

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION]**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, March 26, 2024 at 6:15 p.m.

AGENDA

1. WELCOME AND CALL TO ORDER

- 1.1 Welcome to the Municipal Planning Commission. We like to remind members of the public in the gallery during meetings to adhere to the conduct set forth in Part 20 of the Council Procedural Bylaw.
- 1.2 Call to Order
- 1.3 Approval of Agenda

2. LAND ACKNOWLEDGEMENT

- 2.1 Treaty Six Land Acknowledgement - Blackfalds Municipal Planning Commission acknowledges that we are on Treaty 6 territory, a traditional meeting ground, gathering place, and travelling route to the Cree, Saulteaux (So-toe), Blackfoot, Métis, Dene (De-nay) and Nakota Sioux (Sue). We acknowledge all the many First Nations, Métis, and Inuit whose footsteps have marked these lands for centuries.

3. BUSINESS

- 3.1 Approval of Minutes from February 27, 2024
- 3.2 Application 43-24 – Rear Yard Setback Relaxation for proposed detached garage due to irregular shape of the lot.

4. CONFIDENTIAL

None

5. ADJOURNMENT

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, February 27, 2024, at 6:00 p.m.
MINUTES

MEMBERS PRESENT

Laura Svab – Chairperson, Town of Blackfalds Councillor
Jim Sands – Vice Chairperson, Town of Blackfalds Councillor
Brenda Dennis, Town of Blackfalds Deputy Mayor
Alex Garcia, Member at Large
Richard Poole, Member at Large

OTHERS ATTENDING

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

REGRETS

None

WELCOME AND CALL TO ORDER

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

APPROVAL OF AGENDA

1/24 Member Poole moved That the Municipal Planning Commission approve the agenda as presented.

CARRIED UNANIMOUSLY

TREATY SIX LAND ACKNOWLEDGEMENT

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

PRESENTATIONS

Municipal Planning Commission Orientation

Manager Tejkl provided an orientation presentation to Municipal Planning Commission members.

BUSINESS

Approval of Minutes

2/24 Member Dennis moved That the Municipal Planning Commission approve the Minutes from February 27, 2024, as presented.

CARRIED UNANIMOUSLY

Application 20-24 – Single Family Dwelling w/attached garage, uncovered deck, and accessory suite.

14 Palmer Circle (Lot 24, Block 13, Plan 172 0736)

Administration provided background information on the proposed development.

The Board had a general discussion on parking. Administration advised that are no concerns with parking and all parking requirements have been met.

3/24 MOVED by Member Poole that the Municipal Planning Commission APPROVE the application for the development of a single-family dwelling with an attached garage, uncovered deck, and accessory suite as presented in Development Permit 20-24, located at 14 Palmer Circle (Lot 24, Block 13, Plan 172 0736) subject to the following conditions being met to the satisfaction of the Development Officer:

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, February 27, 2024, at 6:00 p.m.
MINUTES

1. Development must commence within one (1) calendar year of the issuance of the Development Permit. Failure to commence development within the one (1) year will cause this Development Permit to expire.

Prior to Occupancy Conditions:

2. The proposed development shall be undertaken and completed in accordance with the approved plans.
3. Prior to occupancy, the applicant shall place on the front exterior of the dwelling the appropriate civic address numbers in a contrasting colour of not less than 6.0in (15.14cm) in height.
4. Prior to occupancy, the applicant shall place on the front exterior of the dwelling an appropriate mailbox.
5. Occupancy is only permitted once all safety codes inspections (building, plumbing, gas and electrical) are completed and all deficiencies are addressed to the satisfaction of the Safety Codes Officer.

General Development Conditions:

6. If this Development Permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
7. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
8. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure.
9. The applicant is required to submit a "*Final Lot Grading Certificate*" prepared by a professional (e.g., Alberta Land Surveyor, Professional Engineer, or Professional Technologist), acceptable to the Development Authority for approval.
10. All landscaped areas shall be designed to facilitate effective surface drainage consistent with the submitted grading plan. This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.
11. Front yard sod (or other landscaping material approved by the Development Authority), and one (1) front yard tree is required within one (1) year from construction completion.
12. Curb stop must remain visible and at the proper elevation prior to completion of hard surfacing or landscaping.

Ongoing Conditions:

13. An Accessory Suite shall provide 2 additional Off-Street Parking stalls in addition to the minimum requirements of section 3.20. Tandem Parking shall not be allowed as a method for meeting the parking requirements for an Accessory Suite.
14. Parking stalls are to be developed as shown on the approved site plan.
15. The maximum number of Accessory Suites per detached dwelling is limited to 1.
16. A Home Base Business 2 and Home Base Business 3 shall not be allowed within the approved Accessory Suite

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, February 27, 2024, at 6:00 p.m.
MINUTES

17. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
18. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.
19. No front parking stalls are permitted except where an attached garage has been approved. Approved front driveways for attached garages are to be hard surfaced within one (1) year of construction completion.
20. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.

NOTES

1. *The yellow Development Permit card must be displayed during the duration of development.*
2. *Each construction site shall have a waste container to ensure that waste construction materials are placed in the container to prevent the material from being blown away from the construction site. No loose construction material is to be stored or accumulated on a construction site unless it is not capable of being blown around.*
3. *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 and/or regulations affecting such development.*
4. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements and provincial or federal statutes and regulations.*
5. *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.*
6. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

CARRIED UNANIMOUSLY

Application 21-24 – Single Family Dwelling w/attached garage, uncovered deck, and accessory suite.

22 Palmer Circle (Lot 26, Block 13, Plan 172 0736)

Administration provided background information on the proposed development.

The Board had a general discussion on parking. Administration advised that there are no concerns with parking and all parking requirements have been met.

4/24

MOVED by Member Poole that the Municipal Planning Commission APPROVE the application for the development of a single-family dwelling with an attached garage, uncovered deck, and accessory suite as presented in Development Permit 21-24, located at 22 Palmer Circle (Lot 26, Block 13, Plan 172 0736) subject to the following conditions being met to the satisfaction of the Development Officer:

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, February 27, 2024, at 6:00 p.m.
MINUTES

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Prior to Occupancy Conditions:

2. The proposed development shall be undertaken and completed in accordance with the approved plans.
3. Prior to occupancy, the applicant shall place on the front exterior of the dwelling the appropriate civic address numbers in a contrasting colour of not less than 6.0in (15.14cm) in height.
4. Prior to occupancy, the applicant shall place on the front exterior of the dwelling an appropriate mailbox.
5. Occupancy is only permitted once all safety codes inspections (building, plumbing, gas and electrical) are completed and all deficiencies are addressed to the satisfaction of the Safety Codes Officer.

