



**Municipal Planning Commission (MPC) Meeting
AGENDA
Monday December 12, 2022, at 11:00am
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 December 12, 2022, MPC Agenda

2. Adoption of Previous Minutes

Pages 3-5 2A) Adoption of the November 28, 2022, MPC Minutes

3. Business Arising from the Minutes

4. New Business

Pages 6-21 4A) DP22-172
Residential Multi-Plex (4-Plex)
4805 & 4807 50 Street

5. Correspondence and Information

Pages 22-23 5A) November 2022 Development & Building Permits and Monthly
Building Permit Statistics.



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

MEETING DATE:	December 12, 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 December 12, 2022, Agenda as presented.



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

MEETING DATE: December 12, 2022

TITLE: Adoption of Minutes November 28, 2022

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 28, 2022, Minutes as presented.



Minutes of the Town of Olds **MUNICIPAL PLANNING COMMISSION (MPC)** meeting held on Monday, **November 28, 2022**, at 3:00pm.

Present – MPC Members

Elected Officials: Councillor Darren Wilson, Councillor James Cummings, Councillor Wanda Blatz, Councillor Harvey Walsh, Councillor Dan Daley, Mayor Judy Dahl

Absent – MPC Members

Absent:

Present – Staff

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

Absent – Staff

Absent:

1. Call to Order

Secretary Scott Grieco called the meeting to order at 3:00 p.m.
Received consensus from the Commission to move the elections for Chair and Vice Chair to the first order of business.

1. Election – Chair and Vice Chair positions

Secretary Scott Grieco called for nominations for the position of Chair.
Commissioner Blatz nominated Commissioner Wilson.
Commissioner Wilson Declined

Commissioner Daley nominated Commissioner Cummings.
Commissioner Cummings accepted the nomination.

Commissioner Blatz nominated Commissioner Daley
Commissioner Daley accepted the nomination.

Secret ballot vote was held by members present.
Commissioner Daley was declared the Chair of the Municipal Planning Commission.

Secretary Scott Grieco called for nominations for the position of Vice Chair.
Commissioner Wilson nominated Commissioner Blatz.
Commissioner Blatz accepted the nomination.

No other members were nominated.
Commissioner Blatz was declared Vice Chair of the Municipal Planning Commission.

Secretary Scott Grieco handed the chair to the newly declared Chair of MPC to conduct the business as listed on the agenda.

1A. Added Item(s)

1B. Adoption of Agenda

Moved by Commissioner Blatz “to adopt the agenda for the Municipal Planning Commission meeting of November 17, 2022, as presented.”

Motion Carried 22.077

2. Adoption of Previous Minutes

Moved by Commissioner Walsh, “to adopt the meeting minutes from October 20, 2022, Municipal Planning Commission meeting as presented.”

Motion Carried 22.078

3. Business Arising from the Minutes

4. New Business

4A) DP22-163

**Two Residential Multi-Plexes (4-Plexes)
4812 & 4814 51 Street**

Kyle Sloan, Development Officer presented this application as contained in the agenda.

Applicant not present.

Moved by Commissioner Wanda Blatz “approve Development Permit application 22-163 as presented, subject to the conditions listed in the attached draft Development Permit”.

Motion Defeated 22.079

5. Correspondence and Information

5A) October 2022 Development & Building Permits and Monthly Building Permit Statistics

Kyle Sloan, Development Officer reported on the list of development and building permit approvals and the building permit statistics for October 2022.

Moved by Commissioner Dahl “that the development and building updates be received as information.”

Motion Carried 22.080

6. Adjournment

Commissioner Walsh “moved to adjourn the Municipal Planning Commission meeting at 3:46 p.m.”.

Motion Carried 22.081

These Minutes approved _____.

**COMMISSIOER DAN DALEY
CHAIRPERSON**

**SCOTT GRIECO
SECRETARY TO THE COMMISSION**

**TOWN OF OLDS
MUNICIPAL PLANNING COMMISSION**

REQUEST FOR DECISION REPORT

Agenda Item No.:	4A
Meeting Date:	December 12, 2022
File No.:	DP 22-172
Civic Address:	4805 & 4807 50 Street
Legal Description:	LOTS 29 & 30, BLOCK 10, PLAN 1511217
Designation:	C1 – CENTRAL COMMERCIAL DISTRICT
Proposal:	RESIDENTIAL MULTI-PLEX WITH VARIANCE TO PARKING
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 a residential multi-plex at 4805 and 4807 50 Street. The proposal is to convert an existing duplex into a 4-plex. The site plan shows six parking spaces while the Land Use Bylaw would require eight. Therefore, a variance would be needed to approve the site plan as presented.

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).

“**multi-plex**” means a building containing between three (3) and eight (8) dwelling units; each sharing a common or party wall with at least one other unit, and each unit having a separate access to the outside grade;

Seven (7) area landowners were circulated with regards to this application. No objections or concerns were received from area property owners.

Planning & Development staff are of the opinion that the multi-plex aligns with objectives 4.1a, 4.1b, and Policy 4.8.16 of the East Olds ARP and, therefore, support approval of this application.

RECOMMENDATION: That the Municipal Planning Commission approve Development Permit application 22-172 as presented, subject to the conditions listed in the attached draft Development Permit.

ALTERNATIVE: The Municipal Planning Commission may approve Development Permit application 22-172 without the variance granted by Condition 4. This condition can be amended to state “prior to the issuance of a Building Permit, the applicant shall provide Administration with a site plan that shows eight parking spaces as required by Section 3(1)(a) of the Land Use Bylaw.”

