miscellaneous Provisions:	<p>Awnings, as extensions to the main building on a parcel, may be approved by the development authority subject to the following requirements being met:</p> <ul style="list-style-type: none"> (a) awning coverings being of cloth or similar material only, (b) the projection over the minimum front yard from the main wall of the building being a maximum of 0.75 m (3 ft), (c) the distance from the lowest part of the awning to grade level being a minimum of 2.5 m (8 ft), (e) approvals being limited to a maximum of 3 years.
Supplementary Regulations:	<p>All uses must also comply with the regulations in Schedule B and Schedule D, except, at the sole discretion of the development authority, as follows: [2011-01]</p> <ul style="list-style-type: none"> 1. Loading spaces Commercial uses may be exempted from the provisions of Section 3(2)(a) to (d) of Schedule B.
The regulations for all discretionary uses shall be as established in Schedule B, subject to the following:	
1. Dwelling units above the ground floor:	<ul style="list-style-type: none"> (a) Pedestrian access: All dwelling units shall have an entrance separate from the entrance to any commercial component of the building. (b) Car parking: All residential uses shall comply with the provisions of Section 3(1) of Schedule B.
2. Loading spaces:	Commercial uses, at the sole discretion of the development authority, may be exempted from the provisions of Section 3(2)(a) to (d) of Schedule B.

4. Non-conforming Buildings and Uses

- (a) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the Land Use Bylaw then in effect.
- (b) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, shall not be enlarged or added to and no structural alterations shall be made to it or in it.
- (c) A non-conforming use of part of a parcel may not be extended or transferred in whole or in part to any other part of the parcel and no additional buildings may be constructed on the parcel while the non-conforming use continues.
- (d) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except
 - (i) to make it a conforming building,
 - (ii) for routine maintenance of the building, if the development authority considers it necessary, or
 - (iii) in accordance with the provisions of Section 2.3(6).
- (e) If a non-conforming building is damaged or destroyed to the extent of more than 75% of the market value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with this Land Use Bylaw.
- (f) The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

DEVELOPMENT PERMIT DP21-177

Proposal: Existing Detached Dwelling with variance to minimum front yard

Deemed Use: Discretionary Use – Detached Dwellings

Land Use Bylaw Designation: C1 – Central Commercial District

Civic Address: 5021 52 Street

Legal Description: Lot 13, Block 6, Plan 472I

Applicant / Owner: Anthony Conroy

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.
2. A variance is granted to the 6m minimum front yard to allow for a front yard of 3.73m. This variance is granted for the existing dwelling only; any future structure that is constructed on this property shall comply with the current Land Use Bylaw.
3. 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.
4. 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.
5. 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.

Scott Grieco, Secretary of the Municipal Planning Commission

Date of Decision: January 20, 2022

Date of Notice in Newspaper: January 25, 2022

Effective Date of Permit: February 10, 2022 (after 3-week appeal period)

REGIONAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD

UNIT B 4730 ROSS STREET
RED DEER AB T4N 1X2
403-343-3394

December 16, 2021

NOTICE OF DECISION

RE: Appeal of Development Permit 21-131 for a freestanding sign on Lot 3, Block 2, Plan 801 0541 that is located at 6110 Imperial Way within the Town of Olds

SUMMARY OF APPEAL

This is an appeal of a development permit approval for a freestanding sign. The sign was approved by the Town of Olds Municipal Planning Commission subject to the sign being located wholly on Lot 3. The Appellant/Applicant, Hans Reimert, appealed the condition requiring the sign to be completely within the boundaries of Lot 3. The reasons for the appeal include (1) visibility of the sign to the public if placed within the property, (2) increased curb appeal from a recently renovated building and proposed updated sign, and (3) view that the option of placing the sign in the property is not suitable and the preferred location is outside the property lines in the Town road allowance.

Notice of the appeal was provided to interested parties and a hearing was held on December 8, 2021.