General Development Conditions:

6. If this Development Permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
7. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
8. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure.
9. The applicant is required to submit a "*Final Lot Grading Certificate*" prepared by a professional (e.g., Alberta Land Surveyor, Professional Engineer, or Professional Technologist), acceptable to the Development Authority for approval.
10. All landscaped areas shall be designed to facilitate effective surface drainage consistent with the submitted grading plan. This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.
11. Front yard sod (or other landscaping material approved by the Development Authority), and one (1) front yard tree is required within one (1) year from construction completion.
12. Curb stop must remain visible and at the proper elevation prior to completion of hard surfacing or landscaping.

Ongoing Conditions:

13. An Accessory Suite shall provide 2 additional Off-Street Parking stalls in addition to the minimum requirements of section 3.20. Tandem Parking shall not be allowed as a method for meeting the parking requirements for an Accessory Suite.
14. Parking stalls are to be developed as shown on the approved site plan.
15. The maximum number of Accessory Suites per detached dwelling is limited to 1.
16. A Home Base Business 2 and Home Base Business 3 shall not be allowed within the approved Accessory Suite

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, February 27, 2024, at 6:00 p.m.
MINUTES

17. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
18. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.
19. No front parking stalls are permitted except where an attached garage has been approved. Approved front driveways for attached garages are to be hard surfaced within one (1) year of construction completion.
20. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.

NOTES

1. *The yellow Development Permit card must be displayed during the duration of development.*
2. *Each construction site shall have a waste container to ensure that waste construction materials are placed in the container to prevent the material from being blown away from the construction site. No loose construction material is to be stored or accumulated on a construction site unless it is not capable of being blown around.*
3. *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 and/or regulations affecting such development.*
4. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements and provincial or federal statutes and regulations.*
5. *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.*
6. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

CARRIED UNANIMOUSLY

Application 22-24 – Single Family Dwelling w/attached garage, uncovered deck, and accessory suite.

50 Palmer Circle (Lot 33, Block 13, Plan 172 0736)

Administration provided background information on the proposed development.

The Board had a general discussion on parking. Administration advised that there are no concerns with parking and all parking requirements have been met.

5/24

MOVED by Member Poole that the Municipal Planning Commission APPROVE the application for the development of a single-family dwelling with an attached garage, uncovered deck, and accessory suite as presented in Development Permit 22-24, located at 50 Palmer Circle (Lot 33, Block 13, Plan 172 0736) subject to the following conditions being met to the satisfaction of the Development Officer:

1. Development must commence within one (1) calendar year of the issuance of the Development Permit. Failure to commence development within the one (1) year will cause this Development Permit to expire.

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, February 27, 2024, at 6:00 p.m.
MINUTES

Prior to Occupancy Conditions:

2. The proposed development shall be undertaken and completed in accordance with the approved plans.
3. Prior to occupancy, the applicant shall place on the front exterior of the dwelling the appropriate civic address numbers in a contrasting colour of not less than 6.0in (15.14cm) in height.
4. Prior to occupancy, the applicant shall place on the front exterior of the dwelling an appropriate mailbox.
5. Occupancy is only permitted once all safety codes inspections (building, plumbing, gas and electrical) are completed and all deficiencies are addressed to the satisfaction of the Safety Codes Officer.

General Development Conditions:

6. If this Development Permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
7. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
8. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure.
9. The applicant is required to submit a "*Final Lot Grading Certificate*" prepared by a professional (e.g., Alberta Land Surveyor, Professional Engineer, or Professional Technologist), acceptable to the Development Authority for approval.
10. All landscaped areas shall be designed to facilitate effective surface drainage consistent with the submitted grading plan. This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.
11. Front yard sod (or other landscaping material approved by the Development Authority), and one (1) front yard tree is required within one (1) year from construction completion.
12. Curb stop must remain visible and at the proper elevation prior to completion of hard surfacing or landscaping.

Ongoing Conditions:

13. An Accessory Suite shall provide 2 additional Off-Street Parking stalls in addition to the minimum requirements of section 3.20. Tandem Parking shall not be allowed as a method for meeting the parking requirements for an Accessory Suite.
14. Parking stalls are to be developed as shown on the approved site plan.
15. The maximum number of Accessory Suites per detached dwelling is limited to 1.
16. A Home Base Business 2 and Home Base Business 3 shall not be allowed within the approved Accessory Suite
17. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
18. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, February 27, 2024, at 6:00 p.m.
MINUTES

19. No front parking stalls are permitted except where an attached garage has been approved. Approved front driveways for attached garages are to be hard surfaced within one (1) year of construction completion.
20. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.

NOTES

1. *The yellow Development Permit card must be displayed during the duration of development.*
2. *Each construction site shall have a waste container to ensure that waste construction materials are placed in the container to prevent the material from being blown away from the construction site. No loose construction material is to be stored or accumulated on a construction site unless it is not capable of being blown around.*
3. *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 and/or regulations affecting such development.*
4. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements and provincial or federal statutes and regulations.*
5. *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.*
6. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

CARRIED UNANIMOUSLY

Application 23-24 – Single Family Dwelling w/attached garage, uncovered deck, and accessory suite.

58 Palmer Circle (Lot 33, Block 13, Plan 172 0736)

Administration provided background information on the proposed development.

The Board had a general discussion on parking. Administration advised that there are no concerns with parking and all parking requirements have been met.

6/24

MOVED by Member Poole that the Municipal Planning Commission APPROVE the application for the development of a single-family dwelling with an attached garage, uncovered deck, and accessory suite as presented in Development Permit 23-24, located at 58 Palmer Circle (Lot 35, Block 13, Plan 172 0736) subject to the following conditions being met to the satisfaction of the Development Officer:

1. Development must commence within one (1) calendar year of the issuance of the Development Permit. Failure to commence development within the one (1) year will cause this Development Permit to expire.

