

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION]**
Civic Cultural Center – 5018 Waghorn Street
Thursday, March 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 (De-nay) 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 February 19, 2026
- 3.2 Application 26-26 – Accessory Use
- 3.3 Application 27-26 – Landscape Sales and Services
- 3.4 Application 29-26 – Retail, General with Accessory Use

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
Jennifer Kirk – Member at Large

OTHERS ATTENDING

Billie Scott, Development Officer II
Jolene Tejkl, Planning and Development Manager
Ashley Laturus
Chris Laturus

REGRETS

Alex Garcia - Member at Large

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

4/26 Member Hanson 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.

BUSINESS

Approval of Minutes

5/26 Member Kirk moved that the Municipal Planning Commission approve the Minutes from January 15, 2026 as presented.

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 some discussion, the following motion was put forward:

6/26 Moved by Member Hanson that the Municipal Planning Commission 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.

MINUTES

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.*

CARRIED UNANIMOUSLY

ADJOURNMENT

Chairperson Sands adjourned the Municipal Planning Commission Meeting at 6:08 p.m.

Jim Sands, Chairperson

Billie Scott, Recording Secretary/Development Officer II

TOWN OF BLACKFALDS MUNICIPAL PLANNING COMMISSION MEETING Thursday March 19, 2026

TO: Municipal Planning Commission

PREPARED BY Billie Scott, Development Officer II

PRESENTED BY Jolene Tejkl, Planning & Development Manager

DEVELOPMENT: Development Permit Application 26-26

- Accessory Use

ADDRESS: 4910 Broadway Avenue, (Lot 7-9, Block 13, Plan 3446HW)

DISTRICT: Commercial Central District (C-1)

SUMMARY:

The applicant has applied for a Development Permit for an Accessory Use to allow temporary storage of goods for a maximum of two (2) years located at 4910 Broadway Avenue (Lot 7-9, Block 13, Plan 3446HW).

Accessory Use means “...a use naturally or normally incidental, subordinate and exclusively devoted to the Principal Use and located on the same Lot or Parcel”.

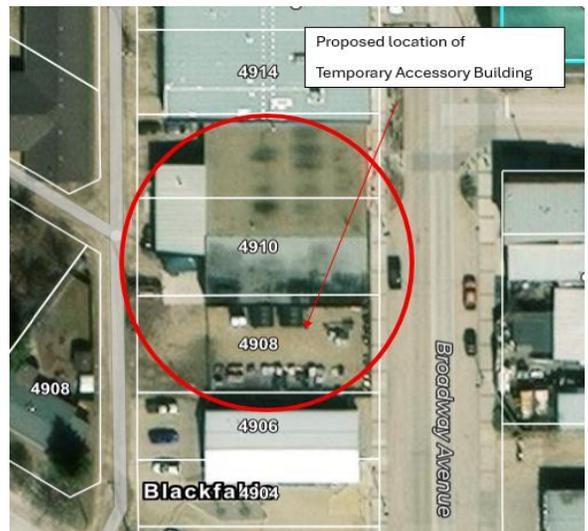
The proposed development is located within the Commercial Central District (C-1) which supports various smaller commercial activities. This District aims to create a vibrant, pedestrian-friendly environment while promoting organized redevelopment in line with the Downtown Revitalization Plan and accommodating a limited range of compatible uses.

Administration considers the proposed development to be compatible with surrounding land uses and the Land Use Bylaw (LUB) and is therefore supportive of this application.

BACKGROUND:

Development Permit 26-26 proposes an Accessory Use to allow temporary storage of goods to be located at 4910 Broadway Avenue, highlighted in the location map.

Accessory Use is a Discretionary Use under the C-1 District requiring consideration by the Municipal Planning Commission.



The applicant is requesting the approval of the Accessory Use to allow temporary storage of goods which includes the storage of live plants until a permanent Accessory Building can be constructed.

Although accessory buildings are typically a Permitted Use, the structure proposed in this application is canvas-covered, which is not permitted in the C-1 District. While using the Accessory Use category for this purpose is a little bit of a stretch, it provides a viable pathway for considering the development as a temporary Discretionary Use for a period of two (2) years.

Under the LUB, the Development Authority may consider temporary approvals for any Discretionary Uses within a Land Use District. To support the applicant in continuing business operations while planning for a permanent solution, Administration recommends that the proposed Accessory Use to allow temporary storage of goods be considered for approval for a maximum of two (2) years.

A copy of the Development Permit Application is included in Attachment 1 and the applicant's Letter of Intent is included Attachment 2.

ANALYSIS:

Administration has reviewed the application, taking into account the C-1 District requirements outlined in the LUB, the Downtown Revitalization Plan and the Downtown Architectural Guidelines which states that all storage must be appropriately screened from adjacent buildings and public roadways. The proposed Accessory Use is classified as a Discretionary Use, meaning it may be permitted following a thorough evaluation of its impact on the surrounding area, as determined by the Development Authority and the Development Authority may consider any Discretionary Use, within a Land Use District on a temporary basis.

The consideration before the Commission is whether the proposed Accessory Use is acceptable in the proposed location for a temporary approval of two (2) years from the date of approval. 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 C-1 District parcels to the north, south, east and west. However, to the southwest there are still homes being used as residential uses even though the zoning is Commercial Central District (C-1) for those properties.

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 Accessory Use to allow temporary storage of goods for a **time period of two (2) years expiring March 19, 2028**, as presented in Development Permit 26-26, located at 4910 Broadway Avenue (Lot 7-9, Block 13, Plan 3446HW), 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.
4. The proposed development will **expire March 19, 2028**, and the use shall terminate, and temporary development must be removed.
5. The applicant shall provide screening to the satisfaction of the Development Authority.

