

**TOWN OF BLACKFALDS  
MUNICIPAL PLANNING COMMISSION]**  
Civic Cultural Center – 5018 Waghorn Street  
Thursday, February 19, 2026 at 6:00 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 *In the spirit of Truth and Reconciliation, the Town of Blackfalds acknowledges that we are on Treaty 6 territory, the ancestral lands of Cree, Saulteaux (So-toe), Blackfoot, Métis, Dene (Dene) and Nakota Sioux (Sue). We acknowledge all the many First Nations, Métis, Inuit, and non-status peoples whose footsteps have marked these lands since time immemorial. We recognize the inherent relationships Indigenous communities have with this land and its creatures and commit to supporting reconciliation and healing. We honour the resilience, culture, and contributions of Indigenous peoples, past and present. As we gather, we pledge to listen, learn, and take meaningful action toward a future based on mutual respect and understanding as we continue on our journey of truth and healing. We recognize that reconciliation is not a single act but a lifelong journey—one that requires accountability, humility, and the centering of Indigenous voices.*
- 

3. **BUSINESS**

- 3.1 Approval of Minutes from January 15, 2026
  - 3.2 Application 8-26 – Recreational Facility, Indoor
- 

4. **CONFIDENTIAL**

None

---

5. **ADJOURNMENT**

---

**MINUTES**

---

**MEMBERS PRESENT**

Jim Sands – Chairperson, Town of Blackfalds Councillor  
Ryan Brown – Vice Chairperson, Town of Blackfalds Councillor  
Shane Hanson – Town of Blackfalds Councillor  
Alex Garcia - Member at Large  
Jennifer Kirk – Member at Large

**OTHERS ATTENDING**

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

**REGRETS**

None

**WELCOME AND CALL TO ORDER**

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

**APPROVAL OF AGENDA**

1/26 Member Garcia moved that the Municipal Planning Commission approve the agenda as presented.

**CARRIED UNANIMOUSLY**

**TREATY SIX LAND ACKNOWLEDGEMENT**

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

**PRESENTATIONS**

**Municipal Planning Commission Orientation**

Development Officer II, Scott provided an orientation presentation to Municipal Planning Commission members.

**BUSINESS**

**Approval of Minutes**

2/26 Member Sands moved that the Municipal Planning Commission approve the Minutes from October 14, 2025, as amended.

**CARRIED UNANIMOUSLY**

**Application 260-25 – Accessory Suite requesting a variance of less than 10 houses between permitted accessory suites**  
**115 Aurora Heights Boulevard (Lot 2, Block 3, Plan 152 3086)**

Administration provided background information on the proposed development.

After discussion, the following motion was put forward:

3/26 Moved by Member Kirk that the Municipal Planning Commission approved Development Permit 260-25 for an accessory suite at 115 Aurora Heights, subject to the following conditions being to satisfaction of the Development Officer:

**CONDITIONS**

1. The accessory suite shall comply with all applicable regulations of the Land Use Bylaw, except for the approved variance to the 10-dwelling separation requirement.

**MINUTES**

---

2. Two additional off-street parking stalls must be provided and maintained at all times for the accessory suite.
3. Any changes to the approved application shall require a separate permit.

**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**

**Opposed: Member Hanson**

**ADJOURNMENT**

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

---

Jim Sands, Chairperson

---

Billie Scott, Recording Secretary/Development Officer II



Because the application before the Commission is for a new use to go into an existing commercial lease bay building, the parking and landscaping for the development has already been completed and is not part of this application. A site plan showing the location of the unit within the larger commercial lease bay complex and the parking available is provided in Attachment 3.

The consideration before the Commission is whether the proposed use is acceptable in the proposed location. There are no regulations specific to the Recreation Facility, Indoor use. However, when assessing the suitability of a proposed use, the off-site impacts are important to consider especially when residential uses are in close proximity.

The subject parcel has Industrial Heavy District (I2) parcels to the south, Industrial Light District immediately to the west and Commercial Local District (C-3) immediately to the north. East of the parcel, across from Vista Trail, are parcels designated Residential Multi Dwelling District (R-2) and a Residential Single Dwelling Small Lot District (R-1S) parcel. The residential uses are separated from the proposed development by Vista Trail. In addition, the proposed use is an indoor golf simulator that is not anticipated to cause noises off-site. Administration considers the proposed Recreation Facility, Indoor, to be compatible with the surrounding uses.