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, February 27, 2024, at 6:00 p.m.
MINUTES

Prior to Occupancy Conditions:

2. The proposed development shall be undertaken and completed in accordance with the approved plans.
3. Prior to occupancy, the applicant shall place on the front exterior of the dwelling the appropriate civic address numbers in a contrasting colour of not less than 6.0in (15.14cm) in height.
4. Prior to occupancy, the applicant shall place on the front exterior of the dwelling an appropriate mailbox.
5. Occupancy is only permitted once all safety codes inspections (building, plumbing, gas and electrical) are completed and all deficiencies are addressed to the satisfaction of the Safety Codes Officer.

General Development Conditions:

6. If this Development Permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
7. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
8. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure.
9. The applicant is required to submit a "*Final Lot Grading Certificate*" prepared by a professional (e.g., Alberta Land Surveyor, Professional Engineer, or Professional Technologist), acceptable to the Development Authority for approval.
10. All landscaped areas shall be designed to facilitate effective surface drainage consistent with the submitted grading plan. This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.
11. Front yard sod (or other landscaping material approved by the Development Authority), and one (1) front yard tree is required within one (1) year from construction completion.
12. Curb stop must remain visible and at the proper elevation prior to completion of hard surfacing or landscaping.

Ongoing Conditions:

13. An Accessory Suite shall provide 2 additional Off-Street Parking stalls in addition to the minimum requirements of section 3.20. Tandem Parking shall not be allowed as a method for meeting the parking requirements for an Accessory Suite.
14. Parking stalls are to be developed as shown on the approved site plan.
15. The maximum number of Accessory Suites per detached dwelling is limited to 1.
16. A Home Base Business 2 and Home Base Business 3 shall not be allowed within the approved Accessory Suite
17. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
18. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, February 27, 2024, at 6:00 p.m.
MINUTES

19. No front parking stalls are permitted except where an attached garage has been approved. Approved front driveways for attached garages are to be hard surfaced within one (1) year of construction completion.
20. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.

NOTES

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4. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements and provincial or federal statutes and regulations.*
5. *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.*
6. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

CARRIED UNANIMOUSLY

Application 24-24 – Single Family Dwelling w/attached garage, uncovered deck, and accessory suite.

66 Palmer Circle (Lot 33, Block 13, Plan 172 0736)

Administration provided background information on the proposed development.

The Board had a general discussion on parking. Administration advised that there are no concerns with parking and all parking requirements have been met.

7/24

MOVED by Member Poole that the Municipal Planning Commission APPROVE the application for the development of a single-family dwelling with an attached garage, uncovered deck, and accessory suite as presented in Development Permit 24-24, located at 66 Palmer Circle (Lot 37, Block 13, Plan 172 0736) subject to the following conditions being met to the satisfaction of the Development Officer:

1. Development must commence within one (1) calendar year of the issuance of the Development Permit. Failure to commence development within the one (1) year will cause this Development Permit to expire.

Prior to Occupancy Conditions:

2. The proposed development shall be undertaken and completed in accordance with the approved plans.

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, February 27, 2024, at 6:00 p.m.
MINUTES

3. Prior to occupancy, the applicant shall place on the front exterior of the dwelling the appropriate civic address numbers in a contrasting colour of not less than 6.0in (15.14cm) in height.
4. Prior to occupancy, the applicant shall place on the front exterior of the dwelling an appropriate mailbox.
5. Occupancy is only permitted once all safety codes inspections (building, plumbing, gas and electrical) are completed and all deficiencies are addressed to the satisfaction of the Safety Codes Officer.

General Development Conditions:

6. If this Development Permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
7. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
8. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure.
9. The applicant is required to submit a “*Final Lot Grading Certificate*” prepared by a professional (e.g., Alberta Land Surveyor, Professional Engineer, or Professional Technologist), acceptable to the Development Authority for approval.
10. All landscaped areas shall be designed to facilitate effective surface drainage consistent with the submitted grading plan. This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.
11. Front yard sod (or other landscaping material approved by the Development Authority), and one (1) front yard tree is required within one (1) year from construction completion.
12. Curb stop must remain visible and at the proper elevation prior to completion of hard surfacing or landscaping.

Ongoing Conditions:

13. An Accessory Suite shall provide 2 additional Off-Street Parking stalls in addition to the minimum requirements of section 3.20. Tandem Parking shall not be allowed as a method for meeting the parking requirements for an Accessory Suite.
14. Parking stalls are to be developed as shown on the approved site plan.
15. The maximum number of Accessory Suites per detached dwelling is limited to 1.
16. A Home Base Business 2 and Home Base Business 3 shall not be allowed within the approved Accessory Suite
17. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
18. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.
19. No front parking stalls are permitted except where an attached garage has been approved. Approved front driveways for attached garages are to be hard surfaced within one (1) year of construction completion.

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, February 27, 2024, at 6:00 p.m.
MINUTES

20. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.

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4. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements and provincial or federal statutes and regulations.*
5. *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.*
6. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

CARRIED UNANIMOUSLY

Application 25-24 – Single Family Dwelling w/attached garage, uncovered deck, and accessory suite.

70 Palmer Circle (Lot 9, Block 10, Plan 172 0736)

Administration provided background information on the proposed development.

The Board had a general discussion on parking. Administration advised that there are no concerns with parking and all parking requirements have been met.

8/24

MOVED by Member Poole that the Municipal Planning Commission APPROVE the application for the development of a single-family dwelling with an attached garage, uncovered deck, and accessory suite as presented in Development Permit 25-24, located at 70 Palmer Circle (Lot 9, Block 10, Plan 172 0736) subject to the following conditions being met to the satisfaction of the Development Officer:

1. Development must commence within one (1) calendar year of the issuance of the Development Permit. Failure to commence development within the one (1) year will cause this Development Permit to expire.

Prior to Occupancy Conditions:

2. The proposed development shall be undertaken and completed in accordance with the approved plans.
3. Prior to occupancy, the applicant shall place on the front exterior of the dwelling the appropriate civic address numbers in a contrasting colour of not less than 6.0in (15.14cm) in height.