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. *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.*
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.*
5. *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.*

ALTERNATIVES

- A. Refer the application to administration to more information
- B. Deny the application, citing reasons for its refusal.

Billie Scott
Development Officer

Attachments:

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

Development Permit #: _____ 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(4)(h)(i)**

Mailing Address: **ATIA Section 20(1)**

City: **ATIA Section 20(1)** Prov: AB Postal Code: **ATIA Section 20(1)**

Phone: **ATIA Section 20(1)** Alt Phone: _____

Email Address: **ATIA Section 20(1)**

Preferred Method of Correspondence: Email Mail Phone

(Same as Landowner)

Applicant/Contractor Name(s): _____

Mailing Address: _____

City: _____ Prov: _____ Postal Code: _____

Phone: _____ Alt Phone: _____

Email Address: _____

Preferred Method of Correspondence: Email Mail Phone

PROJECT INFORMATION

Proposed Land Use:

Civic Address of Property to be Developed: 4910 Broadway NE

Lot: 7-9 Block: 13 Plan: 3446HW Land Use District: C-1

New Construction Addition Second Floor Development

Demolition Renovation Accessory Building Change in Occupancy/Use

Temporary Building (Duration Required): _____

Other: Accessory Use Temporary storage of live plants

Proposed Use (Description): _____

Existing Land Use: Vacant Shop Storage Sheds Other: Retail General

Hazardous Materials on Site (specify): _____

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

Total Parcel Coverage: 57% % (must include structures & hard surfacing) Lot Area: 21450 sq/ft

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: 30x40 sq. meters sq. feet

Office: _____ sq. meters sq. feet Upper Level: _____ sq. meters sq. feet

Number of Bays: _____ Overall Height to Peak from grade: 13' meters feet

Structure Type: steel frame Exterior Finish: emul Poly Colors: clear Roofing Materials: 6 mil Poly

Proposed Commencement Date: April 1, 20 Proposed Completion Date: May 1, 20

Approximate Value of Development: \$ 5000
(Building Materials and Labour)

Variance Required: Reason for variance: _____

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 or by phone at 403.885.6370.



Town of Blackfalds
DEVELOPMENT PERMIT APPLICATION
COMMERCIAL / INDUSTRIAL / INSTITUTIONAL

Box 220, 5018 Waghorn Street Blackfalds, AB
T0M 0J0
Ph: 403.885.9679
Fax: 403.600.0045
planning_development@blackfalds.ca
www.blackfalds.ca

Development Permit #: _____ 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://extmapviewer.aer.ca/AERAbandonedWells/index.html>
Pipeline/Wall 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):

Please see attached letter

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(4)(h)(i)**

Permit Applicant Signature(s): **ATIA Section 20(1)**

Landowner Name(s): as above

Landowner Signature(s): _____

BELOW FOR OFFICE USE ONLY

Lot: _____ Block: _____ Plan: _____ Land Use District: _____ Tax Roll #: _____

Variance Requested (if applicable): MPC Development Officer

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

Development Permit Fee: (1-61-00-520)	\$ <u>300.00</u>	MPC Date: <u>Tent Mar 19, 2026</u>
TOTAL:	\$ <u>300.00</u>	SDAB Date: _____
		Notification Date: _____

Receipt #: _____ Date Application Deemed Complete: _____

Blackfalds



4910 Broadway ave, Blackfalds, AB T0M 0J0 P 403-600-9255

Planning and Development,

We are requesting the approval of a temporary structure to store live plants in for the spring/summer selling season. Due to timing and budget we are requesting approval for a period of 2 years. We intend to build a permanent structure in the future that would replace this temporary one which will integrate architectural guidelines set out in the downtown revitalization plan to enhance the appeal of the downtown core. Our intent is to serve the community of Blackfalds to our fullest ability and this structure will allow us to offer another desirable service to the community.

Sadly for this season we were put in a bit of a cart before the horse situation and had to order all of our product by Oct/Nov as our suppliers require us to place our plant orders well in advance for the growing season, which was actually well before we took possession of the property also.

We are certainly not new to hardware retail industry and take great pride in how we present ourselves to the community. We would like to assure you that this structure while erect will always be kept in perfect condition so that it does not make our property or our neighbouring properties look any less desirable.

Thank you for your consideration.

ATIA Section 20(4)(h)(i)