Attachments:

1. Site Location Aerial Photo
2. Site Plan, Landscaping Plan
3. Building Elevation
4. Floorplans
5. Streetview Screenshot of front of Building
6. Comparison of Proposal and Land Use Bylaw Requirements
7. Draft Development Permit 22-172

4805-4807 50 Street



Legend

- Town Boundary
- Hwy 2A Symbol
- Hwy 2A
- Hwy 27 Symbol
- Hwy 27
- Railway
- Road Labels
- Block Text Line

1: 1,000



0.1 0 0.03 0.1 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere

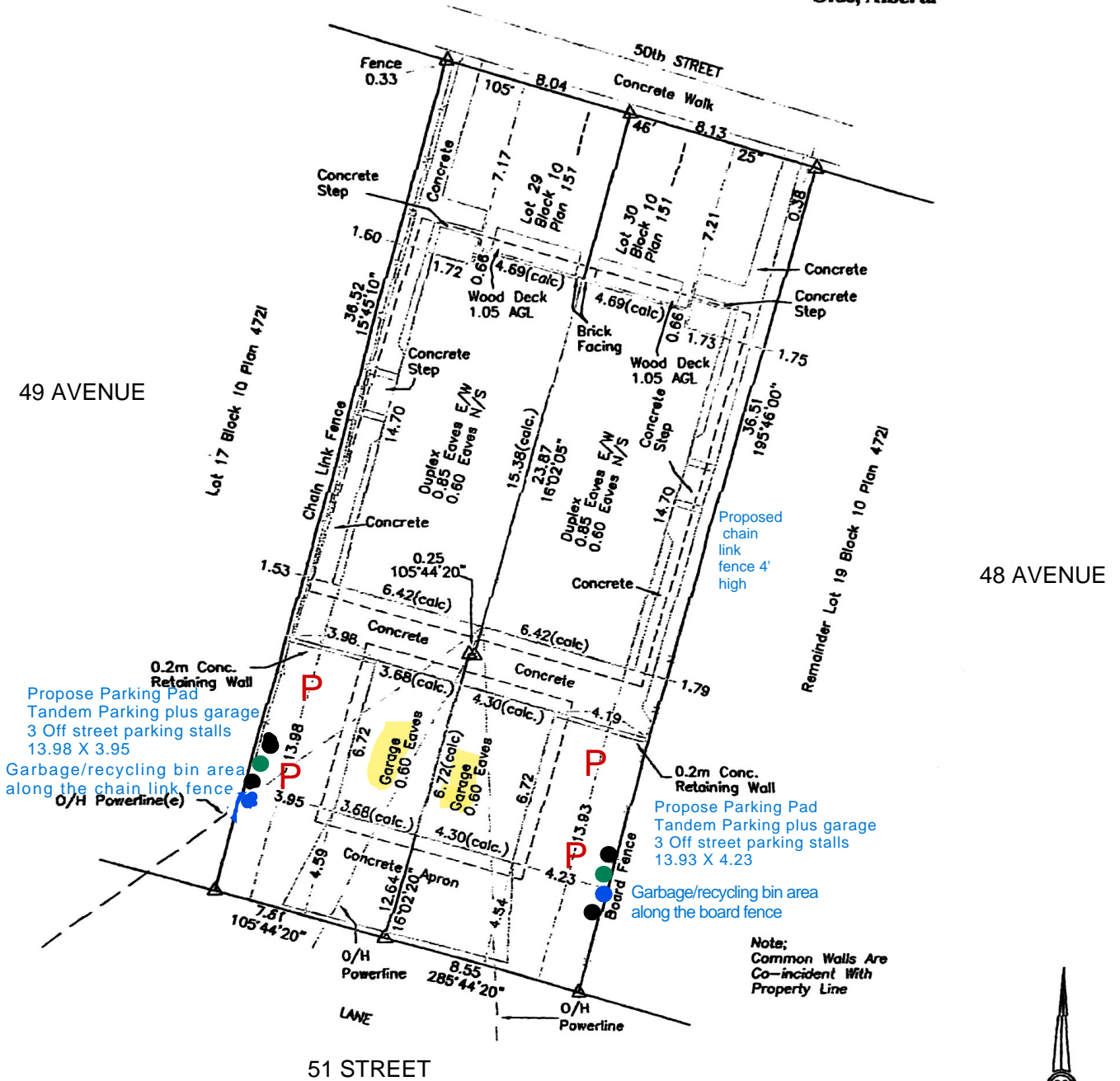
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes

© Town of Olds

SITE 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: Lots 29 & 30 Block 10 Plan 151 1217 Civic Address: 4805 & 4807 - 50th Street
 Olds, Alberta



ENCUMBRANCES:

Registration No.	Particulars
071 476 919	Mortgage - CIBC Mortgages Inc.
071 477 526	Mortgage - CIBC Mortgages Inc.