Hearing Panel: Joe Henderson, Chair
Heather Ryan, Board Member
Julia King, Board Member

SDAB Clerk: Craig Teal

BACKGROUND OF THE APPLICATION

The Development Authority, being the Town of Olds Municipal Planning Commission, approved a freestanding sign (DP21-131) on October 21, 2021 on Lot 3, Block 2, Plan 801 0541. The subject property is designated I1 – Light Industrial District under the Town of Olds Land Use Bylaw. A freestanding sign is a discretionary use within this land use district. The Applicant requested approval for the sign to be located in the Town road allowance on the boulevard.

The Development Authority approved the development subject to the following conditions:

1. The development must be constructed in accordance with the approved plans and conditions. Any revisions to the approved plans must be submitted for approval to the Development Authority. The approved site plan is attached.
2. The sign shall be located wholly on Lot 3, Block 2, Plan 8010541.
3. The maximum sign area for freestanding signs is 4.5m². The face of this sign shall not exceed this size.
4. Any tree removed for the installation of this sign shall be replaced. A tree may be substituted for five shrubs.
5. The applicant shall be responsible for maintaining the sign in a proper state of repair and shall:
 - i. Ensure that all structural members and guy wires are properly attached to the sign and building and meet proper safety standards; and
 - ii. Clean all sign surfaces as it becomes necessary.
6. Where the sign no longer fulfils its function under the terms of the Town of Olds Land Use Bylaw, the applicant shall:
 - i. Remove the sign and all related structural components within thirty (30) days from the date of receipt of such notice;
 - ii. Restore the immediate area around the sign to the satisfaction of the Town of Olds Development Authority, and
 - iii. Bear all the costs related to such removal and restoration.
7. 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.
8. 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.

An appeal was filed with the Regional Subdivision and Development Appeal Board on November 9, 2021 by the Applicant for DP 21-131. Affected parties were notified on November 17, 2021, with public notifications being distributed on November 17, 2021, November 23, 2021 and November 30, 2021.

MERIT HEARING

Summary of the Development Authority's Submissions

The application was for a freestanding sign which is a discretionary use in the I1 - Light Industrial District. The applicant requested approval for the sign to be located in the Town road allowance on the boulevard. The Development Officer can approve signs as a discretionary use in this District but cannot approve a variance to allow the sign in the Town road allowance. The application was presented to the Municipal Planning Commission for decision on October 21, 2021. The Municipal Planning Commission has the authority to approve a 100% variance of the requirement for a freestanding sign to be located wholly on the property to which the sign relates.

The following rationale for placing the sign in the Town road allowance was presented to the Municipal Planning Commission:

- Locating in the Town road allowance would require less removal of existing landscaping/trees;
- The proposed location of the sign did not create a conflict with any utilities as the sign would be placed where there is an existing tree; and
- The proposed location was circulated to adjacent landowners and no feedback or opposition to the placement of the sign in the Town road allowance was received.

The Municipal Planning Commission was presented two options: one to allow the sign on the Town road allowance and one to require the sign to be located on Lot 3. The Municipal Planning Commission decided to not approve a variance to allow the sign to be located beyond the boundaries of Lot 3 in the Town road allowance. The reason for not allowing a variance was to avoid creating a precedent for future sign related development permits and requests for signs to be located in the Town road allowance.

During questioning, the Development Authority clarified that if the Municipal Planning Commission had granted a variance to the Land Use Bylaw standard requiring the sign to be placed on Lot 3, then the Town would have required an encroachment agreement to allow the sign in the Town road allowance.

Summary of the Appellant/Applicants' Submissions

The Appellant/Applicant filed an appeal against condition number 2 of the development permit which does not allow the sign to be placed on the Town's boulevard. The site for the sign was chosen to be visible to the public along Imperial Way. The Appellant/Applicant walked through a series of photos that they provided and noted the following:

- The yellow location on the Town's boulevard, is more visible than the red location on Lot 3 as shown in Figure 1 and Figure 2 (see Tab F). The power pole blocks the view of the sign.
- Figure 3 (see Tab F) marks a yellow location on Lot 3 that is not visible from the east due to fencing on the neighbour's property.
- Figure 4 (see Tab F) shows where the old sign used to be. It was in the Town's boulevard but was too close to the parking area so the sign was backed into and damaged by vehicles.
- Figure 5 (see Tab F) shows the building before the recent renovations. The sign and building improvements are meant to improve the view and attractiveness of the street. Figure 6 shows the renovated building appearance as a more modern looking building. The proposed sign is part of upgrading the appearance of the site to attract and keep customers in Olds.
- The sign location was checked for any conflicts with utilities. The sign needs to be placed where it can be seen.