Owner



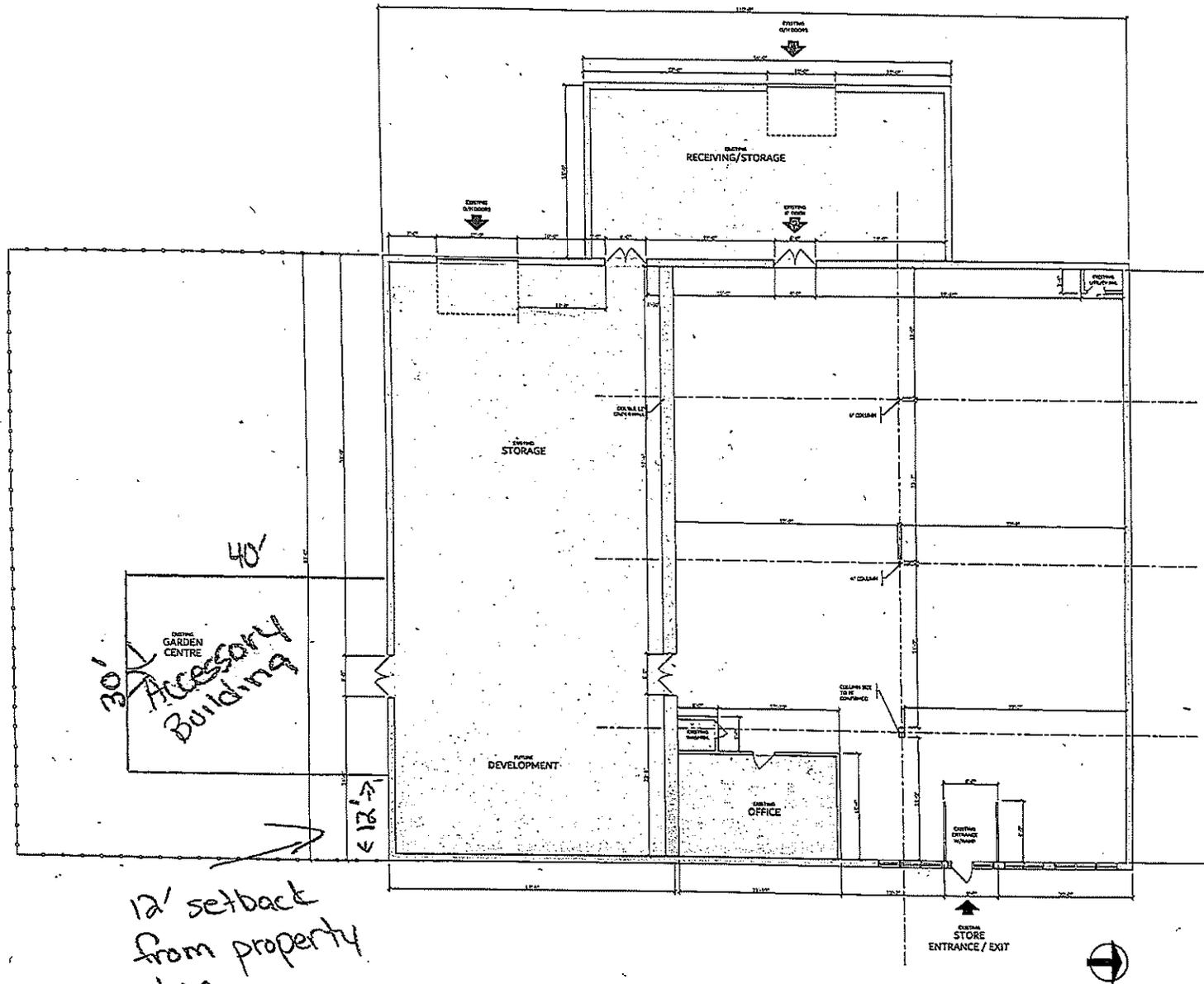
13'

30'

40'

88"

78"



30'
40'
GARDEN CENTRE
Accessory Building

12' setback from property line

← 12' →

STORE ENTRANCE / EXIT





View from the front South side of the building where the proposed development will be located.



View from the alley facing North



View from the front entrance north side of the building.



Permit 26-26 – Accessory Use – Temporary Storage Building

Subject Property – 4910 Broadway Avenue 

Notification Addresses 

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
Thursday March 19, 2026**

TO: Municipal Planning Commission

PREPARED BY Billie Scott, Development Officer II

PRESENTED BY Jolene Tejkl, Planning & Development Manager

DEVELOPMENT: Development Permit Application 27-26

- Landscaping Sales and Service

ADDRESS: 4610 East Railway Street, (Lot 3, Plan 012 0234)

DISTRICT: Industrial Light District (I-1)

SUMMARY:

The applicant has applied for a Development Permit for a Landscaping Sales and Service business proposed at 4610 East Railway Street (Lot 3, Plan 012 0234).

Landscaping Sales and Service is defined as “...the use of a Parcel, Building or Structure, or part thereof, for the purpose of selling Landscaping materials. This does not include a Greenhouse, or a business engaged in the sale of lawn and garden equipment.”

The proposed development is within the Industrial Light District (I-1), which is intended to provide an area for light industrial uses and other uses, compatible with the area which do not cause any objectionable or dangerous conditions beyond the parcel boundary.

Administration considers the proposed development to be compatible with surrounding land uses and is therefore supportive of this application.

BACKGROUND:

Development Permit 27-26 proposes a Landscaping Sales and Service operation at 4610 East Railway Street, as shown on the location map. The property previously operated as an auction yard with used car sales.

The proposed Landscaping Sales and Service will be a small-scale gardening and landscape supply yard offering bulk and palleted materials, plants, gardening supplies, delivery and trailer rentals aimed at residential customers, with development planned for this spring.



The proposed use is Discretionary Use within the I-1 District, which requires consideration by the Municipal Planning Commission.

The applicant proposes to provide a total of seven (7) parking stalls, consisting of five (5) customer stalls and two (2) employee stalls. This exceeds the minimum Land Use Bylaw (LUB) requirement by four (4) stalls. Under Section 3.20 of the LUB, industrial uses not individually listed must provide parking at a rate of either three (3) stalls per establishment, or one (1) stall per 100 m² of Gross Floor Area, or as otherwise determined by the Development Authority. Based on these regulations, the applicant is required to provide a minimum of three (3) parking stalls.