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: LKM
 File No. : 14-790

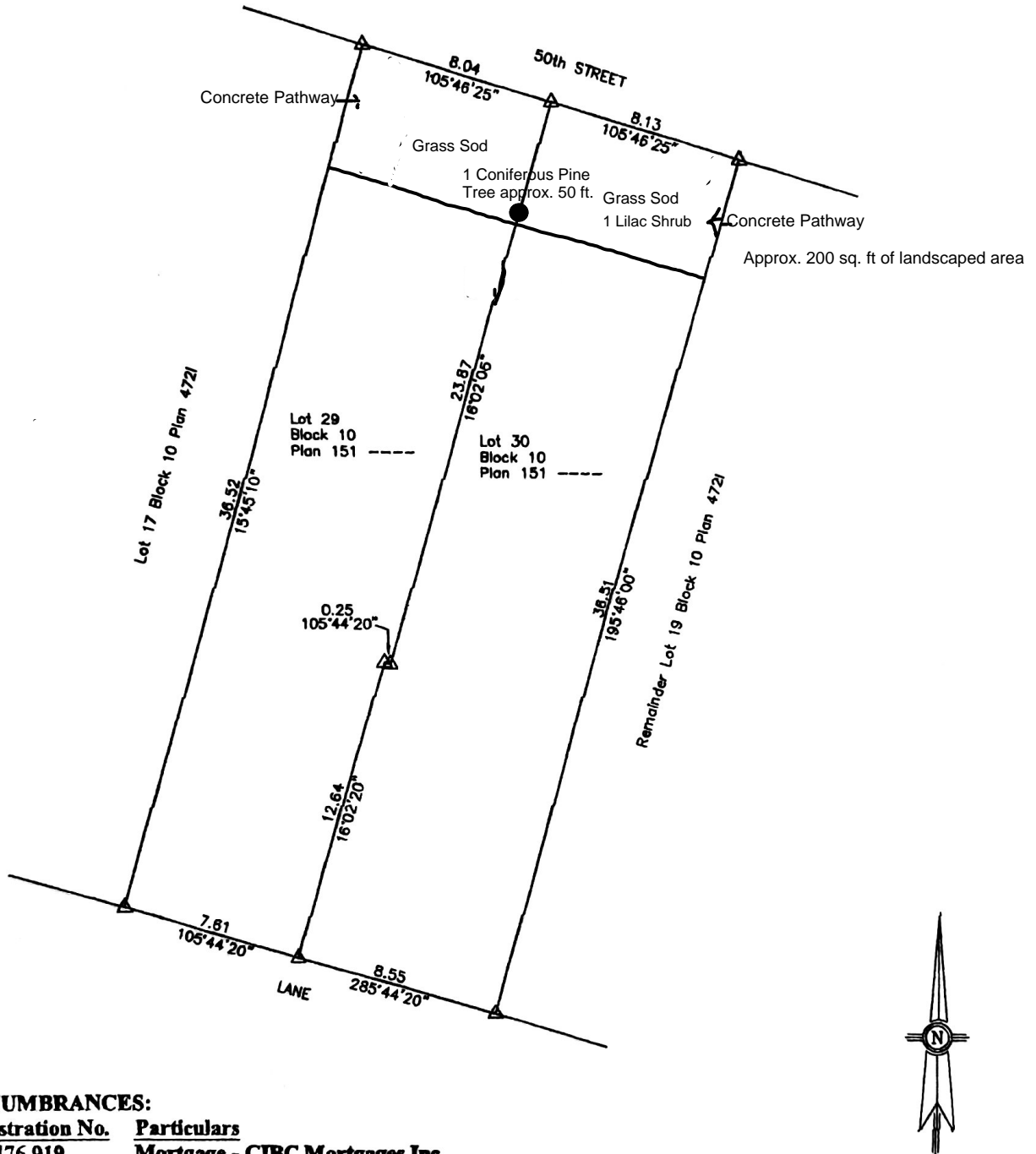
SexSmith
Surveys Ltd

Box 5122, High River, Alberta, T1V 1M3
 www.sexsmithsurveys.com

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Legal Description: Lots 29 & 30 Block 10 Plan 151 1217 **Civic Address:** 4805 & 4807 - 50th Street
Olds, Alberta

LANDSCAPING PLAN



ENCUMBRANCES:

Registration No.	Particulars
071 476 919	Mortgage - CIBC Mortgages Inc.
071 477 526	Mortgage - CIBC Mortgages Inc.