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, February 27, 2024, at 6:00 p.m.
MINUTES

4. Prior to occupancy, the applicant shall place on the front exterior of the dwelling an appropriate mailbox.
5. Occupancy is only permitted once all safety codes inspections (building, plumbing, gas and electrical) are completed and all deficiencies are addressed to the satisfaction of the Safety Codes Officer.

General Development Conditions:

6. If this Development Permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
7. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
8. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure.
9. The applicant is required to submit a “*Final Lot Grading Certificate*” prepared by a professional (e.g., Alberta Land Surveyor, Professional Engineer, or Professional Technologist), acceptable to the Development Authority for approval.
10. All landscaped areas shall be designed to facilitate effective surface drainage consistent with the submitted grading plan. This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.
11. Front yard sod (or other landscaping material approved by the Development Authority), and one (1) front yard tree is required within one (1) year from construction completion.
12. Curb stop must remain visible and at the proper elevation prior to completion of hard surfacing or landscaping.

Ongoing Conditions:

13. An Accessory Suite shall provide 2 additional Off-Street Parking stalls in addition to the minimum requirements of section 3.20. Tandem Parking shall not be allowed as a method for meeting the parking requirements for an Accessory Suite.
14. Parking stalls are to be developed as shown on the approved site plan.
15. The maximum number of Accessory Suites per detached dwelling is limited to 1.
16. A Home Base Business 2 and Home Base Business 3 shall not be allowed within the approved Accessory Suite
17. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
18. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.
19. No front parking stalls are permitted except where an attached garage has been approved. Approved front driveways for attached garages are to be hard surfaced within one (1) year of construction completion.
20. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, February 27, 2024, at 6:00 p.m.
MINUTES

NOTES

1. *The yellow Development Permit card must be displayed during the duration of development.*
2. *Each construction site shall have a waste container to ensure that waste construction materials are placed in the container to prevent the material from being blown away from the construction site. No loose construction material is to be stored or accumulated on a construction site unless it is not capable of being blown around.*
3. *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 and/or regulations affecting such development.*
4. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements and provincial or federal statutes and regulations.*
5. *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.*
6. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

CARRIED UNANIMOUSLY

Application 26-24 – Single Family Dwelling w/attached garage, uncovered deck, and accessory suite.

82 Palmer Circle (Lot 12, Block 10, Plan 172 0736)

Administration provided background information on the proposed development.

The Board had a general discussion on parking. Administration advised that there are no concerns with parking and all parking requirements have been met.

9/24

MOVED by Member Poole that the Municipal Planning Commission APPROVE the application for the development of a single-family dwelling with an attached garage, uncovered deck, and accessory suite as presented in Development Permit 26-24, located at 82 Palmer Circle (Lot 12, Block 10, Plan 172 0736) subject to the following conditions being met to the satisfaction of the Development Officer:

1. Development must commence within one (1) calendar year of the issuance of the Development Permit. Failure to commence development within the one (1) year will cause this Development Permit to expire.

Prior to Occupancy Conditions:

2. The proposed development shall be undertaken and completed in accordance with the approved plans.
3. Prior to occupancy, the applicant shall place on the front exterior of the dwelling the appropriate civic address numbers in a contrasting colour of not less than 6.0in (15.14cm) in height.
4. Prior to occupancy, the applicant shall place on the front exterior of the dwelling an appropriate mailbox.

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, February 27, 2024, at 6:00 p.m.
MINUTES

5. Occupancy is only permitted once all safety codes inspections (building, plumbing, gas and electrical) are completed and all deficiencies are addressed to the satisfaction of the Safety Codes Officer.

General Development Conditions:

6. If this Development Permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
7. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
8. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure.
9. The applicant is required to submit a “*Final Lot Grading Certificate*” prepared by a professional (e.g., Alberta Land Surveyor, Professional Engineer, or Professional Technologist), acceptable to the Development Authority for approval.
10. All landscaped areas shall be designed to facilitate effective surface drainage consistent with the submitted grading plan. This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.
11. Front yard sod (or other landscaping material approved by the Development Authority), and one (1) front yard tree is required within one (1) year from construction completion.
12. Curb stop must remain visible and at the proper elevation prior to completion of hard surfacing or landscaping.

Ongoing Conditions:

13. An Accessory Suite shall provide 2 additional Off-Street Parking stalls in addition to the minimum requirements of section 3.20. Tandem Parking shall not be allowed as a method for meeting the parking requirements for an Accessory Suite.
14. Parking stalls are to be developed as shown on the approved site plan.
15. The maximum number of Accessory Suites per detached dwelling is limited to 1.
16. A Home Base Business 2 and Home Base Business 3 shall not be allowed within the approved Accessory Suite
17. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
18. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.
19. No front parking stalls are permitted except where an attached garage has been approved. Approved front driveways for attached garages are to be hard surfaced within one (1) year of construction completion.
20. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, February 27, 2024, at 6:00 p.m.
MINUTES

NOTES

1. *The yellow Development Permit card must be displayed during the duration of development.*
2. *Each construction site shall have a waste container to ensure that waste construction materials are placed in the container to prevent the material from being blown away from the construction site. No loose construction material is to be stored or accumulated on a construction site unless it is not capable of being blown around.*
3. *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 and/or regulations affecting such development.*
4. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements and provincial or federal statutes and regulations.*
5. *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.*
6. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

CARRIED UNANIMOUSLY

Application 27-24 – Single Family Dwelling w/attached garage, uncovered deck, and accessory suite.

114 Palmer Circle (Lot 21, Block 10, Plan 172 0736)

Administration provided background information on the proposed development.

The Board had a general discussion on parking. Administration advised that there are no concerns with parking and all parking requirements have been met.

10/24

MOVED by Member Poole that the Municipal Planning Commission APPROVE the application for the development of a single-family dwelling with an attached garage, uncovered deck, and accessory suite as presented in Development Permit 27-24, located at 114 Palmer Circle (Lot 21, Block 10, Plan 172 0736) subject to the following conditions being met to the satisfaction of the Development Officer:

1. Development must commence within one (1) calendar year of the issuance of the Development Permit. Failure to commence development within the one (1) year will cause this Development Permit to expire.

Prior to Occupancy Conditions:

2. The proposed development shall be undertaken and completed in accordance with the approved plans.
3. Prior to occupancy, the applicant shall place on the front exterior of the dwelling the appropriate civic address numbers in a contrasting colour of not less than 6.0in (15.14cm) in height.
4. Prior to occupancy, the applicant shall place on the front exterior of the dwelling an appropriate mailbox.

