

MEMBERS PRESENT

Jim Sands – Chairperson, Town of Blackfalds Councillor
Shane Hanson – Town of Blackfalds Councillor
Jennifer Kirk – Member at Large

OTHERS ATTENDING

Billie Parisien, Development Officer II

REGRETS

Ryan Brown – Vice Chairperson, Town of Blackfalds Councillor
Alex Garcia – Member at Large

WELCOME AND CALL TO ORDER

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

APPROVAL OF AGENDA

24/26 Member Hanson moved That the Municipal Planning Commission approve the Agenda as for July 16, 2026 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.

BUSINESS

3.1 Approval of Minutes

25/26 Member Hanson moved That the Municipal Planning Commission approve the Minutes from June 18, 2026, as amended.

CARRIED UNANIMOUSLY

3.2 Development Permit Application 120-26 – Height Variance
57 Portway Close (Lot 15 Block 9 Plan 092 7444)

Administration provided background information on the proposed development.

After some discussion, the following motion was put forward:

26/26 Moved by Member Kirk that the Municipal Planning Commission approve the application for a height variance to allow for the construction of an Accessory Building (detached garage) as presented in Development Permit 120-26, located at 57 Portway Close (Lot 15, Block 9, Plan 092 7444, 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 one (1) year will cause this Development Permit to expire.
2. The applicant shall ensure that the height of the Accessory Building (detached garage) does not exceed 5.82 m (19.1 ft.)

Prior to Occupancy Conditions

3. The proposed development shall be undertaken and completed in accordance with the approved plans.

MINUTES

Development Conditions

4. 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-ways 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, 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, take such actions as necessary to ensure that the provisions are complied with.*

CARRIED UNANIMOUSLY

3.3 Development Permit Application 123-26 – Side and Rear Yard Variance
5220 Lawton Avenue (Lot 17 Block 8 Plan 521MC)

Administration provided background information on the proposed development.

After some discussion, the following motion was put forward:

27/26

Moved by Member Kirk that the Municipal Planning Commission approve the application for a variance of the rear yard setback for the existing Accessory Building (detached garage) and the side yard setback for the existing Accessory Building (shed) as presented in Development Permit 123-26, located at 5220 Lawton Avenue (Lot 17, Block 8, Plan 521 MC), subject to the following conditions being met to the satisfaction of the Development Officer:

CONDITIONS

1. The applicant shall ensure that the rear yard setback for the existing detached garage does not exceed 5.62 m.
2. The applicant shall ensure that the side yard setback for the existing shed does not exceed 0.36 m.

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, take such actions as necessary to ensure that the provisions are complied with.*

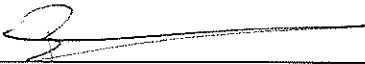
CARRIED UNANIMOUSLY

ADJOURNMENT

Chairperson Sands adjourned the Municipal Planning Commission Meeting at 6:14 p.m.



Jim Sands, Chairperson



Billie Parisien, Recording Secretary/
Development Officer II