The parking stalls are proposed to be 3.05 m x 6.10 m, which exceeds the LUB's minimum stall dimensions of 2.75 m x 6.01 m. The applicant will also meet the minimum landscaping requirement of 15%, including a 5.0 m landscaped strip to buffer the residential uses located across East Railway Street from the proposed development.

ANALYSIS:

Administration has reviewed the application with consideration of the I-1 District requirements in the LUB, including provisions related to landscaping and parking.

The I-1 District is intended to accommodate low-impact industrial activities that can operate compatibly near residential and commercial areas by minimizing noise, emissions, and other industrial effects.

The consideration before the Commission is whether the proposed use is suitable for this location. When reviewing the appropriateness of the proposed Landscaping Sales and Services, particular attention must be given to potential off-site impacts, especially in areas where residential uses remain in close proximity. Since there will be a landscape buffer, the proposed development will be screened from the residential uses thereby mitigating the potential off-site impacts.

The subject parcel is bordered by I-1 District parcels to the north and south with the CPKC rail line situated directly behind the site. Residential Multi Dwelling District (R-2) parcels are located directly across from the proposed development, on the south-eastern side of East Railway Street.

The application has been referred to adjacent landowners and the Parks Department for comments. To date two (2) responses have been received. One (1) from CPKC Rail indicating no concerns and one (1) from the Parks Department confirming approval of the proposed landscaping; copies of the correspondence received are included in attachments 6 and 7.

RECOMMENDATION:

That the Municipal Planning Commission approve the application for a Landscaping Sales and Service, as presented in Development Permit 27-26, located at 4610 East Railway Street (Lot 3, Plan 012 0234), 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. The applicant shall provide screening to the satisfaction of the Development Authority.
4. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, rights-of-way and/or easements.
5. The applicant shall provide a letter of credit or other form of security equal to 100% of the estimated landscaping and paving (and associated concrete work) costs to ensure that landscaping, paving and concrete are accordance with the Land Use Bylaw and approved plans by **no later than May 19, 2026**. Any changes to the plans shall require approval of the Development Authority.
6. Landscaping is to be complete by the end of the first full growing season following completion of construction. Landscaping security refund of 50% is received upon completion of the approved landscaping. Prior to receiving any additional refunds, the developer must satisfactorily complete a one (1) year maintenance period where no deficiencies exist. It is the responsibility of the developer to contact the Director of Infrastructure and Planning Services to request a final inspection.
7. All landscaped areas shall be designed to facilitate effective surface drainage This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.
8. The applicant shall repair or reinstate, or to pay for the repair or reinstatement, to original Condition, any public property, Street furniture, curbing, boulevard Landscaping and tree planting or any other property owned by the Town which is damaged, destroyed or otherwise harmed by Development or construction upon the site.

Ongoing Conditions:

9. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.

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. *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 perm*
4. *Paving securities are retained for one (1) year following completion of paving (and associated concrete works). Prior to receiving a refund and where no deficiencies exist, it is the responsibility of the developer to contact the Engineering Services Manager to request a final inspection.*
5. *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.*

6. *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.*
7. *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.*

ALTERNATIVES

- A. Refer the application to administration to more information
- B. Deny the application, citing reasons for its refusal.

Billie Scott
Development Officer

Attachments:

1. Development Permit Application
2. Letter of Intent
3. Site Plan
4. Site Inspection Photos
5. Adjacent Landowners Referral Map
6. CPKC comments
7. Parks Department comments

Development Permit #: _____

Application Date: Feb 10/26

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(4)(h)(i)

Mailing Address: ATIA Section 20(1)

City: ATIA Section 20(1) Prov: AB Postal Code: ATIA Section 20(1)

Phone: ATIA Section 20(1) Alt Phone: _____

Email Address: ATIA Section 20(1)

Preferred Method of Correspondence: Email Mail Phone

(Same as Landowner)

Applicant/Contractor Name(s): _____

Mailing Address: _____

City: _____ Prov: _____ Postal Code: _____

Phone: _____ Alt Phone: _____

Email Address: _____

Preferred Method of Correspondence: Email Mail Phone

PROJECT INFORMATION

Proposed Land Use:

Civic Address of Property to be Developed: 4610 Railway East Street

Lot: _____ Block: _____ Plan: _____ Land Use District: Industrial Ingt

New Construction Addition Second Floor Development

Demolition Renovation Accessory Building Change in Occupancy/Use

Temporary Building (Duration Required): _____

Other: _____

Proposed Use (Description): Landscaping Sites and Service

Existing Land Use: Vacant Shop Storage Sheds Other: _____

Hazardous Materials on Site (specify): No

Outdoor Storage Height (avg. from ground level to peak): 6ft

Total Parcel Coverage: _____ % (must include structures & hard surfacing) Lot Area: 25,300 sqft

Landscaped Area: 3360 sq. meters sq. feet Number of parking stalls provided: 5

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: 2856 sq. meters sq. feet

Office: 380 sq. meters sq. feet Upper Level: N/A sq. meters sq. feet

Number of Bays: 1 Overall Height to Peak from grade: 18 meters feet

Structure Type: Quonset Exterior Finish: Metal Colors: galvanized Roofing Materials: metal

Proposed Commencement Date: Apr. 1, 2026 Proposed Completion Date: August 1, 2026

Approximate Value of Development: \$ 135,000.00
(Building Materials and Labour)

Variance Required: Reason for variance: _____

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 or by phone at 403.885.6370.