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



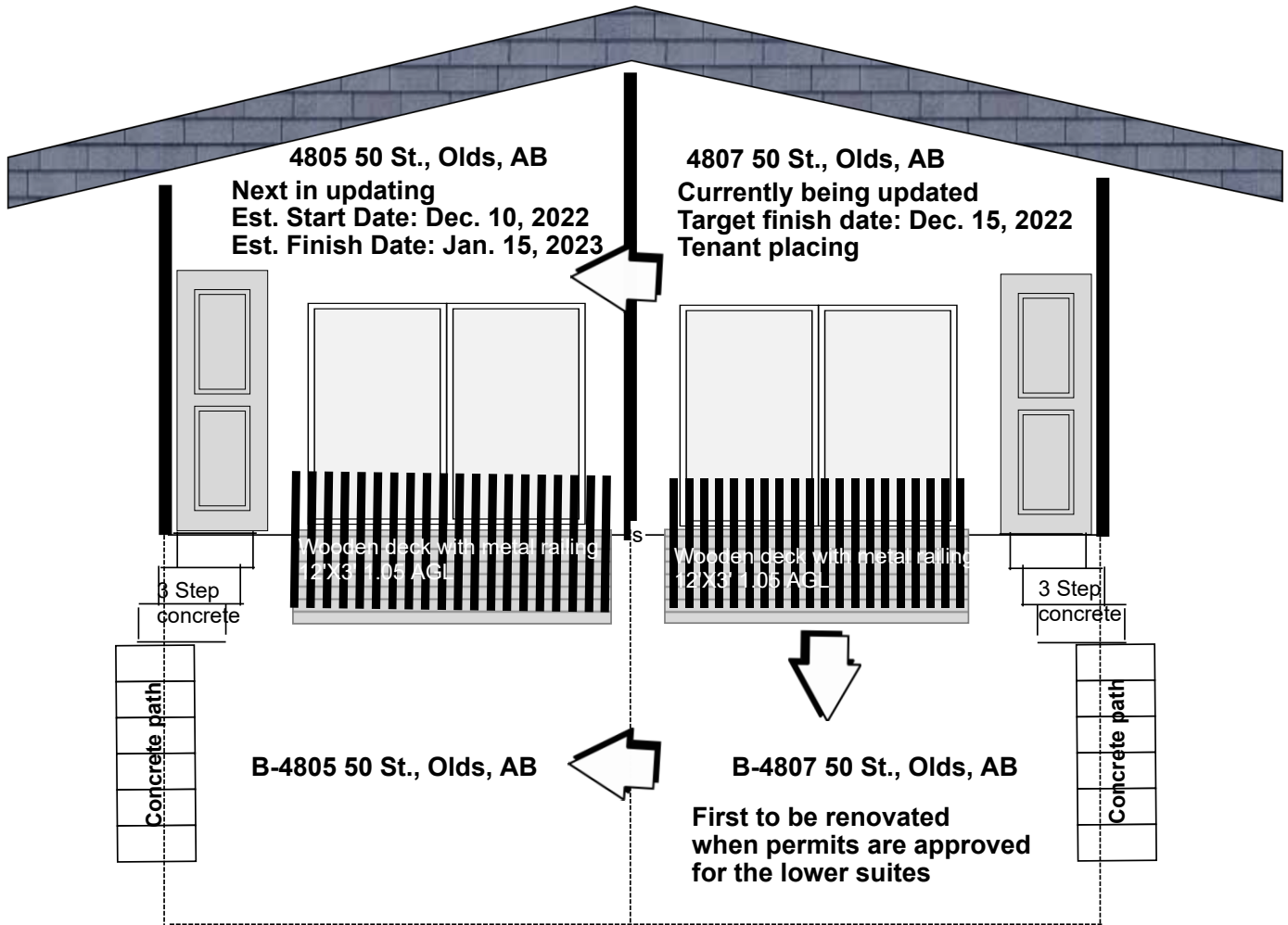
Scale : 1:250 Drawn: LKM
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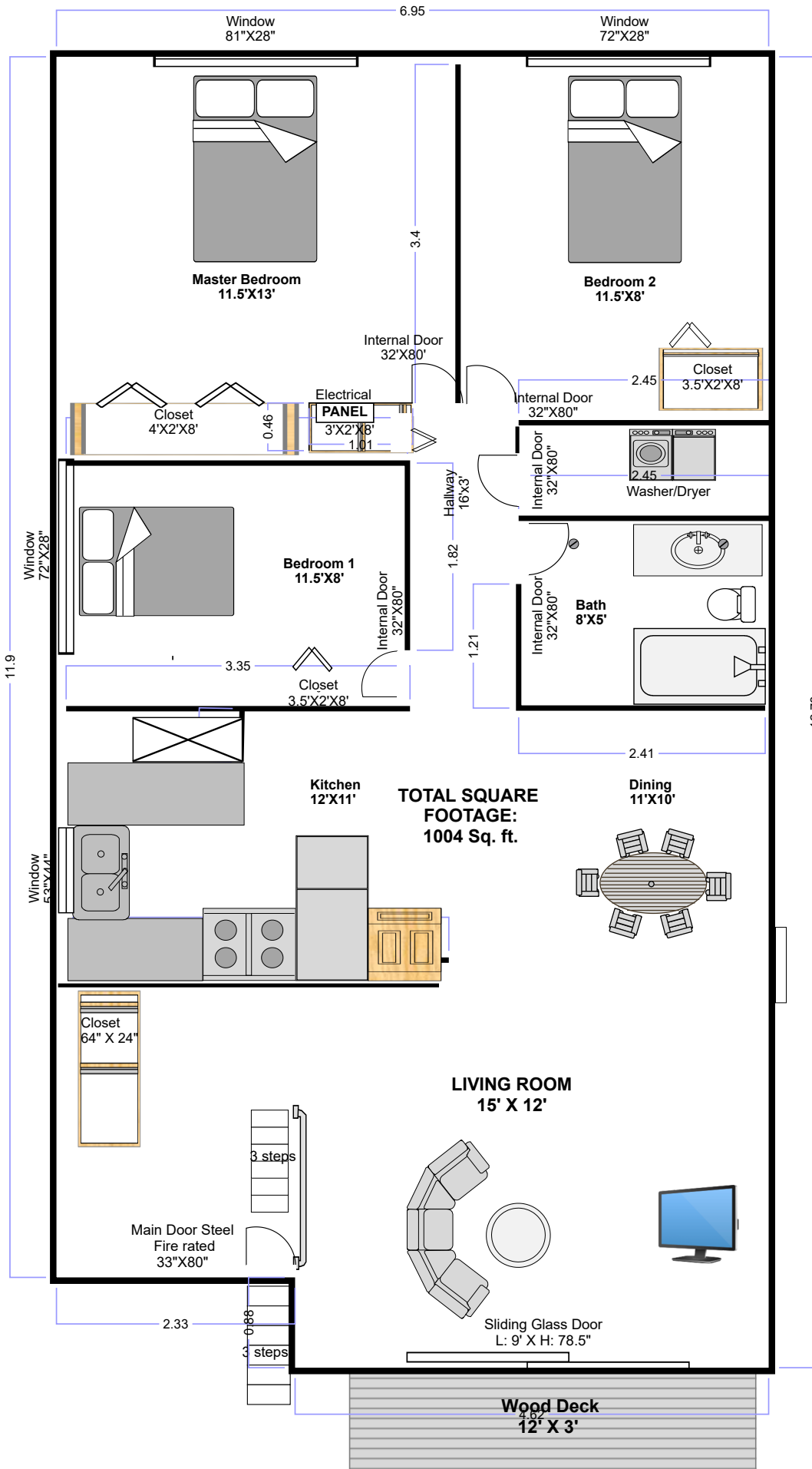
**SexSmith
Surveys Ltd.**