The application has been referred to adjacent landowners for comment. To date no responses have been received.

**RECOMMENDATION:**

That the Municipal Planning Commission approve the application for Recreational Facility, Indoor as presented in Development Permit 8-26, located at 5302 Vista Trail, Unit 210 (Lot 65, Block 4, Plan 172 2897), subject to the following conditions being met to the satisfaction of the Development Officer:

**CONDITIONS**

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.

**General Development Conditions**

2. The proposed development shall be undertaken and completed in accordance with the approved plans.
3. Unless specifically exempted from the requirements to obtain a Development Permit, all signs, including relocation, enlargement, or modification to a sign, require a separate development permit.

**NOTES**

1. *Prior to occupancy a fire inspection must be completed by the Town of Blackfalds Fire Department. Please call 403.885.4144 to schedule an inspection time.*
2. *The yellow Development Permit card must be displayed during the duration of development*

3. *Final approval **may** be required from Alberta Health Services (AHS) prior to operation of the approved use. Contact Alberta Health Services for more information. Please forward a copy of approval to the Town of Blackfalds Planning & Development Department, if applicable.*
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, policies, easements, covenants, conservation agreements, development agreements, provincial or federal statutes or regulations affecting such development.*
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. *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.*
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 to more information
- B. Deny the application, citing reasons for its refusal.



---

Jolene Tejkl RPP MCIP  
Planning & Development Manager

### **Attachments:**

1. Development Permit Application
2. Letter of Intent
3. Site Plan
4. Site Inspection Photos
5. Adjacent Landowners Referral Map



Development Permit #: B-26

Application Date: \_\_\_\_\_

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): ATIA Section 20 (1)  
Mailing Address: 155 - Reichley St  
City: Red Deer Prov: AB Postal Code: ATIA Section 20 (1)  
Phone: ATIA Section 20 (1) Alt Phone: ATIA Section 20 (1)  
Email Address: ATIA Section 20 (1)  
Preferred Method of Correspondence:  Email  Mail  Phone

(Same as Landowner)  
Applicant/Contractor Name(s): ATIA Section 20 (1)  
Mailing Address: 196 Cedar Square  
City: Blackfalds Prov: AB Postal Code: ATIA Section 20 (1)  
Phone: ATIA Section 20 (1) Alt Phone: ATIA Section 20 (1)  
Email Address: ATIA Section 20 (1)  
Preferred Method of Correspondence:  Email  Mail  Phone

**PROJECT INFORMATION**

Proposed Land Use:

Civic Address of Property to be Developed: Unit 210 - 5302 Vista Trail Blackfalds  
Lot: 65 Block: 4 Plan: 1722897 Land Use District: C-3  
 New Construction  Addition  Second Floor Development  
 Demolition  Renovation  Accessory Building  Change in Occupancy/Use  
 Temporary Building (Duration Required): \_\_\_\_\_  
 Other: \_\_\_\_\_

Proposed Use (Description): Golf Simulator /  
Existing Land Use:  Vacant  Shop  Storage Sheds  Other: \_\_\_\_\_

Hazardous Materials on Site (specify): \_\_\_\_\_

Outdoor Storage Height (avg. from ground level to peak): \_\_\_\_\_

Total Parcel Coverage: \_\_\_\_\_ % (must include structures & hard surfacing) Lot Area: \_\_\_\_\_

Landscaped Area: \_\_\_\_\_  sq. meters  sq. feet Number of parking stalls provided: \_\_\_\_\_

Water Meter Size:  3/4"  1"  1.5"  2"  Other (please specify size): \_\_\_\_\_

Temporary Water Connection Needed  Yes  No  Other: \_\_\_\_\_

Overall Area of Building or Addition: 1900  sq. meters  sq. feet

Office: \_\_\_\_\_  sq. meters  sq. feet Upper Level: \_\_\_\_\_  sq. meters  sq. feet