KEY FINDINGS OF FACT

The Board makes the following key findings:

1. The proposed development is defined as a "freestanding sign" under the Town of Olds Land Use Bylaw. Signs are a discretionary use that is allowed in the I1- Light Industrial District of the Town of Olds Land Use Bylaw and the subject site is designated I1 – Light Industrial.
2. Schedule D, Section 8.0, Subsection (a) of the Town of Olds Land Use Bylaw requires a freestanding sign to be situated wholly upon the site of the building or land use to which the sign refers.
3. Part Two, Section 2.3, Subsection (4) of the Town of Olds Land Use Bylaw allows the Municipal Planning Commission to consider and approve variance requests for up to 100 percent of any standard. This includes the requirement to be situated wholly upon the site as described in Schedule D, Section 8.0, Subsection (a).
4. The Town of Olds has the ability to require an encroachment agreement before items such as the proposed sign, can be built in the Town's road allowance. The encroachment agreement may include provisions to address the need to relocate the encroachment in response to street changes or utility changes in the road allowance in the future.
5. The location of the proposed sign is in an industrial setting with no pedestrian facilities in the Town road allowance and larger parcel frontages along the road. The proposed location of the sign on the Town's boulevard was selected to avoid conflict with utilities.

6. The maximum sign area of 4.5m² (48ft²) has been satisfied as the lower half of the development is considered to be a “sign structure” in the form of a wall supporting the upper half of the development which is the “sign area.”

DECISION

The appeal filed by Hans Reimert is approved and the decision of the Development Authority is replaced with the following:

Discretionary Use - Freestanding Sign for Lot 3, Block 2, Plan 801 0541 with a variance to allow placement of the sign on the Town’s boulevard is APPROVED subject to the conditions outlined below:

1. The development must be constructed in accordance with the approved plans and drawings submitted with the application and the conditions outlined below. Any revisions to the approved plans or drawings must be submitted for approval to the Development Officer prior to construction of the sign. The location of the sign shall be as shown on the approved site plan that is attached subject to the sign being set back at least 1.8m from the back edge of the curb and gutter along Imperial Way.
2. Prior to construction of the sign, an encroachment agreement that allows the sign to be placed within the Town road allowance and that is satisfactory to the Town of Olds must be executed.
3. The maximum sign area for freestanding signs is 4.5m². The face of this sign shall not exceed this size.
4. Any tree removed for the installation of this sign shall be replaced. A tree may be substituted for five shrubs.
5. The applicant shall be responsible for maintaining the sign in a proper state of repair and shall:
 - i. Ensure that all structural members and guy wires are properly attached to the sign and building and meet proper safety standards; and
 - ii. Clean all sign surfaces as it becomes necessary.
6. Where the sign no longer fulfils its function under the terms of the Town of Olds Land Use Bylaw, the applicant shall:
 - iii. Remove the sign and all related structural components within thirty (30) days from the date of receipt of such notice;
 - iv. Restore the immediate area around the sign to the satisfaction of the Town of Olds Development Authority, and
 - iii. Bear all the costs related to such removal and restoration.

7. 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.
8. 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.

The Development Authority is hereby instructed to issue a revised Development Permit, in the format used by the Town of Olds, outlining the Board's approval and conditions as stated above.

REASONS FOR DECISION

The Board determined that the proposed sign is an allowable discretionary use for the subject property and that the proposed sign meets the requirements of the Town of Olds Land Use Bylaw. The one standard that the sign does not meet is the requirement to place the sign within the boundaries of Lot 3 being the site of the building and use to which the sign relates. The Board is able to grant a variance to this standard subject to the conditions set out in Section 687(3)(d) of the *Municipal Government Act*. The Board may make a decision on a development permit even if it does not comply with the Land Use Bylaw, if in its opinion:

- “(i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
- and
- ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.”