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PHASING PLAN

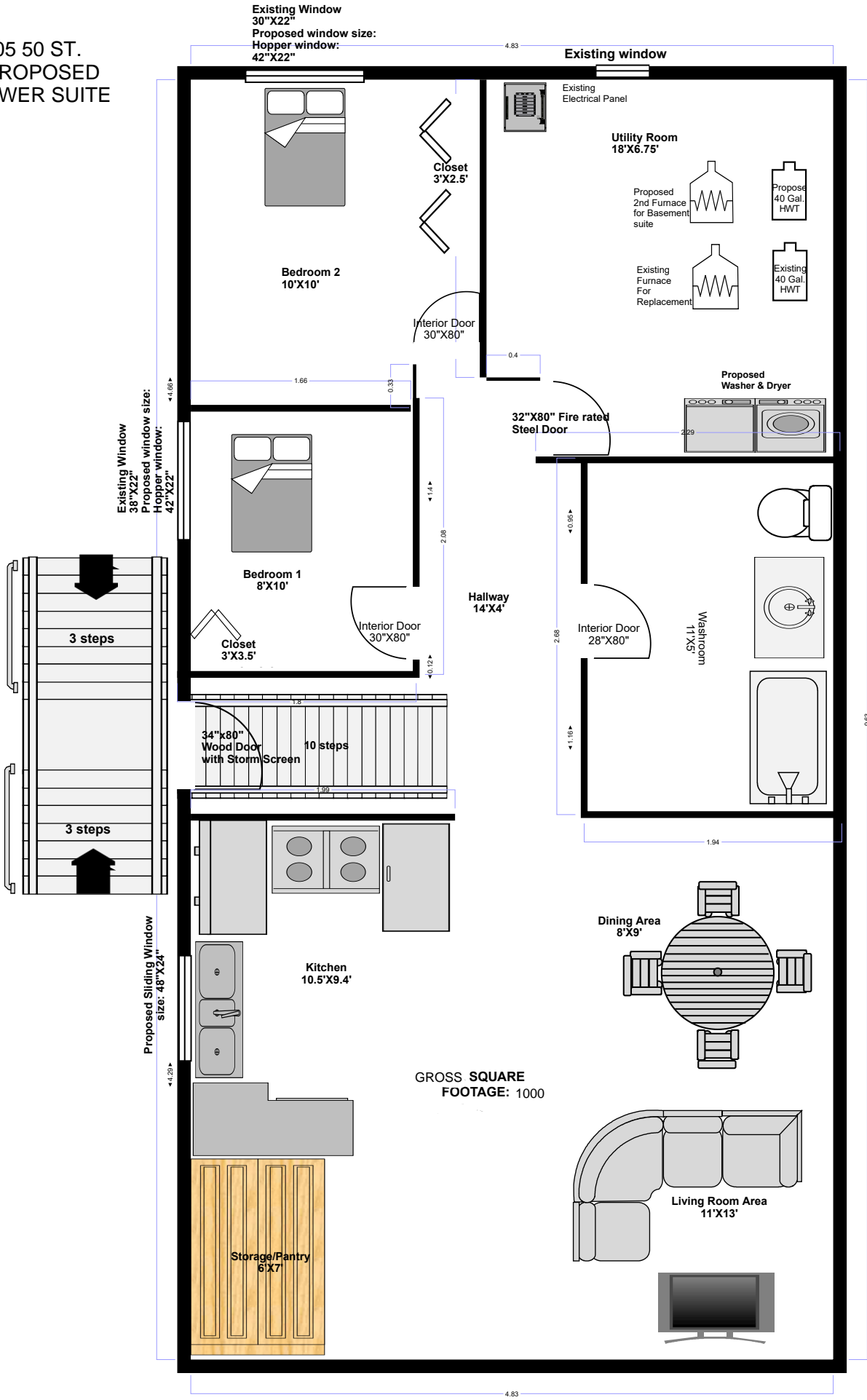




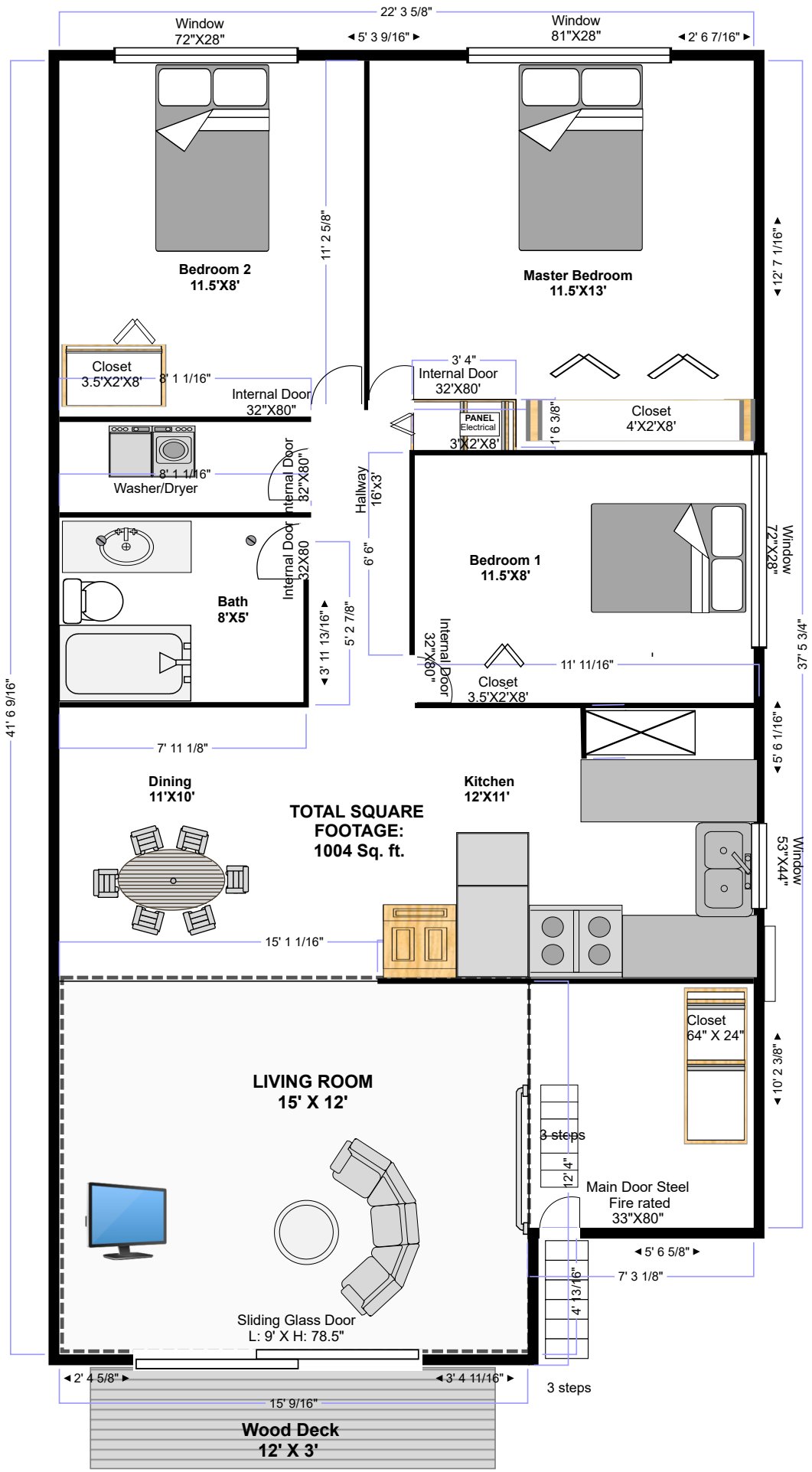
4805 50 ST.
EXISTING
UPPER SUITE

