

MEMBERS PRESENT

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

OTHERS ATTENDING

Kim Isaak, Chief Administrative Officer
Jolene Tejkl, Planning & Development Manager
Robert Cote, Applicant
Gordon Lau, Applicant
Joanne DeAeth, Member of the public

REGRETS

Laura Svab – Chairperson, Town of Blackfalds Councillor
Alex Garcia, Member at Large

WELCOME AND CALL TO ORDER

Vice Chairperson Sands welcomed all attending and called the Municipal Planning Commission Meeting to order at 6:01 p.m.

APPROVAL OF AGENDA**31/24**

Member Dennis moved That the Municipal Planning Commission approve the agenda as presented.

CARRIED UNANIMOUSLY**TREATY SIX LAND ACKNOWLEDGEMENT**

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

BUSINESS**Approval of Minutes****32/24**

Member Dennis moved that the Municipal Planning Commission approve the Minutes from July 23,2024, as presented.

CARRIED UNANIMOUSLY**Application 215-24 – Height Variance for Detached Garage
65 Vintage Close (Lot 33 Block 3 Plan 074 0219)**

Administration provided background information on the proposed development.

33/24

MOVED by Vice Chairperson Sands that the Municipal Planning Commission **APPROVE** the application for height relaxation for the detached garage from 16.40 ft. to 20 ft as presented in Development Permit 215-24, located at 65 Vintage Close (Lot 33 Block 3 Plan 074 0219) and subject to the following conditions being met to the satisfaction of the Development Officer:

1. The applicant shall ensure that the height of the detached garage does not exceed 20 ft.
2. Any changes to the approved application shall require a separate permit application.

Development Conditions:

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

MINUTES

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4. 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.
 5. An Accessory Building or Structure shall not be constructed over an Easement or right of way.

Ongoing Conditions:

6. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
7. 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 applicant is to provide any revised drawings clearly indicating any changes to the approved drawing set.*
2. *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.*
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 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.*
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.*

CARRIED**34/24****Application 217-24 – 2 Rear Yard Setback Relaxations
66 Pondsides Crescent (Lot 20, Block 9, Plan 042 7015)**

Administration provided background information on the proposed development.

MOVED by Member Poole that the Municipal Planning Commission APPROVE the application for the rear yard relaxations for the existing detached garage from 1.0 m to 0.85 m and 1.19 m as presented in Development Permit 217-24, located at 66 Pondsides Crescent (Lot 20 Block 9 Plan 042 7015) and subject to the following conditions being met to the satisfaction of the Development Officer:

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1. The applicant shall ensure that the rear yard setback relaxations for the detached garage does not exceed 0.15 m on the southwest corner and 0.19 m on the southeast corner.

2. Any changes to the approved application shall require a separate permit application

Development Conditions:

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

4. 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.

5. An Accessory Building or Structure shall not be constructed over an Easement or right of way.

Ongoing Conditions:

6. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.

7. 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 applicant is to provide any revised drawings clearly indicating any changes to the approved drawing set.*

2. *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.*

3. *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.*

4. *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 UNANIMOUSLY

35/24

Application 221-24 – Landscape Variance

5465 Vista Trail (NW 27-39-27-W4M)

Administration provided background information and the proposed development.

MOVED by Member Poole that the Municipal Planning Commission APPROVE the application for landscaping variances presented in Development Permit 221-24, located at 5465 Vista Trail (NW 27-39-27-W4M) and subject to the following conditions being met to the satisfaction of the Development Officer:

1. The applicant shall ensure that the landscaping variances do not exceed 47% for trees and 48% for shrubs and maintains a minimum of 30% landscaped area.

2. Landscaping to be completed as per approved plans.

Development Conditions:

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3. The applicant shall ensure that the proposed development is located outside of all and maintains a minimum setback of 0.50 m from any active utility and/or access right of way.
4. 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.
5. The developer shall provide a letter of credit or other form of security equal to 100% of the estimated Landscaping costs to ensure that Landscaping in accordance with the Land Use Bylaw and approved plans. Any changes to the plans shall require approval of the Development Authority.
6. Landscaping is to be complete by the end of the first full growing season following completion of construction. Landscaping security refund of 50% is received upon completion of the approved landscaping. Prior to receiving any additional refunds, the developer must satisfactorily complete a one (1) year maintenance period where no deficiencies exist. It is the responsibility of the developer to contact the Director of Infrastructure and Property Services to request a final inspection.
7. All landscaped areas shall be designed to facilitate effective surface drainage consistent with the submitted grading plan. This includes a minimum of 300.00 mm (11.81 in) of topsoil to facilitate growth.
8. The applicant shall repair or reinstate, or to pay for the repair or reinstatement, to original Condition, any public property, Street furniture, curbing, boulevard Landscaping and tree planting or any other property owned by the Town which is damaged, destroyed or otherwise harmed by Development or construction upon the site.

Ongoing Conditions:

9. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
10. 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 applicant is to provide any revised drawings clearly indicating any changes to the approved drawing set.*
2. *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.*
3. *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.*
4. *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 UNANIMOUSLY

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36/24

Application 227-24 – Side yard setback relaxation of 70% and lot coverage relaxation of 2%**5558 Prairie Ridge Avenue (Lot 56, Block 6, Plan 072 6123)**

Administration provided background information and the proposed development.

MOVED by Member Dennis that the Municipal Planning Commission APPROVE the application for the side yard relaxation for the proposed detached garage from 1.0 m to 0.30 m and granted the 2% increase on lot coverage as presented in Development Permit 227-24, located at 5558 Prairie Ridge Avenue (Lot 56 Block 6 Plan 072 6123) and subject to the following conditions being met to the satisfaction of the Development Officer:

1. The applicant shall ensure that the side yard setback relaxation for the detached garage does not exceed 0.30 m.
2. The applicant shall ensure that the lot coverage does not exceed 57%.
3. Any changes to the approved application shall require a separate permit application.
4. The applicant shall ensure that no development or portion thereof encroaches onto the adjacent property.

Development Conditions

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 applicant is to provide any revised drawings clearly indicating any changes to the approved drawing set.*
2. *This permit indicates that only the development to which it related 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.*
3. *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.*
4. *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 UNANIMOUSLY

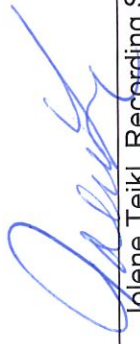
MINUTES

ADJOURNMENT

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



Jim Sands, Vice Chairperson



Jolene Tejkl, Recording Secretary/Planning &
Development Manager