The Board notes that the subject site is located in an industrial area on a street that has a wide boulevard that does not contain pedestrian facilities. The proposed sign is a visually appealing addition in comparison to the general appearance of the properties near the subject site. In this regard, the sign is an enhancement of the amenities of the neighbourhood.

The Board considered the potential impact of placing the sign in the Town boulevard on the use and enjoyment of neighbouring properties. The proposed location of the sign in the boulevard does not prevent continued use of Imperial Way for vehicle traffic and there is no conflict with pedestrian traffic. Additionally, the proposed location of the sign is far enough removed from existing driveways and lane access points to avoid creating sightline concerns and restrict vehicle movements in comparison to the mature coniferous tree that it would replace.

The Board acknowledges that the decision on this development involves two steps. The first is whether or not the Development Authority is prepared to approve the sign in terms of its

purpose, size, dimensions and location in relation to the Land Use Bylaw and the second is whether the Town is prepared to accept the sign in its road allowance. The second part is managed by the Town using encroachment agreements and the decision to enter into an encroachment agreement and the terms of the agreement do not rest with the Development Authority. The Board is of the view that conditional approval of the sign subject to the Town agreeing to execute an encroachment agreement is an appropriate means of addressing issues relating to utility locations and future Town plans for the road allowance.

While the encroachment agreement will likely finalize the precise location of the sign in the Town's boulevard, the Board is of the view that the sign should be set back from the existing curb and gutter to maintain visibility along Imperial Way and make allowance for snow removal. To this end a condition of being at least 1.8m set in from the curb and gutter was considered appropriate by the Board.

In deciding on this development, the Board acknowledges that it is not bound by the concept of "precedent" when deciding on discretionary uses or the application of its variance powers. Each application before the Board must be addressed based on its own individual merits. Existing signs owned by others that may or may not be in the Town road allowance and past decisions regarding these other signs do not have a bearing on the decision before the Board. Similarly, this decision does not set any binding parameters for future applications that may be put before the Development Authority or the Board. The Municipal Planning Commission, like the Board, is also not bound by previous decisions nor creates precedents for future decisions.

CLOSING:

This decision can be appealed to the Court of Appeal on a question of law or jurisdiction. If you wish to appeal this decision you must follow the procedure found in section 688 of the Municipal Government Act which requires an application for leave to appeal to be filed and served within 30 days of the date of this decision.

Dated at Ponoka County, in the Province of Alberta this 16th day of December, 2021 and signed by the Chair on behalf of all three panel members who agree that the content of this decision adequately reflects the hearing, deliberations and decision of the Board.



Joe Henderson, Chair

December 16, 2021
Date

APPENDIX “A”

PARTIES WHO ATTENDED, MADE SUBMISSIONS, OR GAVE EVIDENCE AT THE HEARING:

<u>Name</u>	<u>Capacity</u>
Hans Reimert	Appellant/Applicant
Kyle Sloan	Development Authority

APPENDIX “B”

DOCUMENTS RECEIVED PRIOR TO THE HEARING:

<u>Reference Tab</u>	<u>Item</u>
TAB A	Notice of Appeal
TAB B	Application
TAB C	Development Permit Issued
TAB D	Information Provided by Development Authority
TAB E	Notices
TAB F	Additional Material from Appellant



Province of Alberta
Order in Council

O.C. 361/2021

DEC 08 2021

ORDER IN COUNCIL

Approved and ordered:

Lieutenant Governor
or
Administrator

The Lieutenant Governor in Council makes the Order Annexing
Land from Mountain View County to the Town of Olds set out in the
attached Appendix.

CHAIR

For Information only

Recommended by: Minister of Municipal Affairs

Authority: Municipal Government Act
(section 125)

APPENDIX

Municipal Government Act

ORDER ANNEXING LAND FROM MOUNTAIN VIEW COUNTY TO THE TOWN OF OLDS

1 In this Order,

- (a) “annexed land” means the land described in Schedule 1 and shown on the sketch in Schedule 2;
- (b) “farmstead” means an established residential site that previously contained or currently contains a dwelling and other improvements used in connection with the raising or production of crops, livestock or poultry, situated on the same land used in connection with the farming operations;
- (c) “Town of Olds Land Use Bylaw” means the Town of Olds Land Use Bylaw 01-23 in effect as of September 25, 2001, as amended or replaced from time to time.