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, February 27, 2024, at 6:00 p.m.
MINUTES

5. Occupancy is only permitted once all safety codes inspections (building, plumbing, gas and electrical) are completed and all deficiencies are addressed to the satisfaction of the Safety Codes Officer.

General Development Conditions:

6. If this Development Permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
7. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
8. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure.
9. The applicant is required to submit a “*Final Lot Grading Certificate*” prepared by a professional (e.g., Alberta Land Surveyor, Professional Engineer, or Professional Technologist), acceptable to the Development Authority for approval.
10. All landscaped areas shall be designed to facilitate effective surface drainage consistent with the submitted grading plan. This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.
11. Front yard sod (or other landscaping material approved by the Development Authority), and one (1) front yard tree is required within one (1) year from construction completion.
12. Curb stop must remain visible and at the proper elevation prior to completion of hard surfacing or landscaping.

Ongoing Conditions:

13. An Accessory Suite shall provide 2 additional Off-Street Parking stalls in addition to the minimum requirements of section 3.20. Tandem Parking shall not be allowed as a method for meeting the parking requirements for an Accessory Suite.
14. Parking stalls are to be developed as shown on the approved site plan.
15. The maximum number of Accessory Suites per detached dwelling is limited to 1.
16. A Home Base Business 2 and Home Base Business 3 shall not be allowed within the approved Accessory Suite
17. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
18. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.
19. No front parking stalls are permitted except where an attached garage has been approved. Approved front driveways for attached garages are to be hard surfaced within one (1) year of construction completion.
20. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.

NOTES

1. *The yellow Development Permit card must be displayed during the duration of development.*

TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION
Civic Cultural Center – 5018 Waghorn Street
Tuesday, February 27, 2024, at 6:00 p.m.
MINUTES

2. *Each construction site shall have a waste container to ensure that waste construction materials are placed in the container to prevent the material from being blown away from the construction site. No loose construction material is to be stored or accumulated on a construction site unless it is not capable of being blown around.*
3. *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 and/or regulations affecting such development.*
4. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements and provincial or federal statutes and regulations.*
5. *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.*
6. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

CARRIED UNANIMOUSLY

Application 28-24 – Request for side yard relaxation of 1.45m (32.4%).

5677 Vista Trail (Lot 4, Block 13, Plan 162 0173)

Administration provided background information on the proposed development.

11/24

MOVED by Member Sands that the Municipal Planning Commission APPROVE the application for the development of the 6-unit townhouse with a 1.45m (32.4%) side yard relaxation as presented in Development Permit 28-24, located at 5677 Vista Trail (Lot 4, Block 13, Plan 162 0173) as granting the relaxation will not affect the use, enjoyment, value of this property or adjacent properties and subject to the following conditions being met to the satisfaction of the Development Officer:

1. Development must commence within one (1) calendar year of the issuance of the Development Permit. Failure to commence development within the one (1) year will cause this Development Permit to expire.
2. The applicant shall ensure that the side yard relaxation does not exceed 3.04m

Prior to Occupancy Conditions:

3. The proposed development shall be undertaken and completed in accordance with the approved plans.
4. Prior to occupancy, the applicant shall place on the front exterior of the dwelling the appropriate civic address numbers in a contrasting colour of not less than 6.0in (15.14cm) in height.
5. Prior to occupancy, the applicant shall place on the front exterior of the dwelling an appropriate mailbox.
6. Occupancy is only permitted once all safety codes inspections (building, plumbing, gas and electrical) are completed and all deficiencies are addressed to the satisfaction of the Safety Codes Officer.

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, February 27, 2024, at 6:00 p.m.
MINUTES

General Development Conditions:

7. If this development permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
8. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
9. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure.
10. Applicant is required to submit a “Final Lot Grading Certificate” prepared by a professional (e.g. Alberta Land Surveyor, Professional Engineer or Professional Technologist) acceptable to the Development Authority for approval.
11. All landscaped areas shall be designed to facilitate effective surface drainage consistent with the submitted grading plan. This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.
12. Front yard sod (or other landscaping material approved by the Development Authority).
13. Curb stop must remain visible and at the proper elevation prior to completion of hard surfacing or landscaping.
14. Where no attached garage has been approved, two (2) off-street parking stalls per dwelling, containing all weather surfaces (gravel) are required where access is via a lane. Dimensions of each stall are to be no less than 2.75m (9.02ft) by 6.0m (19.69ft) in size. Parking stalls are to be developed as shown on the approved site plan.

Ongoing Conditions:

15. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
16. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.
17. No front parking stalls are permitted except where an attached garage has been approved. Approved front driveways for attached garages are to be hard surfaced within one (1) year of construction completion.
18. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.

NOTES

1. *The yellow development permit card must be displayed during the duration of development.*
2. *Each construction site shall have a waste container to ensure that waste construction materials are placed in the container to prevent the material from being blown away from the construction site. No loose construction material is to be stored or accumulated on a construction site unless it is not capable of being blown around the construction area.*

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, February 27, 2024, at 6:00 p.m.
MINUTES

3. *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 and/or regulations affecting such development.*
4. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements, provincial or federal statutes or regulations.*
5. *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.*
6. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

CARRIED UNANIMOUSLY

ADJOURNMENT

Chairperson Svab adjourned the Municipal Planning Commission Meeting at 6:17 p.m.

Laura Svab, Chair

Billie Scott, Recording Secretary/Admin Staff

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
Tuesday, July 25, 2023**

TO: Municipal Planning Commission

FROM: Billie Scott, Planning and Development Officer II

DEVELOPMENT: Development Permit 43-24
Rear Yard Setback Relaxation for proposed detached garage of 80% due to the irregular shape of the lot.

ADDRESS: 5206 Highway Avenue (Lot 17, Block 9, Plan 752 0988)

ZONING: Residential Single Dwelling Large Lot District (R-1L)

PURPOSE

An application has been submitted by Section 17(4)(g)(i) requesting a rear yard relaxation for detached garage at 5206 Highway Avenue.