Number of Bays: \_\_\_\_\_ Overall Height to Peak from grade: \_\_\_\_\_  meters  feet

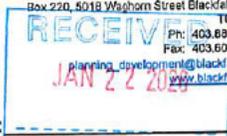
Structure Type: \_\_\_\_\_ Exterior Finish: \_\_\_\_\_ Colors: \_\_\_\_\_ Roofing Materials: \_\_\_\_\_

Proposed Commencement Date: \_\_\_\_\_ Proposed Completion Date: \_\_\_\_\_

Approximate Value of Development: \$ 0  
(Building Materials and Labour)

Variance Required: Reason for variance: N/A

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](mailto:foip@blackfalds.com) or by phone at 403.885.6370.



Development Permit #: 8-26

Application 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: \_\_\_\_\_

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://aww.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://exlmapviewer.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):

GOLF SIMULATOR, RECREATION FACILITY, INDOOR.

**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 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) ATIA Section 20 (1)  
 Permit Applicant Signature \_\_\_\_\_  
 Landowner Name(s): ATIA Section 20 (1)  
 Landowner Signature(s) \_\_\_\_\_

**BELOW FOR OFFICE USE ONLY**

Lot: 65 Block: 4 Plan: 172 2897 Land Use District: C-3 Tax Roll #: 048460

Variance Requested (if applicable):  MPC  Development Officer DISC. USE.

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

Development Permit Fee: (1-61-00-520)	\$	MPC Date: <u>TENT FEB 19/26</u>
TOTAL:	\$ <u>300.00</u>	SDAB Date: _____
		Notification Date: _____

Receipt #: 665 973 Date Application Deemed Complete: JAN 23/26

# ATIA Section 20 (1)

Jan 21,2026

Town of Blackfalds  
Development permit  
Box 220  
5018 Waghorn St  
Blackfalds AB T0M0J0

To whom it may concern,

I am writing to express my intent to develop an indoor golf simulator facility in Blackfalds, Alberta. With the growing interest in golf and the increasing demand for year-round recreational activities, I believe this venture will greatly benefit the local community and provide an innovative space for both seasoned golfers and newcomers alike.

## **\*\*Project Overview\*\***

The proposed indoor golf simulator will feature state-of-the-art technology, offering realistic golfing experiences regardless of weather conditions. Key elements of the facility will include:

- **\*\*Multiple Simulator Bays\*\***: Equipped with high-definition graphics and advanced tracking systems to enhance gameplay.
- **\*\*Instructional Space\*\***: Designated areas for lessons, clinics, and group events led by certified instructors.
- **\*\*Lounge and Refreshments\*\***: A comfortable area for players to relax, socialize, and enjoy light refreshments.
- **\*\*Community Events\*\***: Hosting tournaments, leagues, and corporate events to foster community engagement.

## **\*\*Market Potential\*\***

Blackfalds is ideally situated for such a facility, given its growing population and proximity to larger urban centers. This venture aligns with the trend of increasing indoor recreational options and offers a unique opportunity to attract a diverse clientele, from families to corporate groups.

## **\*\*Community Impact\*\***

In addition to providing a new recreational outlet, the facility aims to promote health and wellness within the community. Golf is an excellent means of physical activity, and the indoor setting will make it accessible year-round. Furthermore, I intend to collaborate with local schools and organizations to offer programs that encourage youth participation in the sport.



8-26

**\*\*Next Steps\*\***

I would appreciate the opportunity to discuss this proposal further and explore potential partnerships or support from the local government and business community. I am confident that this project will not only enhance the recreational landscape of Blackfalds but also contribute positively to the local economy.

Thank you for considering this proposal. I look forward to the possibility of working together to bring this exciting venture to life.

Sincerely,

**ATIA Section 20 (1)**

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.





Proposed location for indoor golf simulator between liquor store and convenience store



View from door of proposed location facing south-east towards residential uses across from Vista Trail



View from door of proposed location facing west towards the adjacent light industrial uses



Permit 8-26 – Recreation Facility, Indoor (Golf Simulator)

Subject Property – 5302 Vista Trail, Unit 210 

Notification Addresses 

(5300 Vista Trail – Buildings A &E)