

MEMBERS PRESENT

Jim Sands – Chairperson, Town of Blackfalds Councillor
Ryan Brown – Vice Chairperson, Town of Blackfalds Councillor
Shane Hanson – Town of Blackfalds Councillor
Jennifer Kirk – Member at Large
Alex Garcia – Member at Large (*arrived at 6:05 pm and was not present for discussion and voting for DP 72-26*)

OTHERS ATTENDING

Jolene Tejkl, Planning & Development Manager
Candice Hilgersom, Acting Development Officer II

REGRETS

None.

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

20/26 Member Hanson moved That the Municipal Planning Commission approve the Agenda as for June 18, 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

21/26 Member Brown moved That the Municipal Planning Commission approve the Minutes from May 21, 2026, as presented.

CARRIED UNANIMOUSLY

**3.2 Development Permit Application 72-26 – Rear and Side Yard Variance
4606 East Railway Street (Lot 2B Block 1 Plan 782 2510)**

Administration provided background information on the proposed development.

After some discussion, the following motion was put forward:

22/26 Moved by Member Kirk that the Municipal Planning Commission approve the application for a rear and side yard variance for an existing building as presented in Development Permit 72-26, located at 4606 East Railway Street (Lot 2B Block 1 Plan 782 2510), 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 building does not exceed 0.86 m.
2. The applicant shall ensure that the east side yard setback for the existing building does not exceed 0.90 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,*

MINUTES

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 79-26 – Rear Yard Variance
30 Aztec Crescent (Lot 6 Block 2 Plan 142 1784)

Administration provided background information on the proposed development.

After some discussion, the following motion was put forward:

23/26

Moved by Member Hanson that the Municipal Planning Commission approve the application for a relaxation of the rear yard and utility right-of-way setback to allow for the construction of an Accessory Building (detached garage) as presented in Development Permit 79-26, located at 30 Aztec Crescent (Lot 6 Block 2 Plan 142 1784), 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 rear yard setback does not exceed 2.02 m.
3. The applicant shall ensure that the utility right-of-way setback from Plan 142 1785 does not exceed 1.71 m.

Prior to Occupancy Conditions

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

Development Conditions

5. The exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
6. Approved accessory building shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.
7. 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, 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

ADJOURNMENT

Chairperson Sands adjourned the Municipal Planning Commission Meeting at 6:11 p.m.



Jim Sands, Chairperson



Jolene Tejkl, Recording Secretary/Planning &
Development Manager