2 Effective January 1, 2022, the land described in Schedule 1 and shown on the sketch in Schedule 2 is separated from Mountain View County and annexed to the Town of Olds.

3 Any taxes owing to Mountain View County at the end of December 31, 2021 in respect of the annexed land and any assessable improvements to it are transferred to and become payable to the Town of Olds together with any lawful penalties and costs levied in respect of those taxes, and the Town of Olds on collecting those taxes, penalties and costs must pay them to Mountain View County.

4(1) For the purpose of taxation in 2022 and in each subsequent year up to and including 2041, the annexed land and assessable improvements to it

- (a) must be assessed by the Town of Olds on the same basis as if they had remained in Mountain View County, and

- (b) must be taxed by the Town of Olds in respect of each assessment class that applies to the annexed land and the assessable improvements to it using
 - (i) the municipal tax rate established by Mountain View County, or
 - (ii) the municipal tax rate established by the Town of Olds,

whichever is lower, for property of the same assessment class.

(2) Where in 2022 or any subsequent taxation year up to and including 2041 a portion of the annexed land

- (a) becomes a new parcel of land created
 - (i) as a result of subdivision,
 - (ii) as a result of separation of the title by registered plan of subdivision, or
 - (iii) by instrument or any other method that occurs at the request of or on behalf of the landowner,
- (b) is redesignated, at the request of or on behalf of the landowner, under the Town of Olds Land Use Bylaw to another designation,
- (c) is subject to a local improvement bylaw for a local improvement project initiated by or with the support of the landowner which results in the connection of the parcel of land and improvements to the Town of Olds water or sanitary sewer servicing, or
- (d) is connected, at the request of or on behalf of the landowner, to water or sanitary sewer services provided by the Town of Olds

subsection (1) ceases to apply at the end of that taxation year in respect of that portion of the annexed land and the assessable improvements to it.

(3) After subsection (1) ceases to apply to a portion of the annexed land in a taxation year, that portion of the annexed land and the assessable improvements to it must be assessed and taxed for the

purposes of property taxes in the same manner as other property of the same assessment class in the Town of Olds is assessed and taxed.

(4) Notwithstanding subsection (2)(a), subsection (1) does not cease to apply if

- (a) the subdivision is the separation of an existing farmstead from a previously undivided quarter section, or
- (b) the subdivision becomes a residual portion of 16 hectares or more after a new parcel referred to in subclause 2(a) has been created.

(5) Notwithstanding subsection (2)(b), subsection (1) does not cease to apply if a portion of the annexed land is redesignated under the Town of Olds Land Use Bylaw to the designation “Urban Reserve”.

(6) Notwithstanding subsection (2)(d), subsection (1) does not cease to apply if the subdivision in respect of any portion of the annexed land has an existing connection to water or sanitary sewer services provided by the Town of Olds on the date that annexation takes effect.

(7) After subsection (1) ceases to apply to a portion of the annexed land in a taxation year, that portion of the annexed land and the assessable improvements to it must be assessed and taxed for the purposes of property taxes in the same manner as other property of the same assessment class in the Town of Olds is assessed and taxed.

5 For the purpose of taxation in 2023 and subsequent years, the assessor for the Town of Olds must assess the annexed land and the assessable improvements to it.

6 The Town of Olds shall pay Mountain View County

- (a) \$16 280.90 on or before February 1, 2022, and
- (b) \$65 023.59 on or before December 31, 2022.