**TOTAL SQUARE
FOOTAGE:
1004 Sq. ft.**

4805 50 ST.
 PPROPOSED
 LOWER SUITE

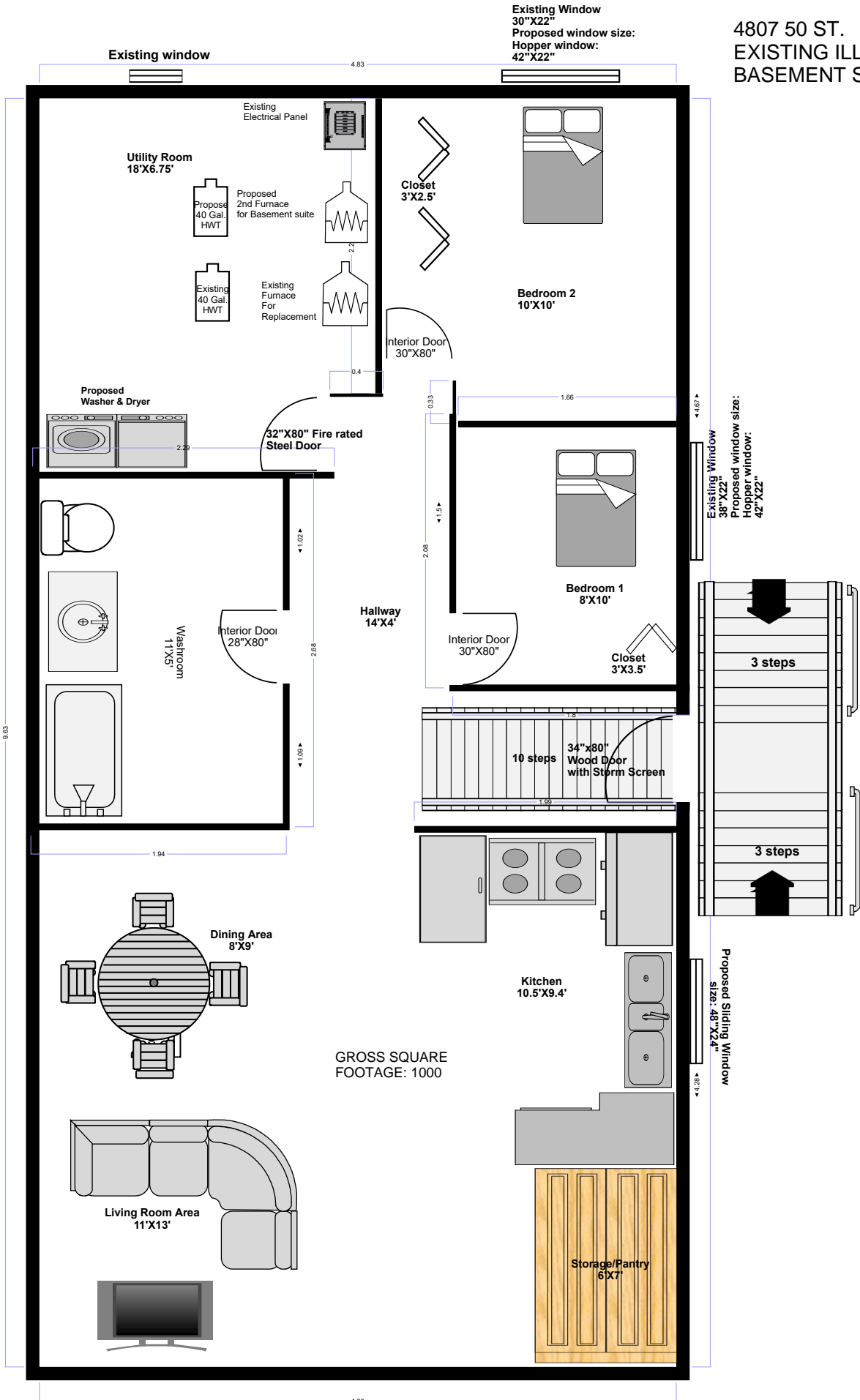


4807 50 St.
EXISTING
UPPER SUITE



TOTAL SQUARE FOOTAGE: 1004 Sq. ft.