Development Permit #: _____

Application Date: Feb 10/26

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://avw.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://extmapviewer.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):

Landscaping Sales and Service

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(4)(h)(i)

Permit Applicant Signature(s): ATIA Section 20(1)

Landowner Name(s): ATIA Section 20(4)(h)(i)

Landowner Signature(s): ATIA Section 20(1)

BELOW FOR OFFICE USE ONLY

Lot: _____ Block: _____ Plan: _____ Land Use District: _____ Tax Roll #: _____

Variance Requested (if applicable): MPC Development Officer

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

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

Receipt #: _____ Date Application Deemed Complete: _____

4610 East Railway Street

The property located at 4610 East Railway Street, Blackfalds has been purchased by **ATIA Section 20(4)(h)(i)**

ATIA Section 20(4)(h)(i) young entrepreneurs with a desire to expand on local small businesses in town. They would like to create a unique gardening and landscape supply yard for our community. The yard would consist of palletted materials, flowers, sod, shrubbery and trees, along with bulk bins. The bulk bins would be made from concrete Lego blocks that would hold an assortment of soils, aggregates, decorative rock, and mulch for customers to purchase in bulk. Each bin would hold approximately 18 yards of product, we are looking to attract the do-it-yourself customers that would like to increase their properties curb appeal, complete their new builds landscaping and keep Blackfalds looking good. We would also offer a delivery service for those who can't transport the product on their own as well as have a few dump trailers for rent. Products would be sold by 1/4yrd increments or as small as 5-gallon pails. We would have a compact loader on site to load customers as needed. Indoors we would carry some gardening supplies such as seeds, bulbs, rakes, shovels, hoses, landscape fabric, edging, garden decor and other supplies, basically covering all gardening needs.

This business would be focusing on residential customers as we don't wish to operate on a large scale to focus on attracting contractors. As the Town of Blackfalds has requested, we intend to comply with development required.

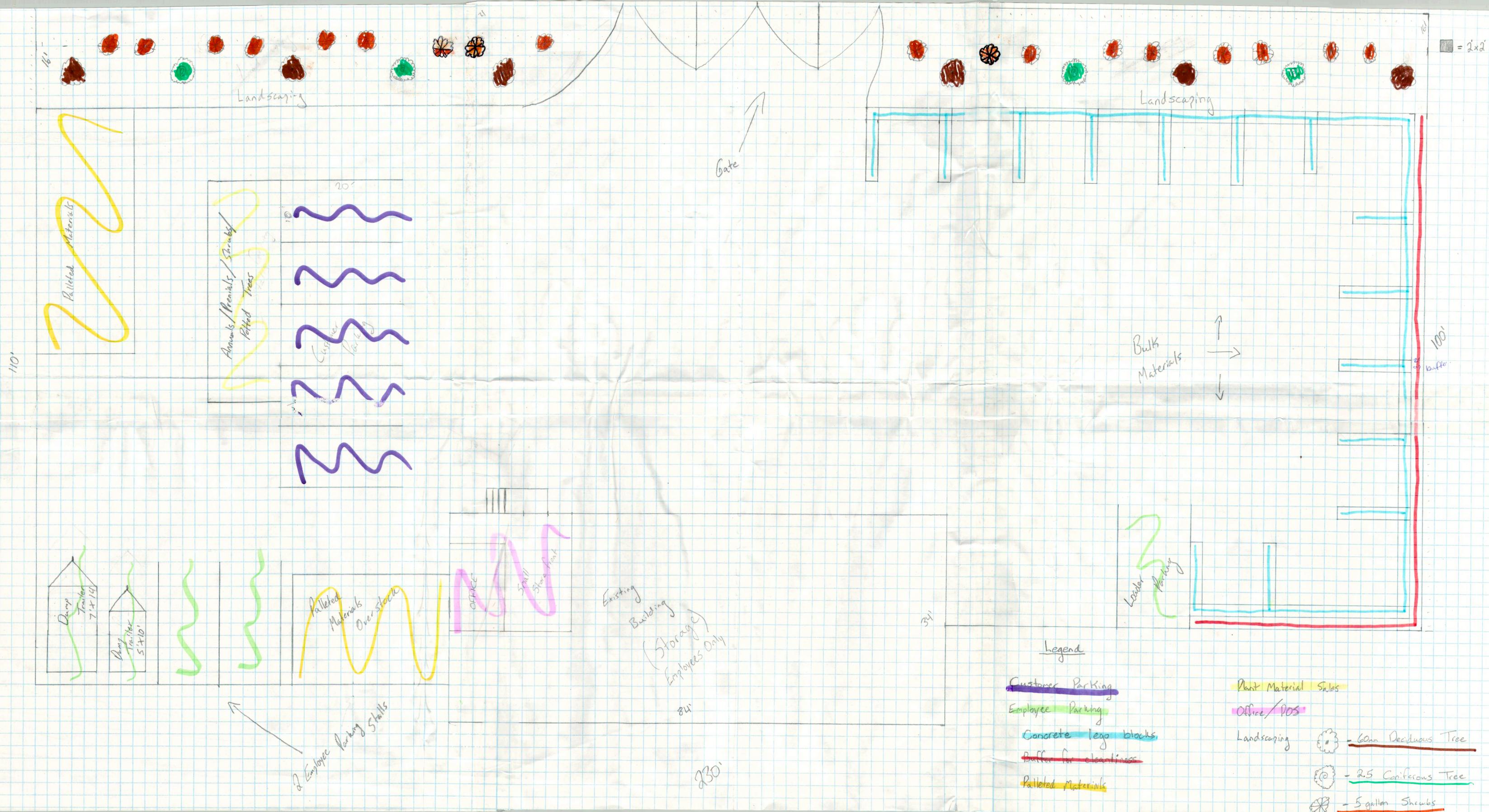
A bit about **ATIA Section 20(4)(h)(i)** They have owned and operated a successful landscaping company in the Town of Blackfalds for almost 7 years now, specializing in the hardscape/aquascape industry therefore are very knowledgeable about the products they wish to provide in the community. They recognize that not all homeowners want to hire someone to do the work as they are capable or do not want the expense of hiring landscaping companies for their small jobs to beautify their properties.