Schedule 1

**DETAILED DESCRIPTION OF THE LANDS SEPARATED FROM
MOUNTAIN VIEW COUNTY AND ANNEXED TO THE
TOWN OF OLDS**

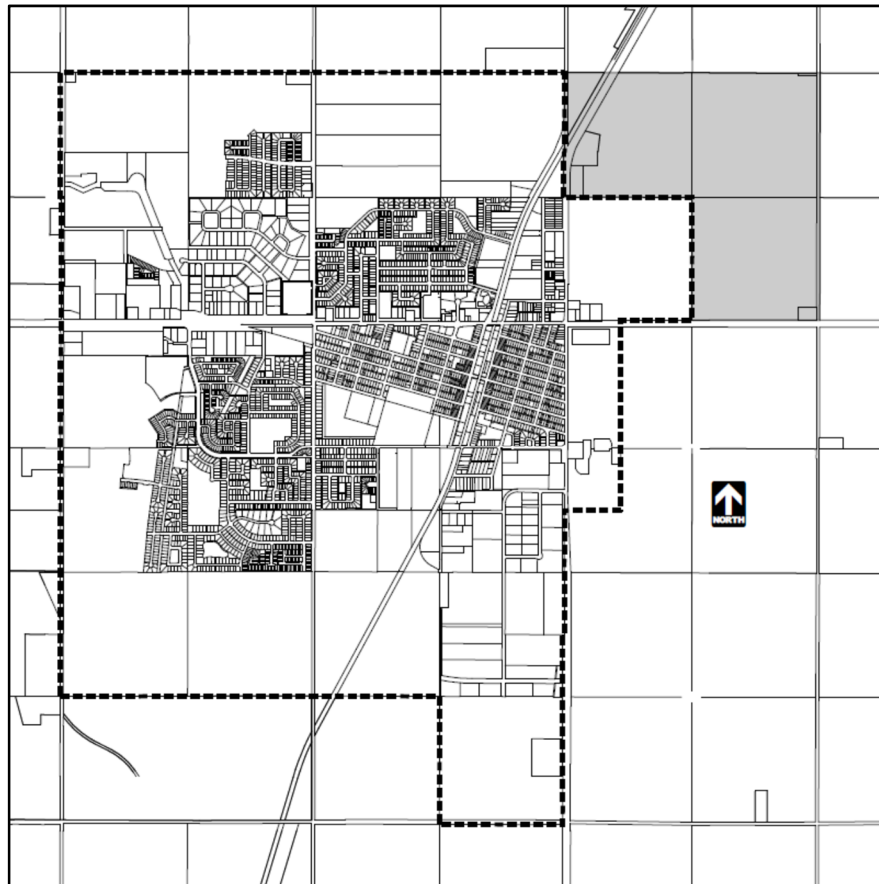
ALL THAT PORTION OF THE NORTHEAST QUARTER OF
SECTION FIVE (5), TOWNSHIP THIRTY-THREE (33), RANGE
ONE (1) WEST OF THE FIFTH (5) MERIDIAN NOT WITHIN
THE TOWN OF OLDS.

THE NORTHWEST QUARTER OF SECTION FOUR (4),
TOWNSHIP THIRTY-THREE (33), RANGE ONE (1) WEST OF
THE FIFTH (5) MERIDIAN

ALL THAT PORTION OF THE EAST HALF OF SECTION
FOUR (4), TOWNSHIP THIRTY-THREE (33), RANGE ONE (1)
WEST OF THE FIFTH (5) MERIDIAN LYING NORTH OF THE
NORTH BOUNDARY OF PLAN 7027 HX AND INCLUDING
THAT PORTION OF THE NORTH-SOUTH ROAD
ALLOWANCE ADJACENT TO THE EAST BOUNDARY OF
SAID HALF SECTION LYING NORTH OF THE PROJECTION
EAST OF THE NORTH BOUNDARY OF PLAN 7027 HX.

