



**Minutes** of the Town of Olds **MUNICIPAL PLANNING COMMISSION (MPC)** meeting held on Thursday, **April 21, 2022**, at 8:30 a.m.

**Present – MPC Members**

Public at Large: Leon Muir, Dan Peters, Phyllis Horpenuk

Elected Officials: Councillor Wanda Blatz, Councillor James Cummings, Councillor Darren Wilson

**Absent – MPC Members**

Absent: Mary Anne Overwater

**Present – Staff**

Kyle Sloan, Development Officer; Melissa Kilbride, Commission Recorder

**Absent – Staff**

Absent: Scott Grieco, Municipal Planning Commission Secretary & Director of Operations

**1. Call to Order**

Chair Dan Peters called the meeting to order at 8:30 a.m.

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

**1B. Adoption of Agenda**

Moved by Councillor Darren Wilson “to adopt the agenda for the Municipal Planning Commission meeting of March 17, 2022, as presented.”

**Motion Carried** 22.021

**2. Adoption of Previous Minutes**

Moved by Coucillor James Cummings, “to adopt the meeting minutes from March 17, 2022, Municipal Planning Commission meeting as presented.”

**Motion Carried** 22.022

**3. Business Arising from the Minutes**

**4. New Business**

**4A) DP22-033**

**5530 50 Street**

**Side yard fence with variance to be located on public boulevard**

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

Applicant was not present.

\*Moved by Commissioner Leon Muir, "that the Municipal Planning Commission refuse Development Permit Application DP22-033, citing the following reasons:

- 1) A fence can reasonably be constructed along the side property line without the need for the variance requested.
- 2) The rationale provided by the applicant does not sufficiently support the relaxation of the regulations in the Town of Olds Land Use Bylaw.

**Motion Carried** 22.023

**4A) DP22-034**

**51 Hawthorn Way  
Home Occupation Class 2**

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

Applicant was not present.

Moved by Councillor James Cummings, "that the Municipal Planning Commission approve Development Permit Application DP22-034 as presented, subject to the added conditions listed in the attached draft Development Permit, as amended to include the added condition below"

- 1) The applicant shall provide four (4) off-street parking spaces on the property. As the attached garage would be used for the operation of the business, it cannot be included in the number. An additional space for two (2) off-street parking spaces at the rear of the property shall be developed.

**Motion Carried** 22.024

**4A) DP22-037**

**7 Mountain View Close  
Home Occupation Class 2**

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

Applicant was not present.

Moved by Councillor Wanda Blatz "that the Municipal Planning Commission approve Development Permit Application DP22-037 as presented, subject to conditions listed in the attached draft Development Permit"

**Motion Carried** 22.025

**4A) DP22-040**

**6308 46 Street  
Dwelling unit for the occupancy of the owner, operator, or caretaker**

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

Applicant was/ was not present.

Moved by Commissioner Leon Muir, "that the Municipal Planning Commission approve Development Permit Application DP22-040 as presented, subject to conditions listed in the attached draft Development"

**Motion Carried** 22.026

**4A) DP22-042  
4410 55 Avenue  
Accessory Building – Detached garage with variances to setbacks**

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

Applicant was/ was not present.

Moved by Commissioner Leon Muir, "that the Municipal Planning Commission approve Development Permit Application DP22-042 as presented, subject to conditions listed in the attached draft Development Permit"

**Motion Carried** 22.027

**5. Correspondence and Information**

**5A) March 2022 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 March 2022.

Municipal Planning Commission request administration for quarterly reports dating back 5 years for a comparison from year to year for development / building permit trends.

**Motion Carried** 22.028

Moved by Commissioner Leon Muir "that the development and building updates be received as information."

**Motion Carried** 22.029

**6. Adjournment**

The next Municipal Planning Commission meeting will be held May 19, 2022, in Council Chambers.

Commissioner Phyllis Horpenuk "moved to adjourn the Municipal Planning Commission meeting at 9:37 a.m."

**Motion Carried** 22.030

These Minutes approved May 19, 2022.