This business will allow them the option to create their own landscapes and take pride in their properties with help from our professionals. If they can't pick it up themselves, we can deliver within town limits. We will be here to provide guidance on the right products for their job to ensure their vision becomes reality. Customers will be able to landscape their properties in the convenience of bulk products, palletted products and greenery.

With an approval in place, we intend to develop the property this spring and complete the development of the property by late August. We do not want to rush this process as we want to ensure we are always within 100% compliance. This will be a seasonal business, open by appt only during the winter months. We hope to have a soft opening sometime in August. Holding off on our grand opening until Spring 2027 when we will have all our plant material and palleted materials in stock this August would only consist of bulk materials and sod being available.

Thank you so much in advance for your consideration for our new business adventure in bringing a local landscape depot to town directed at the residents who reside here.

Sincerely, **ATIA Section 20(4)(h)(i)**



110'

Palleted Materials

Annals/Perennials/Shrubs
Potted Trees

20'
10'
Customer Parking

Palleted Materials
Over Stock

Office
Small Store Front

Existing Building
(Storage)
Employees Only

Employee Parking Stalls

230'

Gate

Bulk Materials

Landscape Parking

100'
buffer

Legend

Customer Parking

Employee Parking

Concrete lego blocks

Buffer for cleanliness

Palleted Materials

Plant Material Sales

Office/POS

Landscaping - 60cm Deciduous Tree

- 2.5 Coniferous Tree

- 5 gallon Shrubs

= 2x2'



4610 East Railway Street – DP 27-26 – Landscaping Sales and Service



View from the front entrance of the proposed location facing southeast towards residential uses on East Railway Street



View from the front entrance of the proposed location facing northeast towards residential uses on East Railway Street



Permit 27-26 – Change of Occupancy/Use – Landscaping Sales and Services

Subject Property – 4610 East Railway Avenue 

Notification Addresses 

From: [REDACTED]
To: [Billie Scott](#)
Subject: RE: Notice of Proposed Development - 4610 East Railway Street, Blackfalds AB
Date: February 27, 2026 12:43:25 PM

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Hi Billie,

The local Roadmaster has taken a look at the site in question and does not have an issue with the development proposal. Let me know if you have any questions.

Regards,

ATIA Section 20(1)

From: Billie Scott <BScott@blackfalds.ca>
Sent: Monday, February 23, 2026 3:12 PM
To: [REDACTED]; Planning & Development Staff
<planning_development@blackfalds.ca>
Subject: RE: Notice of Proposed Development - 4610 East Railway Street, Blackfalds AB

! Caution: This Message Is From an External Sender !

This email did not originate from CPKC. If the sender is unfamiliar, avoid opening links or attachments.

Good afternoon [REDACTED]

The use prior to the sale of the property was a used car sales business. The previous owner cancelled the business licence in June of last year, and the property has since been sold to the new owners/applicant for the proposed development outlined in the Notice.

If you have any questions, please don't hesitate to reach out to me.

Sincerely,

Billie Scott
Development Officer II
[Town of Blackfalds](#)
Box 220, 5018 Waghorn St
Blackfalds, AB T0M 0J0
T: 403.885.6236

This message is private and confidential. If you have received this message in error, please notify us and remove it from your system.

From: [REDACTED] ATIA Section 20(1)
Sent: February 20, 2026 2:25 PM
To: Planning & Development Staff <planning_development@blackfalds.ca>
Subject: FW: Notice of Proposed Development - 4610 East Railway Street, Blackfalds AB

Hello,

Can you please advise what the current use of this property is.

Thank you,

ATIA Section 20(1)

From: Real Estate Canada <Real_EstateCanada@cpkcr.com>
Sent: Thursday, February 19, 2026 11:30 AM
To: [REDACTED] ATIA Section 20(1)
Subject: FW: Notice of Proposed Development - 4610 East Railway Street, Blackfalds AB

Please review when you are able.

From: Billie Scott <BScott@blackfalds.ca>
Sent: Thursday, February 19, 2026 12:20 PM
To: Real Estate Canada <Real_EstateCanada@cpkcr.com>
Cc: Candice Hilgersom <CHilgersom@blackfalds.ca>; Jesse Stretch <JStretch@blackfalds.ca>
Subject: Notice of Proposed Development - 4610 East Railway Street, Blackfalds AB

! Caution: This Message Is From an Untrusted Sender !

This email did not originate from CPKC. You have not previously corresponded with this sender. Please exercise caution with any links or attachments.

Good morning,

Please find attached a Notice of Proposed Development located at 4610 East railway Street, Blackfalds Alberta.

If you have any questions or concern, please don't hesitate to reach out to me.

Thank you,

Billie Scott
Development Officer II
[Town of Blackfalds](#)
Box 220, 5018 Waghorn St

Blackfalds, AB T0M 0J0

T: 403.885.6236

This message is private and confidential. If you have received this message in error, please notify us and remove it from your system.

This email and any attachments are confidential and intended only for the named recipient. If you are not the intended recipient, please notify the sender and delete this message. The Town of Blackfalds is not responsible for any loss or damage resulting from the use of this email or its attachments.

