

MINUTES**MEMBERS PRESENT**

Jim Sands – Chairperson, Town of Blackfalds Councillor
Brenda Dennis – Vice Chairperson, Town of Blackfalds Councillor
Jamie Hoover – Town of Blackfalds Mayor
Kara Hubbard, Member at Large
Alex Garica, Member at Large

OTHERS ATTENDING

Preston Weran, Director of Infrastructure and Planning Services

REGRETS

Billie Scott, Development Officer II

WELCOME AND CALL TO ORDER

Chairperson Sands welcomed all attending and called the Municipal Planning Commission Meeting to order at 6:16 p.m.

APPROVAL OF AGENDA

10/25 Member Dennis moved that the Municipal Planning Commission approve the agenda as presented. **CARRIED UNANIMOUSLY**

TREATY SIX LAND ACKNOWLEDGEMENT

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

BUSINESS**Approval of Minutes**

11/25 Member Hoover moved that the Municipal Planning Commission approve the Minutes from June 24, 2025, as amended. **CARRIED UNANIMOUSLY**

**Application 118-25 – Side yard relaxation of 0.70m
89 Athens Road (Lot 95, Block 1, Plan 162 1964)**

Administration provided background information on the proposed development.

12/25 MOVED by Member Hubbard that the Municipal Planning Commission APPROVE the application for a side yard relaxation of 0.30 m as presented in Development Permit 118-25, located at 89 Athens Road (Lot 95, Block 1, Plan 162 1964) and subject to the following conditions being met to the satisfaction of the Development Officer:

CONDITIONS

1. The applicant shall ensure that the south side yard setback relaxation for the existing shed does not exceed 0.30 m.
2. The applicant shall ensure that 2 off-street parking are provided at all times.
3. Any changes to the approved application shall require a separate permit application.

General Development Conditions

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

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 UNANIMOUSLY

Application 119-25 – Residential Kennel to allow for 4 dogs and 3 cats
6 Sunridge Avenue (Lot 17, Block 3, Plan 902 1947)

Administration provided background information on the proposed development. The Board had a general discussion.

13/25

MOVED by Member Hoover that the Municipal Planning Commission APPROVE the application for a residential kennel to allow for a maximum four (4) dogs and three (3) cats as presented in Development Permit 119-25, located at 6 Sunridge Avenue (Lot 17, Block 3, Plan 902 1947) and subject to the following conditions being met to the satisfaction of the Development Officer:

CONDITIONS

1. That the kennel be allowed a maximum of four (4) dogs on the premises, however, if one of the animals pass on then it shall not be replaced.
2. The applicant is required to obtain a kennel license.

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.*
3. *The applicant is to ensure all animals for registered.*

CARRIED UNANIMOUSLY

Application 124-25 – Rear yard relaxation of 0.66 m for detached garage
5710 Panorama Drive (Lot 7, Block 16, Plan 062 4834)

Administration provided background information on the proposed development.

14/25

MOVED by Member Hoover that the Municipal Planning Commission the application for the development of the detached garage with a 0.66 m (66%) rear yard relaxation due to the location of the existing concrete pad, as presented in Development Permit 124-25, located at 5710 Panorama Drive (Lot 7, Block 16, Plan 062 8434) and subject to the following conditions being met to the satisfaction of the Development Officer:

MINUTES**CONDITIONS**

1. The applicant shall ensure that the rear yard setback relaxation for the detached garage does not exceed 1.66 m.
2. Any changes to the approved application shall require a separate permit application.

General 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.

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 and/or regulations affecting such development.*
2. *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.*
3. *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**ADJOURNMENT**

Chairperson Sands adjourned the Municipal Planning Commission Meeting at 6:36 p.m.



Jim Sands, Chairperson



Billie Scott, Recording Secretary/Development Officer II

