

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

REGRETS

None

WELCOME AND CALL TO ORDER

Chairperson Svab welcomed all attending and called the Municipal Planning Commission Meeting to order at 6:15 p.m.

APPROVAL OF AGENDA

12/24 Member Dennis moved That the Municipal Planning Commission approve the agenda as amended.

CARRIED UNANIMOUSLY

TREATY SIX LAND ACKNOWLEDGEMENT

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

BUSINESS

Approval of Minutes

13/24 Member Poole moved That the Municipal Planning Commission approve the Minutes from February 27, 2024, as presented.

CARRIED UNANIMOUSLY

Application 43-24 – Rear Yard Setback Relaxation for proposed detached garage of 80% due to irregular shape of lot.

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

Administration provided background information on the proposed development.

The Board had a general discussion regarding drainage and its potential impact on neighboring properties and rear lane. Administration advised that they had no concerns regarding drainage, as the applicant is responsible for maintaining positive drainage at all times.

14/24 MOVED by Member Garcia 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:

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.
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.
10. All roof drainage from a Building shall be directed onto the Parcel upon which the Building is located satisfactory to the Development Officer.
11. Any Landscaping and/or recontouring shall be done so that the finished Grade does not direct surface drainage or cause an accumulation of drainage onto the adjoining site unless otherwise approved by the Development Authority.

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 it is not capable of being blown around the construction area.*

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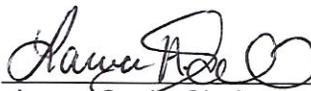
MINUTES

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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 UNANIMOUSLY

ADJOURNMENT

Chairperson Svab adjourned the Municipal Planning Commission Meeting at 6:22 p.m.



Laura Svab, Chair



Billie Scott, Recording Secretary/Admin Staff