This email and any attachments are confidential and intended only for the named recipient. If you are not the intended recipient, please notify the sender and delete this message. The Town of Blackfalds is not responsible for any loss or damage resulting from the use of this email or its attachments.

From: [Jeff Heindel](#)
To: [Billie Scott](#)
Subject: RE: Notice of Proposed Development.
Date: March 11, 2026 8:43:53 AM

Hey Billie,

The site plan for 4610 East Railway Street looks good to me.

Thanks!

Jeff Heindel

Parks and Facilities Manager

[Town of Blackfalds](#)

Box 220, 5200 Duncan Avenue
Blackfalds, AB T0M 0J0
T: 403.885.6244
F: 403.885.8175

This message is private and confidential. If you have received this message in error, please notify us and remove it from your system.

From: Billie Scott <BScott@blackfalds.ca>
Sent: March 6, 2026 1:55 PM
To: Jeff Heindel <JHeindel@blackfalds.ca>
Subject: Notice of Proposed Development.

Hey,

We received a DP. Can you have a look at the landscaping on the attached plan. It looks to good to me from the Land Use Bylaw view.

Can you please provide comments/ approval back to me by Thursday morning. Sorry for the quick turn around ask.

I truly appreciate it.

Billie Scott

Development Officer II

[Town of Blackfalds](#)

Box 220, 5018 Waghorn St
Blackfalds, AB T0M 0J0
T: 403.885.6236

This message is private and confidential. If you have received this message in error, please notify us and remove it from your system.

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
Thursday March 19, 2026**

TO: Municipal Planning Commission

PREPARED BY Billie Scott, Development Officer II

PRESENTED BY Jolene Tejkl, Planning & Development Manager

DEVELOPMENT: Development Permit Application 29-26

- Retail, General with Accessory Use

ADDRESS: 4907 Broadway Avenue, (Lot 8-10, Plan RN17)

DISTRICT: Commercial Central District (C-1)

SUMMARY:

A Development Permit has been applied for two (2) uses at 4907 Broadway Avenue (Lot 8-10, Plan RN 17); Retail, General with Accessory Use to allow for storage associated to the primary business a located at 4907 Broadway Avenue (Lot 8-10, Plan RN17).

Accessory Use is defined as “... a use naturally or normally incidental, subordinate and exclusively devoted to the Principal Use and located on the same Lot or Parcel”.

Retail General is defined as “...a Development for the indoor retail sale of a wide range of consumer goods and includes supplementary services such as postal service and the repair of anything sold or rented by the retail store. This use does not include Warehouse Sales, Pawnshop, Retail, Cannabis, Retail, Adult, a retail store requiring outdoor storage or an alcohol retail store.”

The proposed development is located within the Commercial Central District (C-1), which supports various smaller commercial activities. The C-1 District aims to create a vibrant, pedestrian-friendly environment while promoting organized redevelopment in line with the Downtown Revitalization Plan and compatible uses.

Administration considers the proposed development to be compatible with surrounding land uses, the Land Use Bylaw, Downtown Revitalization Plan and is therefore supportive of this application.

BACKGROUND:

Administration conducted a review of the property file and discovered that no Development Permit exists authorizing the current activities occurring on the site. Administration subsequently met with the owners and advised that a Development Permit would be required to formalize the use and bring the property into compliance with the Land Use Bylaw (LUB).

Development Permit 29-26 proposes a Retail, General with Accessory Use to be located in 4907 Broadway Avenue, highlighted in the location map.

A copy of the Development Permit Application is included in Attachment 1 and the applicant's Letter of Intent is included Attachment 2

Administration recognizes that the Public Liquidation Warehouse has been a long-standing business within the community and is committed to working with the owners to ensure continued operation while also maintaining compliance with municipal regulations. As noted in the applicant's Letter of Intent, the business has historically operated on the property since the mid-1980's and has consistently relied on storage as part of its day-to-day operations.



Although Retail, General (Public Liquidation Warehouse) is a Permitted Use within the applicable District, the Accessory Use is a Discretionary Use and therefore the Municipal Planning Commission is the approving authority.

ANALYSIS:

Administration has reviewed the application in consideration of the C-1 requirements within the LUB, the Downtown Revitalization Plan, and the Downtown Architectural Guidelines. The Guidelines specify that all storage areas must be appropriately screened from adjacent buildings and public roadways which is a proposed condition of the Development Permit.

In assessing parking requirements, consideration was given to the site's location within both the Downtown Revitalization Plan and the C-1 District, where the Development Authority may reduce or waive parking requirements if onsite parking may be impractical due to lot shape, building configuration, adjacent building orientation, or economic viability. The Downtown Revitalization Plan encourages on-street parking and the proposed development is supported by two (2) nearby public parking lots.

The consideration before the Commission is whether the proposed Retail, General with Accessory Use is suitable for the subject location. When reviewing the appropriateness of a proposed Accessory Use, particular attention must be given to potential off-site impacts, especially in areas where residential uses remain in close proximity.

The subject parcel is surrounded to the north, south, east, and west by properties designated as C-1 District. However, several properties to the east, southeast, and northeast continue to function as residential dwellings despite their commercial district designation. These residential uses are separated from the proposed development by the back alley and Park Street. In addition, the applicant will be required to provide screening which will help screen the commercial activity, reduce visual impacts and mitigate noise. Administration considers the proposed Retail, General with Accessory Use, to be compatible with the surrounding uses.