Pursuant to the Land Use Bylaw 1268/22, where a Driveway enters from a lane shall be either 6.0 m the Property Line or 1.0 m from the Property Line. Due to the irregular shaped lot the applicant is unable to meet the 6.0 m or 1.0m on the northwest side while maintaining the required 1.0 m rear yard setback on the southwest side. Given this, the applicant is requesting a rear yard setback of 9.0 m on the northwest side of the rear yard, a relaxation of 80%.

As this relaxation request being sought after is outside of the 17% tolerance permitted by the Development Officer, the Municipal Planning Commission is the approving Authority.

SUMMARY

On February 27, 2024, an application was deemed complete by the Planning Department with the applicant requesting a rear yard setback relaxation for the property.

This application has been referred to the adjacent landowners for comment. To date, one response has been received.

POLICY

Town of Blackfalds Land Use By-law 1268/22 and amendments thereto

Section 1.14 Definitions – Driveway

Section 3.20.6 – Driveways

Section 6.1 – Residential Single Family Large Lot District (R-1L)

RECOMMENDATION

That the Municipal Planning Commission APPROVE the application for the relaxation of the rear yard setback 1.0 m to 9.0 m from the northwest rear property line to allow for the construction of 24x20 ft detached garage as presented in Development Permit 43-24, located at 5206 Highway Avenue as granting the approval will not affect the use, enjoyment, value of this property or adjacent properties,

AND Subject to the following conditions being met to the satisfaction of the Development Officer:

1. Development must commence within one (1) calendar year of the issuance of the Development Permit. Failure to commence development within the one (1) year will cause this Development Permit to expire.
2. The applicant shall ensure that rear yard relaxation does not exceed 9.0m approved by the Development Authority

Prior to Occupancy Conditions:

3. The proposed development shall be undertaken and completed in accordance with the approved plans.

Development Conditions:

4. If this development permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
5. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.
6. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
7. An Accessory Building or Structure shall not be constructed over an Easement or right of way.

Ongoing Conditions:

8. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
9. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.

NOTES

1. *The yellow Development Permit card must be displayed during the duration of development.*
2. *The applicant is to provide any revised drawings clearly indicating any changes to the approved drawing set.*
3. *Each construction site shall have a waste container to ensure that waste construction materials are placed in the container to prevent the material from being blow away from the construction*

site. No loose construction material is to be stored or accumulated on a construction site unless is it not capable of being blown around the construction area.

4. *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 and/or regulations affecting such development.*
5. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements, provincial or federal statutes or regulations.*
6. *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.*
7. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

ALTERNATIVES

- A. Refer the application to administration for more information.
- B. Deny the application, citing reasons for its refusal.



Billie Scott
Planning and Development Officer II

Attachments:

1. Development Permit Application;
2. Site Plan;
3. Property Plan;
4. Subject Property and Adjacent Landowner Referral Map;
5. Adjacent Property Owners concern.

\$ 100.00 R-1L
* site plan hand drawn *

Development Permit #: 43-24

Application Date: _____

REC'D/RECEIVED
16-02-2024

To Be Completed By Applicant:

Do you have a Business License with the Town of Blackfalds? Yes No

Permit Being Applied for By: Land Owner Applicant/Contractor

Landowner Name(s): Section 17(4)(g)(i)

Mailing Address: Section 17(1)

City: Blackfalds Prov: AB Postal Code: T0M 0J0

Phone: Section 17(1) Alt Phone: _____

Email Address: Section 17(1)

Preferred Method of Correspondence: Email Mail Phone

(Same as Landowner)

Applicant/Contractor Name(s): _____

Mailing Address: _____

City: _____ Prov: _____ Postal Code: _____

Phone: _____ Alt Phone: _____

Email Address: _____

Preferred Method of Correspondence: Email Mail Phone

PROJECT INFORMATION

Proposed Land Use (*please note that one (1) Development Permit Application is required per lot / title):

- SFD Deck (covered/uncovered) Addition Accessory Suite Accessory Building (garage/shed)
- Duplex Four Plex Manufactured/Modular Home Demolition Moved in Building
- Other: _____

Approximate Value of Development: \$ 25,000
(Building Materials and Labour)

Civic Address of Property to be Developed: 5206 Highway Ave Blackfalds

Lot: 17 Block: 9 Plan: K520908 Land Use District: R-1L

Existing Land Use: _____

Number of Storeys: _____ Height (avg. from ground level to peak): _____

Lot Area: _____ Uncovered Deck Construction Included: If yes, size: _____ sq m sq ft

Total Parcel Coverage: _____ % (include any deck(s), garage(s) – attached or detached, accessory building(s), verandahs, etc.)

Yard Setbacks - Front Yard: _____ Left Side Yard: _____

Right Side Yard: _____ Rear Yard: _____

Number of off-street parking stalls: _____ (location and size must be shown in the site/plot plan)

Primary Building: sq. meters sq. feet

Main Floor: _____ Upper Floor: _____ Basement: _____ Attached Garage: _____

Accessory Building(s): sq. meters sq. feet

Shed: _____ Detached Garage: 480

Accessory Suite Information (if applicable): Existing Suite New Suite

Accessory Suite Total Floor Area: sq. meters sq. feet

Basement Floor (Accessory Suite): 480

Variance Required: Reason for variance: irregular shaped lot - setback from 1m to 9m

Proposed Commencement Date: _____ Proposed Completion Date: _____

Is the property the subject of a license, permit, approval, or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission? Yes No

If yes, please describe: _____

RECEIVED
16-02-2024

Development Permit #: 43-24

Application Date: _____

Is the property the subject of the application the subject of a license, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under s.16 of the Government Organization Act*? Yes No

If yes, please describe: _____

Is the subject property immediately adjacent to the County boundary? Yes No

If yes, please describe: _____

*The Minister is responsible for the following acts: AB Land Stewardship Act, Environmental Protection Act, Public Lands Act, Surveys Act, Water Act.