Schedule 2

**SKETCH SHOWING THE GENERAL LOCATION OF THE AREAS
SEPARATED FROM MOUNTAIN VIEW COUNTY AND ANNEXED
TO THE TOWN OF OLDS**



Legend

--- Existing Town of Olds Boundary

■ Annexation Area



Development & Building Permits

November 2021

Permit #	Roll #	Owner	Applicant	Civic Address	Lot	Block	Plan	Land Use District	App Description	Category	Value of Project
21-152	3104500	Trouw Nutrition Canada Inc.	Trouw Nutrition Canada Inc.	5902 48 Avenue	9	3	9711846	I1	Cold Storage Building	Industrial Accessory Building	\$88,935.00
21-154	3440006	Cornerstone Villages Residences Ltd.	1893298 Alberta Ltd.	6126, 4403 67A Avenue		6	1111028	R3	Semi-Detached	New Residential	\$220,000.00
21-155	3440005	Cornerstone Villages Residences Ltd.	1893298 Alberta Ltd.	6128, 4403 67A Avenue		5	1111028	R3	Semi-Detached	New Residential	\$220,000.00
21-165	4200100	1575435 Alberta Ltd. & 1927141 Alberta Ltd.	Luke Bagchi	#4, 4530 49 Avenue	4		7710400	CHA	New Restaurant	Change of Use	\$100,000.00
21-166	3414300	Christine Hagerty	Dobush Inc.	33 Viceroy Crescent	69	1	1512052	R1	Hauling Business	Home Occupation	
21-168	4516300	Ursyl Nielsen	Alvin F. Ganser	5517 Silverthorn Road	4	8	9111194	R2	Variance to Side Yard	Variance	
21-169	3105401	Far West Electric Ltd.	ProAll International Mfg Inc.	5712 47 Avenue	15	2	1212229	I1	Industrial-Light	Change of Use	
21-170	4327900	Joedy Flynn	Flynn Diesel Diagnostics Ltd.	103 Sierra Place	22	5	0413379	R1	Mobile Mechanic	Home Occupation	
21-171	4604900	1458950 Alberta Inc.	Travis Kellsey	6220 Imperial Way	3	9	7810829	I1	Auto Service & Repair	Change of Use	
21-172	6018800	Richardson Bros (Olds)	1893298 Alberta Ltd.	7 Coutts Close	37	1	1611540	R1	Detached Dwelling	New Residential	\$300,000.00
21-173	6020100	Richardson Bros (Olds)	G&G Developments	20 Coutts Close	50	1	1711397	R1	Detached Dwelling	New Residential	\$450,000.00
21-175	4300104	Span West Ventures Ltd.	Span West Building Corp.	4575 51 Avenue	14	11	2010271	R3	Apartment Condo	New Residential	\$5,000,000.00
21-176	3105601	BMO Trust Company / Ryan Harris	Larry Koop	5914 47 Avenue	6	2	8010797	I1	Cold Storage Building	Industrial Accessory Building	\$140,000.00
21-179	5216600	Cole Kaiser	Cole Kaiser	101 Willow Green	6	2	0410118	R1	Existing Deck	Residential Addition	\$1,000.00
21-180	3824800	Vasilios Holdings Ltd.	Olds Uptowne Market	4710B 50 Avenue	5 & 6	1	868E	C1	Indoor Merchandise Sales	Change of Use	\$10,000.00
21-182	3103800	Dwayne Doerksen	Brendan Blake	4822 56 Street	15	A	794JK	R1	Roof Repair after tree fall	Residential Renovation	\$23,687.00

\$6,553,622.00



Development & Building Permits

December 2021

Permit #	Roll #	Owner	Applicant	Civic Address	Lot	Block	Plan	Land Use District	App Description	Category	Value of Project
21-174	3104003	Revel Ventures Inc.	Revel Ventures Inc.	4865 58 Street	13	3	1711160	I1	Shop and Warehouse	New Industrial	\$285,000.00
21-181	3622200	Abimbola Abiola	Abimbola Abiola	5345 61 Avenue	4	4	7811071	R1	Consulting Business	Home Occupation	
21-182	3103800	Dwayne Doerksen	Brendan Blake	4822 56 Street	15	A	794JK	R1	Roof Repair after tree fall	Residential Renovation	\$23,687.00
21-183	4201200	Johnathan Adams	Johnathan Adams	4502 47 Avenue	A		7202JK	R2	Existing Deck	Residential Addition	
21-184	3821100	Jamie Hart	Jamie Hart	4806 50 Avenue	25	2	9410879	C1	Martial Arts Studio	Change of Use	\$30,000.00
21-185	3415500	Manor Investments	Stevenson Homes	11 Vireo Avenue	18	5	1512052	R1	Detached Dwelling	New Residential	\$300,000.00
21-186	4200100	1575435 Alberta Ltd. & 1927141 Alberta Ltd.	Ngoc Nhu Van	#5, 4530 49 Avenue	4		7710400	CHA	Personal Services Business	Change of Use	\$35,000.00