4807 50 ST.
EXISTING ILLEGAL
BASEMENT SUITE





RFD - DP22-172: Multi-Plex at 4805 & 4807 50 Street

Land Use Bylaw Criteria	<u>Requirements</u>	<u>Provided/Status</u>
Schedule C, Central Commercial District (C1)	Minimum Front Yard: 6m	7.17m (23.5ft)
	Minimum Rear Yard: 6m	13.93m (45.7ft)
	Minimum Side Yard: 1.5m	1.53m (5ft)
	Maximum Parcel Coverage: 80%	72% (incl. buildings and driveways)
	Minimum Landscaped Area: at the discretion of the Development Authority	19.7% (all in front yard)
Schedule B, Sec. 3(1)	(a) Parking Spaces per dwelling: 2.0	1.5 per dwelling (6 total)
	(g) Minimum Size of Parking Space: 5.5m (18ft) long by 2.75m (9ft) wide	5.65m (18.5ft) by 4m (13ft) each (for the outdoor tandem stalls)

DEVELOPMENT PERMIT DP22-172

Proposal: Residential Multi-Plex (4-Plex)

Deemed Use: Discretionary Use

Land Use Bylaw Designation: C1 – Central Commercial District

Civic Address: 4805 & 4807 50 Street

Legal Description: Lots 29 & 30, Block 10, Plan 1511217

Applicant / Owner: Jeannie Tabian

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

1. The development of the buildings and site improvements must be constructed in accordance with the approved plans and conditions. Any modifications or changes 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. Prior to the issuance of a Building Permit, the developer/applicant shall submit a development security in the form of an irrevocable letter of credit in the amount of 10% of the construction value or a mutually agreed upon amount satisfactory to the Development Authority.
3. Final grading of the lot must:
 - (a) be in accordance with the geodetic grades shown on the approved site plan;
 - (b) direct surface water drainage away from the building to the street and the rear of the lot; and
 - (c) ensure that surface drainage does not affect adjoining properties.
4. A variance is granted to reduce the requirement of 2 parking stalls per dwelling to only 1.5 parking stalls per dwelling (a total reduction from 8 stalls to 6).
5. Completion of landscaping must occur within one year of the completion of construction or the commencement of the use, whichever first occurs. All landscaping must be maintained for the life of the development. The approved landscaping plan is attached.
6. The address of the property must be posted on the front of the building and/or on the front entrance gate facing the street. Each letter and number must be not less than 10 cm in area and be plainly visible at all times.
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. If the development authorized by this development permit is not commenced within 12 months from the date of its issue, or the date of decision of the Subdivision and Development Appeal Board upon appeal, nor carried out with reasonable diligence as determined by the Town of Olds development authority, this development permit ceases to be effective, unless an extension of this period, being no longer than an additional 12 months, has previously been granted by the development authority.
9. 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: December 12, 2022

Date of Notice in Newspaper: December 20, 2022

Effective Date of Development Permit: January 2, 2022 (after 3-week appeal period)

Attachments:

1. Site Plan (including Landscaping and Parking)
2. Elevation Drawings and Phasing

DRAFT

NOTES TO THE APPLICANT

1. This is not a Building Permit. Please contact the Town of Olds Development Authority for information regarding a Building Permit and compliance with the Alberta Building Code.
2. It is the developer/applicant's responsibility to comply with the Alberta Building Code and obtain the necessary Electrical, Plumbing and Gas Permits. Any of the following are authorized to issue these permits in the Town:
 - i) Davis Inspection Service (800-639-0912 / 403-275-3338),
 - ii) IJD Inspection Ltd. (877-617-8776 / 403-346-6533),
 - iii) Park Enterprises (800-621-5440 / 403-329-3437), or
 - iv) Superior Safety Codes (888-717-2344)
3. It is the developer/applicant's responsibility to:
 - 1) Submit a Utility Excavation Permit application (if required) and ensure that the terms and conditions of the Utility Excavation Permit are complied with and appropriate fees are paid;
 - 2) Contact Alberta First Call at 1-800-242-3447 and obtain utility locates prior to commencing an excavation; and
 - 3) Contact Operational Services at 403-507-4833 at least *48 hours*:
 - (i) prior to commencing an excavation for underground services to arrange for a inspection of the sidewalk and boulevard; and
 - (ii) prior to backfilling the excavation for the water and sewer connections to arrange for an inspection of the connections. Note that the Performance Bond/ Security Deposit will not be returned if the water and sewer connections are not inspected prior to backfilling.
4. It is the developer/applicant's responsibility to ensure that the curb stop (i.e. water shut off valve) is properly installed and fully operational.
5. It is the developer/applicant's responsibility to contact the Town of Olds to set up a utility account and request a water meter. All water meters for commercial and industrial construction must be purchased from the Town of Olds and installed by Town of Olds Utilities staff. Meter installation requests must be received at least two working days before installation is required. All wiring must be in place for both the meter and an exterior remote reading device in place BEFORE installation of a meter. The cost for all water meters is Town of Olds cost plus a 10% administration fee. Water meters are available in the following standard sizes: 5/8", 3/4", 1", 2". For information on sizes larger than 2", contact the Utilities Administrator.
6. It is the developer/applicant's responsibility to comply with Bylaws of the Town of Olds including the Land Use Bylaw No. 01-23, the Unsightly Premises and Snow Removal Bylaw No. 04-16 and the Traffic Bylaw 04-15. These Bylaws require in part:
 - 1) That construction rubbish, dirt, stones, old implements, automobiles, scrap iron or any other rubbish must not be allowed to accumulate so as to cause an unsightly condition, hazard or nuisance;
 - 2) That construction rubbish is not blown onto neighbouring parcels;
 - 3) That occupants/owners cut grass or weeds on their property, including town property adjacent to their premises, (i.e. sidewalks, boulevards and back alleys). Restricted and noxious weeds must be controlled in a manner as prescribed by the weed inspector;
 - 4) That no person shall place or deposit any object, refuse, building or other materials, dumpsters, snow, earth, sand, gravel, sod, or any other matter onto a roadway, sidewalk, boulevard or median within the Town, excepting vehicles and materials for which specific permission has been granted by the Chief Administrative Officer; and

