BLACKFALDS
ALBERTA

TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION
Civic Cultural Center – 5018 Waghorn Street
Thursday, October 15, 2026, at 6:00 p.m.

MINUTES

MEMBERS PRESENT

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

OTHERS ATTENDING

Billie Parisien, Development Officer II

REGRETS

Alex Garcia – Member at Large

WELCOME AND CALL TO ORDER

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

APPROVAL OF AGENDA

35/26 Member Brown moved that the Municipal Planning Commission approve the Agenda for October 15, 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

36/26 Member Hanson moved that the Municipal Planning Commission approve the minutes from September 17, 2026, as presented

CARRIED UNANIMOUSLY

3.2 Development Permit Application 217-26 – Rear Yard Setback variance
73 Piper Close (Lot 54, Block 14, Plan, 072 4955)

Administration provided background information on the proposed development.

After some discussion, the following motion was put forward:

37/26 Moved by Member Kirk that the Municipal Planning Commission approved the for a variance of the Rear Yard Setback to for a proposed Accessory Building (detached garage) as presented in Development Permit 217-26 located at 73 Piper Close (Lot 54, Block 14, Plan 072 4955), 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 for the detached garage does not exceed 1.72 m (5.64 ft).

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

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 221-26 – Rear and Side Yard Setback variance and height variance for rear portion of fence
26 Plumtree Crescent (Lot 7, Block 6, Plan, 032 5303)

Administration provided background information on the proposed development.

After some discussion, the following motion was put forward:

38/26 Moved by Member Hanson that the Municipal Planning Commission the application for a variance of the Rear and Side Yard Setback to for the existing Accessory Building (shed) and the height variance for the rear portion of the fence as presented in Development Permit 221-26 located at 26 Plumtree Crescent (Lot 7, Block 6, Plan 032 5303), 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 the height of the rear portion of the fence does not exceed 2.13 m (7.0 ft)

3. The applicant shall ensure that the Rear Yard Setback for the Accessory Building (shed) does not exceed 0.49 m (1.61 ft).

4. The applicant shall ensure that the Side Yard Setback for the Accessory Building (shed) does not exceed 0.30 m (0.98 ft)

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

Development Conditions

6. Approved accessory buildings 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-ways or municipal easements.

NOTES

8. *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.*

9. *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 6:26 p.m.

Jim Sands, Chairperson

Billie Parisien, Recording Secretary/
Development Officer II