RESOURCES:

Water Act & Environmental Protection and Enhancement Act Approvals - Alberta Energy Regulator: <https://avw.alberta.ca/ApprovalViewer.aspx>
Historic Sites/Resources (requires an account) - Online Permitting and Clearance (OPAC): <https://www.opac.alberta.ca/Login.aspx>
Abandoned Wells - Abandoned Well Map Viewer: <https://extmapviewer.aer.ca/AERAbandonedWells/index.html>
Pipeline/Well Locations - Regulatory Assurance: <https://regulatoryassurance.alberta.ca/dras?id=public-notice>

Detailed description of work and/or intended use or occupancy of the building (include extra paper if needed):

Garage

NOTES:

1. This Application constitutes part of the permit.
2. Every Development Application shall be completed and submitted in accordance with the Town of Blackfalds current Land Use Bylaw in force.
3. Failure to comply with this form fully and lack of the required information and plans may cause delays in processing this Development Application.
4. An Application for a Development Permit shall, at the option of the applicant, be deemed to be refused when the decision of the Development Authority is not made within forty (40) days of receipt of the Application.
5. Any questions related to the collection and use of this permit information should be referred to the Planning and Development Department at 403.885.9679.

A DEVELOPMENT PERMIT COMES INTO EFFECT:

- a. if it is issued by the Development Authority, twenty-one (21) days after the date of decision.
- b. if it is issued by Town Council with respect to a development in a Direct Control District, upon the date of its issue, or
- c. if an appeal is made, on the date that the appeal is finally determined.

A development permit remains in effect for twelve (12) months from the date of its issue and thereafter is null and void unless an extension has been requested and approved. A time extension request must be received a minimum of one (1) month prior to expiry.

I hereby make application for a Development Permit under the provisions of the Town of Blackfalds current Land Use Bylaw in force in accordance with the plans and supporting information submitted herewith and which form part of this application and will abide by all conditions of approval. By submitting this application I hereby allow right of entry for inspection purposes.

Permit Applicant Name(s): Section 17(4)(g)(i)

Permit Applicant Signature(s): Section 17(4)(g)(i)

Landowner Name(s): _____

Landowner Signature(s): Section 17(1)

FOR OFFICE USE ONLY

Lot: 1 Block: 9 Plan: 7520988 Land Use District: R-1L Tax Roll #: 002810

Variance Requested (if applicable): MPC Development Officer

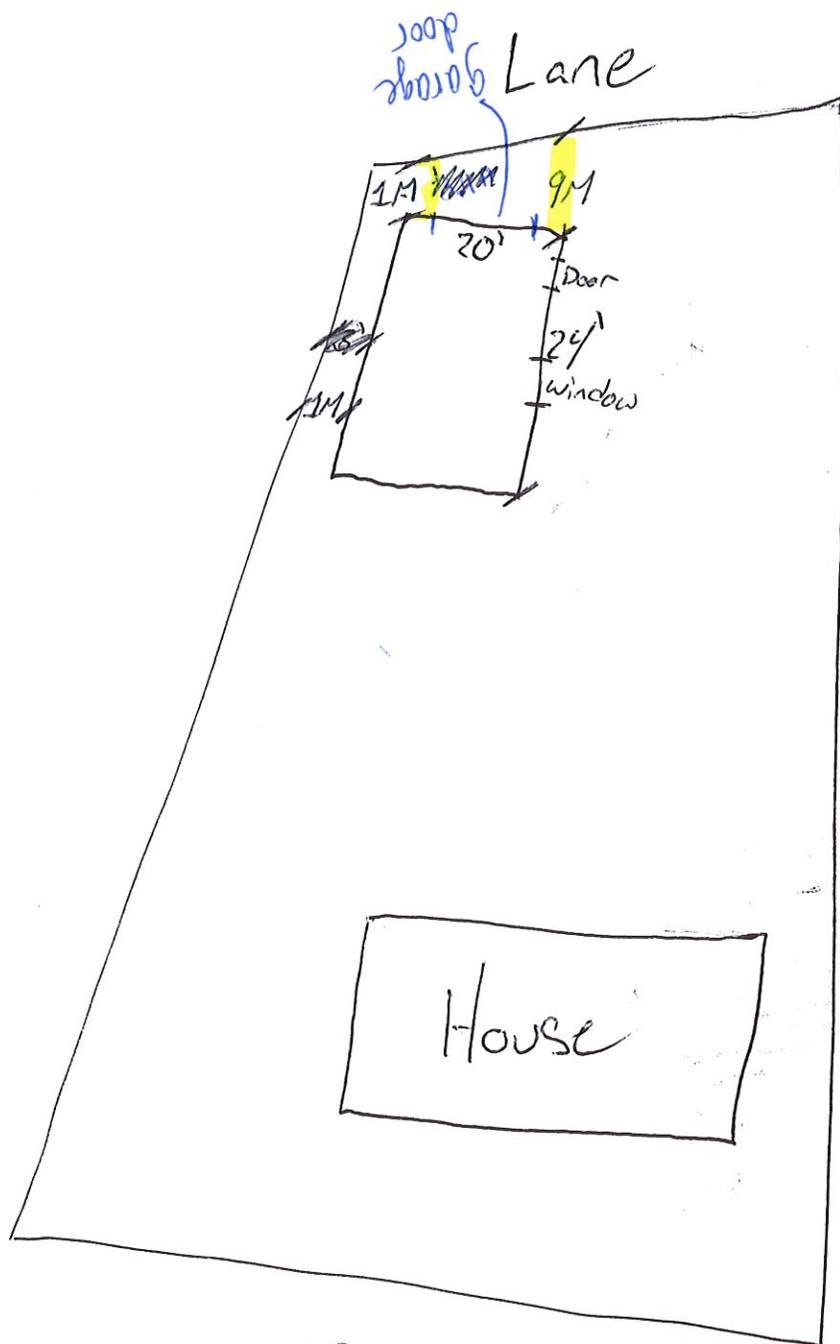
IF DEMOLITION PERMIT - COPIES SENT TO: Utility Department Tax Department

Development Permit Fee: (1-61-00-520)	\$ <u>100-</u>	MPC Date: _____
TOTAL:	\$ <u>100-</u>	SDAB Date: _____
		Notification Date: _____