- 5) No concrete may be placed in the gutter of a roadway.
7. Return of Development Security – The schedule for the release of the development security shall be agreed upon and attached to the invoice for said security. Construction shall not begin until the development security has been received by the Town.
8. A development permit for all discretionary use or any permitted use for which a variance or relaxation was granted, issued pursuant to *Part Two: Development Permits, Contravention and Appeal* of the Land Use Bylaw 01-23, does not come into effect until 21 days after the date on which the notice of issuance of the permit (date advertised) is given under Section 2.4 (3) of the Land Use Bylaw 01-23. Any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.
9. Appeal Procedure

This Development Permit and any conditions of this Development Permit may be appealed to the Subdivision and Development Appeal Board in accordance with Section 2.7 of the Land Use Bylaw. Appeals must be filed with the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the notice of issuance of the permit is given, must include the reason(s) for the appeal, and must be addressed to the Town Office to the attention of the Subdivision Development and Appeal Board. The fee for an appeal is \$240.00 in accordance with the Town's Rates Bylaw, as amended. This fee must be paid when the appeal letter is submitted to the Town prior to the expiration of the above referenced appeal period.



Development & Building Permits

November 2022

Permit #	Roll #	Owner	Applicant	Civic Address	Lot	Block	Plan	Land Use District	App Description	Category	Value of Project
22-082	4203700	1598375 Alberta Ltd.	Arti Patel	4320 46 Street	2	A	8810024	CH	Interior Renovation	Commercial Renovation	\$150,000.00
22-161	4519500	Alberta Health Services	Shunda Consulting	3901 57 Avenue	2	11	8211582	RF	New Loading Door	Institutional Renovation	\$61,869.00
22-164	3627000	Katrina Kerr	Katrina Kerr	65 Balsam Crescent	11	5	7811071	R1	Class 1	Home Occupation	
22-165	4420900	Richard Chase	Richard Chase	5202 Silverthorn Road	32	4	7710679	R1	Rooftop Solar	Residential Addition	\$25,000.00
22-166	6020400	Greg Miller	Barkha Malik	16 Coutts Close	53	1	1711397	R1	Rooftop Solar	Residential Addition	\$21,015.00
22-167	4600402	Rahim Investments Inc.	Karim Javer	6110 46 Street	2	1	0112538	CH	Fascia Sign	Signage	\$10,000.00
22-168	4400100	Westview Cooperative Association Ltd.	Shane Biledeau	5330 46 Street	1	3	0212470	CH	Interior Renovation	Commercial Renovation	\$50,000.00
22-169	4206900	Noveje Enterprises Ltd.	Bryan Tolhurst	4205 47 Avenue	5	56	4227GH	I1	Automotive Service	Change of Use	
22-170	4519500	Alberta Health Services	Chandos Construction	3901 57 Avenue	2	11	8211582	RF	Nurse Call System	Institutional Renovation	\$450,000.00
22-171	4328100	Marilou Manangan	Marilou Manangan	105 Sierra Place	20	5	0413379	R1	Day Home - Limited	Day Home - Limited	
22-173	4006100	Shayne Walker	Lisa Marchant	4801 48 Street	18 & 19	8	2186H	R2	Day Home - Limited	Day Home - Limited	

\$767,884.00



2022 BUILDING PERMIT STATISTICS

	Residential									Commercial	Industrial	Institutional	TOTALS					
	Detached Dwelling		Duplex		Multi-Unit		Acc. Bldg/Other											
	#	Value	#	Units	Value	#	Units	Value	#						Value	#	Value	#
Jan	2	\$750,000.00							1	\$40,000.00	1	\$80,000.00			1	\$197,500.00	5	\$1,067,500.00
Feb	1	\$350,000.00	2	2	\$440,000.00				5	\$36,000.00	4	\$95,000.00	3	\$81,000.00			15	\$1,002,000.00
Mar	1	\$400,000.00							3	\$26,000.00							4	\$426,000.00
Apr	2	\$725,000.00							3	\$93,000.00	1	\$120,000.00	1	\$115,000.00			7	\$1,053,000.00
May	1	\$375,000.00	2	2	\$760,000.00				5	\$152,000.00	1	\$20,000.00	1	\$490,500.00			10	\$1,797,500.00
Jun	1	\$400,000.00	2	2	\$450,000.00				9	\$391,100.00	2	\$90,000.00					14	\$1,331,100.00
Jul	2	\$715,000.00							7	\$203,000.00							9	\$918,000.00
Aug	1	\$350,000.00	2	2	\$450,000.00				4	\$84,500.00	1	\$200,000.00	2	\$470,000.00			10	\$1,554,500.00
Sep	1	\$430,000.00	2	2	\$450,000.00				5	\$94,100.00	1	\$20,000.00					9	\$994,100.00
Oct									9	\$152,910.00	3	\$244,000.00					12	\$396,910.00
Nov									3	\$72,894.00	2	\$200,000.00			2	\$511,869.00	7	\$784,763.00
Dec																	0	\$0.00
	12	\$4,495,000.00	10	10	\$2,550,000.00	0	0	\$0.00	54	\$1,345,504.00	16	\$1,069,000.00	7	\$1,156,500.00	3	\$709,369.00	102	\$11,325,373.00

2021 BUILDING PERMIT STATISTICS

	Residential									Commercial	Industrial	Institutional	TOTALS					
	Detached Dwelling		Duplex		Multi-Unit		Acc. Bldg/Other											
	#	Value	#	Units	Value	#	Units	Value	#						Value	#	Value	#
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	2	\$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									2	\$65,000.00	1	\$285,000.00			4	\$650,000.00
	17	\$5,527,000.00	2	2	\$440,000.00	0	0	\$0.00	51	\$1,182,671.00	17	\$724,573.00	7	\$615,135.00	3	\$922,405.00	97	\$9,411,784.00