

MINUTES

MEMBERS PRESENT

Laura Svab – Chairperson, Town of Blackfalds Councillor
Jim Sands – Vice Chairperson, Town of Blackfalds Deputy Mayor
Brenda Dennis, Town of Blackfalds Councillor
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 called the Municipal Planning Commission Meeting to order at 6:15 p.m.

APPROVAL OF AGENDA

15/24

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

16/24

Member Dennis moved that the Municipal Planning Commission approve the Minutes from March 26,2024, as presented.

CARRIED UNANIMOUSLY

Application 82-24 – Side yard setback relaxation for existing detached garage of 30% and side yard setback relaxation of 89% and rear yard setback relaxation of 100% for the 1.15m x 2.12m moveable shed.

43 Cascade Street (Lot 28, Block 13, Plan 132 1284)

Administration provided background information on the proposed development.

The Board had a general discussion regarding whether the town had established fines for non-compliant buildings. Administration indicated that currently, there were no procedures in effect for imposing fines on non-complaint buildings and the Land Use Bylaw offers a process for applicants to apply for variances.

17/24

MOVED by Member Dennis that the Municipal Planning Commission **APPROVE** the application for the relaxation of the side yard setback for the existing detached garage from 1.0m to 0.70m and the side relaxation shed from 1.0m to 0.19m and rear yard relaxation 0.00m for the existing shed as presented in Development Permit 82-24, located at 43 Cascade Street (Lot 28, Block 13, Plan 132 1284) as granting the relaxations 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. The applicant shall ensure that side yard setback relaxation for the detached garage does not exceed 0.70m.

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2. The applicant shall ensure that the side yard setback relaxation for the 1.15m x 2.12m movable shed does not exceed 0.19m.
3. The applicant shall ensure that the rear yard setback relaxation for the 1.15m x 2.12m movable shed does not exceed 0.00m.
4. Any changes to the approved application shall require a separate permit application.

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 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

ADJOURNMENT

Chairperson Svab adjourned the Municipal Planning Commission Meeting at 6:28 p.m.


Laura Svab, Chair



Billie Scott, Recording Secretary/Admin Staff