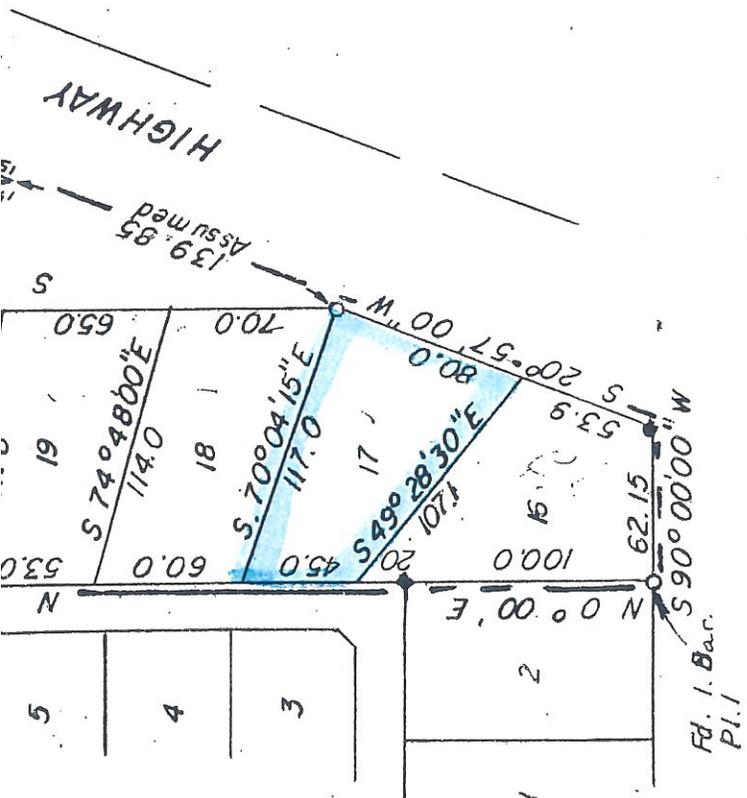
Receipt #: 588656 Date Application Deemed Complete: Feb 27/24

Personal information collected on this form will be used for issuance of permits, property assessment, and/or safety codes compliance monitoring and verification. This information is collected under the authority of the *Municipal Government Act*, the *Safety Codes Act* and the current Land Use Bylaw in force, as well as Section 33(c) of the *Freedom of Information and Protection of Privacy Act* and will be protected under Part 2 of the Act. Applicant names and the nature of permits issued may be made publicly available. Questions regarding the collection and/or use of this information may be directed to the Records Management & FOIP Coordinator at foip@blackfalds.com or by phone at 403.885.6370.

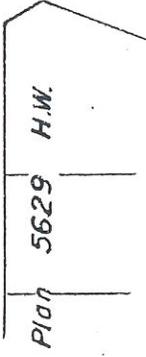
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Front



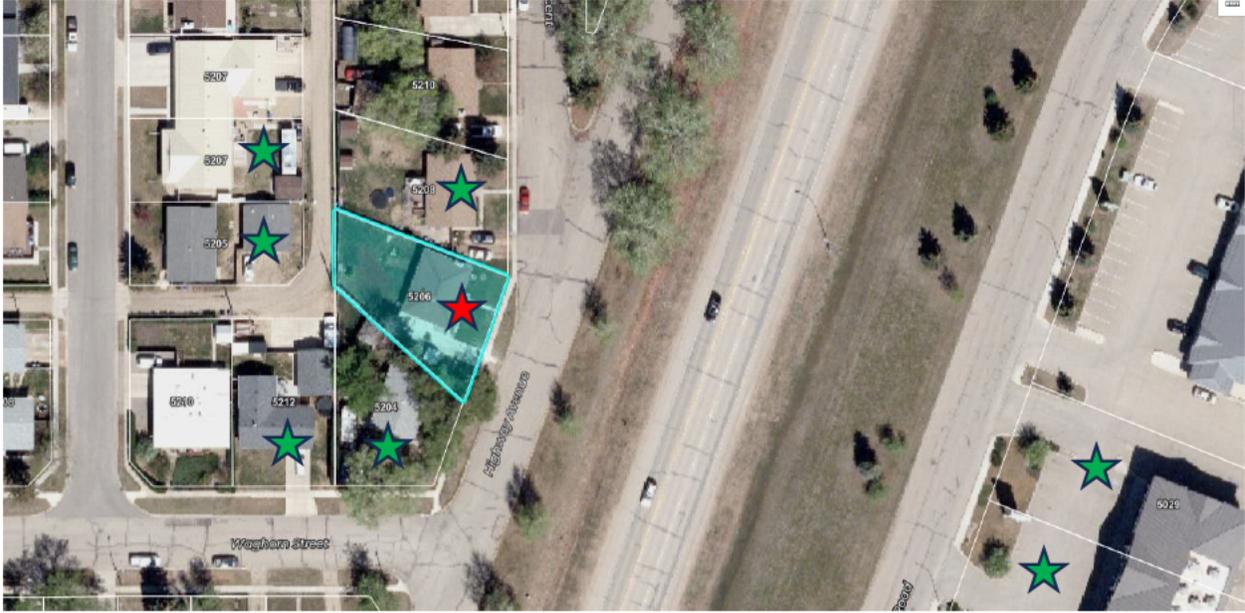
WAGHORN STREET



Plan 5629 H.W.

Fd. 1. Bar. P.I.1

REC'D/RECEIVED
 15-02-2024



Subject Property – 5206 Highway Avenue ★

DP 43-24 – Detached garage with rear yard setback variance request

Notification Addresses ★

Candice Hilgersom

From: Section 17(1)
Sent: March 12, 2024 6:14 PM
To: Planning & Development Staff
Subject: 43-24
Attachments: 20240312_174908.jpg; 20240312_174938.jpg; 20240312_175000.jpg

Some people who received this message don't often get email from **Section 17(1)** [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern

I have received a letter about a new development at 5208 highway Ave. I do have some concern since the back lane entry is very tight with a telephone pole on the corner of the lot and also the grade on the back lane is not correct. **Section 17(1)** all the water pools up on my back pad. This will have to be corrected and maintained by the town of blackfalds . With all the dirt work and extra traffic in and out of the yard and backlane when construction is getting done . My number one concern is if the grade is not corrected so the water can move down the lane (west) I will get flooding in my shop and yard . I have brought this up to the town before but it was never corrected and when I corrected it myself the next time.the grader goes by it is back to what is was a lake behind **Section 17(1)** I have attached some pictures so you can see the water damage concern that I have in the spring and [also.at](#) heavy rain falls. Thank you for your time

Section 17(4)(g)(i)

Section 17(1)