  
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**MARYANNE OVERWATER  
CHAIRPERSON**

  
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**SCOTT GRIECO  
SECRETARY TO THE COMMISSION**



## Development & Building Permits

## April 2022

Permit #	Roll #	Owner	Applicant	Civic Address	Lot	Block	Plan	Land Use District	App Description	Category	Value of Project
22-020	4301900	Skyline Commercial Management	Five Star Permits	4310 50 Avenue	F		5892JK	I1	Freestanding & Fascia Signs	Signage	\$27,000.00
22-034	3656800	Archie Maaliw	Archie Maaliw	51 Hawthorn Way	39	3	0213480	R1	Class 2	Home Occupation	
22-035	52193900	Long Sky Developments Ltd.	Priority Permits Ltd.	900-6700 46 Street	7	12	0710120	C-SC	Signs at McDonalds	Signage	\$125,822.00
22-036	6020900	Richardson Bros (Olds) Ltd.	Stevenson Homes	4 Couatts Close	59	1	1611540	R1	Detached Dwelling	New Residential	\$400,000.00
22-037	4402700	Jake & Catharina Enns	Jake Enns	7 Mountain View Close	7	5	1518JK	R1	Class 2	Home Occupation	
22-038	2703600	Dennis & Jan Combs	G&G Developments	5303 50 Avenue	3	5	0613171	C1	Commercial Kitchen	Commercial Renovation	\$120,000.00
22-040	4605600	Advanced Telecommunication II	Alison Caputo	6308 46 Street	4B	11	9811906	CH	Dwelling Unit for Owner	Change of Use	
22-041	4513200	Brent & Deborah Collins	C.C. Homes Ltd.	5613 Sherwood Crescent	24	9	7711470	R1	Detached Garage	Residential Accessory Building	\$35,000.00
22-042	4506100	Laura Avison	C.C. Homes Ltd.	4410 55 Avenue	10	7	2183JK	R1	Detached Garage	Residential Accessory Building	\$50,000.00
22-043	3416600	Manor Investments Ltd.	Stevenson Homes	16 Vireo Avenue	7	7	1512052	R1	Detached Dwelling	New Residential	\$325,000.00
22-046	3104004	Complete Concrete Services Ltd.	Complete Concrete Services Ltd.	4851 58 Street	14	3	1711160	I1	Workshop and Storage Building	New Industrial	\$115,000.00
22-048	52194100	Long Sky Developments Ltd.	The Pit	870-6700 46 Street	9	12	0710777	C-SC	Temporary Patio	Commercial Addition	
22-050	3416400	Travis Anderson	Travis Anderson	12 Vireo Avenue	5	7	1512052	R1	Garden Shed	Residential Accessory Building	\$8,000.00
22-051	3500300	Loblaw Properties West Inc.	Nejmark Architect	6509 46 Street		E	4735HB	CH	Fascia Signs	Signage	
22-052	4200100	1575435 Alberta Ltd. 1927141 Alberta Ltd.	Kelly Quinlan	Unit 4, 4530 49 Avenue	4		7710400	CHA	Fascia & Window Signs	Signage	\$2,125.00
22-053	4203700	1598375 Alberta Ltd.	Craig Sutherland	4520 46 Street	2	A	8810024	CH	Temporary Patio	Commercial Addition	\$6,000.00

\$1,213,947.00



## 2022 BUILDING PERMIT STATISTICS

	Residential										Commercial		Industrial		Institutional		TOTALS			
	Detached Dwelling		Duplex			Multi-Unit			Acc. Bldg/Other		#	Value	#	Value	#	Value	#	Value	#	Value
	#	Value	#	Units	Value	#	Units	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																	0	\$0.00		
Jun																	0	\$0.00		
Jul																	0	\$0.00		
Aug																	0	\$0.00		
Sep																	0	\$0.00		
Oct																	0	\$0.00		
Nov																	0	\$0.00		
Dec																	0	\$0.00		
	6	\$2,225,000.00	2	2	\$440,000.00	0	0	\$0.00	12	\$195,000.00	6	\$295,000.00	4	\$196,000.00	1	\$197,500.00	31	\$3,548,500.00		

## 2021 BUILDING PERMIT STATISTICS

	Residential										Commercial		Industrial		Institutional		TOTALS			
	Detached Dwelling		Duplex			Multi-Unit			Acc. Bldg/Other		#	Value	#	Value	#	Value	#	Value	#	Value
	#	Value	#	Units	Value	#	Units	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		