\$673,687.00

2021 BUILDING PERMIT STATISTICS

	Residential										Commercial	Industrial		Institutional		TOTALS		
	Detached Dwelling		Duplex		Multi-Unit		Acc. Bldg/Other											
	#	Value	#	Units	Value	#	Units	Value	#	Value	#	Value	#	Value	#	Value		
Jan	2	\$640,000.00							2	\$130,000.00	1	\$80,000.00					5	\$850,000.00
Feb	4	\$982,000.00							3	\$75,500.00							7	\$1,057,500.00
Mar	2	\$640,000.00							9	\$445,700.00	2	\$57,000.00	1	\$50,000.00			14	\$1,192,700.00
Apr	1	\$200,000.00							4	\$32,544.00	2	\$45,000.00	1	\$20,000.00			8	\$297,544.00
May	1	\$430,000.00							9	\$177,500.00	2	\$92,600.00					12	\$700,100.00
Jun									4	\$20,500.00	1	\$5,000.00					5	\$25,500.00
Jul									5	\$110,460.00			1	\$28,000.00	1	\$22,405.00	7	\$160,865.00
Aug	1	\$370,000.00							9	\$126,780.00	1	\$50,000.00			1	\$750,000.00	12	\$1,296,780.00
Sep	1	\$340,000.00							4	\$30,000.00			1	\$3,200.00			6	\$373,200.00
Oct	2	\$875,000.00							1	\$10,000.00	4	\$219,973.00			1	\$150,000.00	8	\$1,254,973.00
Nov	2	\$750,000.00	2	1	\$440,000.00				1	\$23,687.00	2	\$110,000.00	2	\$228,935.00			9	\$1,552,622.00
Dec	1	\$300,000.00							1	\$23,687.00	2	\$65,000.00	1	\$285,000.00			5	\$673,687.00
	17	\$5,527,000.00	2	1	\$440,000.00	0	0	\$0.00	52	\$1,206,358.00	17	\$724,573.00	7	\$615,135.00	3	\$922,405.00	98	\$9,435,471.00

2020 BUILDING PERMIT STATISTICS

	Residential										Commercial		Industrial		Institutional		TOTALS	
	Detached Dwelling		Duplex			Multi-Unit			Acc. Bldg/Other									
	#	Value	#	Units	Value	#	Units	Value	#	Value	#	Value	#	Value	#	Value	#	Value
Jan											2	\$216,000.00			1	\$200,000.00	3	\$416,000.00
Feb									1	\$16,000.00	4	\$153,000.00					5	\$169,000.00
Mar	1	\$410,000.00							1	\$6,000.00	3	\$11,730.00					5	\$427,730.00
Apr									5	\$89,278.00	2	\$138,000.00			1	\$400,000.00	8	\$627,278.00
May									5	\$51,900.00	2	\$8,500.00	1	\$4,000.00			8	\$64,400.00
Jun	1	\$450,000.00							3	\$31,552.25							4	\$481,552.25
Jul	1	\$500,000.00	1	2	\$900,000.00				16	\$244,274.95	1	\$500.00					19	\$1,644,774.95
Aug			1	2	\$477,000.00				3	\$32,500.00	1	\$7,500.00			2	\$550,000.00	7	\$1,067,000.00
Sep			1	2	\$440,000.00				4	\$172,500.00							5	\$612,500.00
Oct									12	\$159,563.45	1	\$240,000.00	1	\$100,000.00			14	\$499,563.45
Nov	1	\$370,000.00							2	\$121,000.00	3	\$220,000.00	2	\$110,000.00	3	\$23,975,000.00	11	\$24,796,000.00
Dec									1	\$14,165.96	2	\$20,000.00					3	\$34,165.96
	4	\$1,730,000.00	3	6	\$1,817,000.00	0	0	\$0.00	53	\$938,734.61	21	\$1,015,230.00	4	\$214,000.00	7	\$25,125,000.00	92	\$30,839,964.61