

MINUTES**MEMBERS PRESENT**

Jim Sands – Chairperson, Town of Blackfalds Councillor
Ryan Brown – Vice Chairperson, Town of Blackfalds Councillor
Shane Hanson – Town of Blackfalds Councillor
Alex Garcia - Member at Large
Jennifer Kirk – Member at Large

OTHERS ATTENDING

Billie Scott, Development Officer II
Jolene Tejkl, Planning and Development Manager
Shahzad Gholami

REGRETS

None

WELCOME AND CALL TO ORDER

Chairperson Sands welcomed all attending and called the Municipal Planning Commission Meeting to order at 6:00 p.m.

APPROVAL OF AGENDA

1/26 Member Garcia moved that the Municipal Planning Commission approve the agenda as presented.

CARRIED UNANIMOUSLY

TREATY SIX LAND ACKNOWLEDGEMENT

Chairperson Sands read the Land Acknowledgement to recognize that the Town of Blackfalds is on Treaty Six territory.

PRESENTATIONS**Municipal Planning Commission Orientation**

Development Officer II, Scott provided an orientation presentation to Municipal Planning Commission members.

BUSINESS**Approval of Minutes**

2/26 Member Sands moved that the Municipal Planning Commission approve the Minutes from October 14, 2025, as amended.

CARRIED UNANIMOUSLY

Application 260-25 – Accessory Suite requesting a variance of less than 10 houses between permitted accessory suites

115 Aurora Heights Boulevard (Lot 2, Block 3, Plan 152 3086)

Administration provided background information on the proposed development.

After discussion, the following motion was put forward:

3/26 Moved by Member Kirk that the Municipal Planning Commission approved Development Permit 260-25 for an accessory suite at 115 Aurora Heights, subject to the following conditions being to satisfaction of the Development Officer:

CONDITIONS

1. The accessory suite shall comply with all applicable regulations of the Land Use Bylaw, except for the approved variance to the 10-dwelling separation requirement.

MINUTES

2. Two additional off-street parking stalls must be provided and maintained at all times for the accessory suite.
3. Any changes to the approved application shall require a separate permit.

NOTES


1. *This permit indicates that only the development to which it relates is authorized, with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw or any other Bylaw, orders, policies, easements, covenants, conservation agreements, development agreements, provincial or federal statutes or regulations affecting such development.*
2. *The Development Authority may, in accordance with the Land Use Bylaw in force and Part 17 of the Municipal Government Act (MGA), take such actions as necessary to ensure that the provisions are complied with.*

CARRIED

Opposed: Member Hanson

ADJOURNMENT

Chairperson Sands adjourned the Municipal Planning Commission Meeting at 6:24 p.m.



Jim Sands, Chairperson



Billie Scott, Recording Secretary/Development Officer II