The application was circulated to adjacent landowners for comment, and no responses have been received to date.

In light of the above considerations, Administration is supportive of the proposed application and recommends approval by the Municipal Planning Commission.

RECOMMENDATION:

That the Municipal Planning Commission approve the application for the Retail, General with Accessory Use as presented in Development Permit 29-26, located at 4907 Broadway Avenue (Lot 8-10, Plan RN17), 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. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, rights-of-way, and/or easements.
4. The applicant shall provide screening from adjacent buildings and public roadways to the satisfaction of the Development Authority.
5. The applicant shall provide solid a 6-foot fence at the rear of the property to provide for screening adjacent buildings and public roadways to the satisfaction of the Development Authority.
6. Any change or use intensification of the approved use shall require review of current Development Permit and may require a separate approval

NOTES

1. *A fire inspection must be completed by the Town of Blackfalds Fire Department. Please call 403.885.4144 to schedule an inspection time.*
2. *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.*
3. *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.*
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.*

ALTERNATIVES

- A. Refer the application to administration to more information

B. Deny the application, citing reasons for its refusal.

Billie Scott
Development Officer

Attachments:

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

Development Permit #: _____

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(4)(h)(i)**

Mailing Address: **ATIA Section 20(1)**

City: **ATIA Section 20(1)** Prov: _____ Postal Code: _____

Phone: _____ Alt Phone: _____

Email Address: _____

Preferred Method of Correspondence: Email Mail Phone

(Same as Landowner)

Applicant/Contractor Name(s): _____

Mailing Address: _____

City: _____ Prov: _____ Postal Code: _____

Phone: _____ Alt Phone: _____

Email Address: _____

Preferred Method of Correspondence: Email Mail Phone

PROJECT INFORMATION

Proposed Land Use:

Civic Address of Property to be Developed: 4907 Broadway 5007 Park

Lot: 8-10 Block: _____ Plan: RN17 Land Use District: C-1

- New Construction Addition Second Floor Development
 Demolition Renovation Accessory Building Change in Occupancy/Use
 Temporary Building (Duration Required): _____

Other: _____

Proposed Use (Description): Existing Liquidation Warehouse

Existing Land Use: Vacant Shop Storage Sheds Other: Commercial - Existing

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: _____ 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: \$ _____
(Building Materials and Labour)

Variance Required: Reason for variance: accessory. use - to allow for Storage.

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 or by phone at 403.885.6370.

Development Permit #: _____

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: Grandfathered

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://extmapviewer.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):

Selling new & used products - property management to allow for an accessory use - to allow storage

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): _____

Permit Applicant Signature(s): _____

Landowner Name(s): **ATIA Section 20(4)(h)(i)**

Landowner Signature(s): **ATIA Section 20(1)**

BELOW FOR OFFICE USE ONLY

Lot: _____ Block: _____ Plan: _____ Land Use District: _____ Tax Roll #: _____

Variance Requested (if applicable): MPC Development Officer

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

Development Permit Fee: (1-61-00-520)	\$ <u>200.00</u>	MPC Date: _____
TOTAL:	\$ _____	SDAB Date: _____
		Notification Date: _____

Receipt #: _____ Date Application Deemed Complete: _____

Public Liquidation Warehouse

Perry L. Watson
4907 Broadway Avenue
Blackfalds, AB, T0M 0J0, Canada

Telephone: (403) 885-4912
Fax: (403) 885-5561

February 10, 2026

**To Whom it may concern;
Town of Blackfalds
Planning and Development**

I moved to the Blackfalds area, along with my family in 1975. In the 80's, I was interested in starting a business. I located the property which we currently still operate. I went to discuss with the village prior to making the offer, what would be needed to be done and what procedures would be required. Once the offer was accepted and we got possession of the property in 1985, I went back to the town to do whatever paper work and find out what else they needed.

The first hurdle I encountered was that there was no plumbing in the building. I was shocked that a business could operate all these years without water or sewer. In fact, there was a hose run out through the wall to the back yard with two funnels. One was marked "His" and a narrower funnel marked "Hers". There was also an outhouse. I went to the town to see about servicing the property. They explained that I would have to pay to have the street and sidewalk torn up and returned back to normal. This amount was paid to the town and the town arranged the contractors to carry out the work. I had to fill out all the appropriate paper work and pay a deposit before the work could proceed. I then had to hire a licensed plumbing contractor to do the plumbing required inside. The town oversaw the work and did the final inspection. I'm sure separate permits were required for the outside work and the inside work.

We had to submit a business plan of sorts explaining what we planned on selling and the nature of the business. I met with town officials and discussed and addressed concerns. The town then imposed and set out several stipulations that we had to adhere to, for us to operate our business. The business prior to us, was a lumber yard and hardware store. I have enclosed a photo that I believe I found on the town website (p1, p2). Although this photo is before we purchased, much of the lumber and supplies were stored outside, with little to no fencing. One of the conditions to operate was to screen in the yards so the items would not be seen and be unsightly. Especially as selling used items such as toilets, bathtubs, bicycles, BBQs, lawn mowers, tractors, appliances, car parts, building supplies and much more that are stored outside, would be deemed by some, to be unsightly.



P1

BOY VALLEY LUMBER YARDS LTD.

P2

4907 Broadway Avenue – DP 29-26 – Accessory Use – to allow storage associated to the primary business



View from the front entrance north side of the building.



View from the front of the building, showing the existing screening in place for the stored materials

4907 Broadway Avenue – DP 29-26 – Accessory Use – to allow storage associated to the primary business



View from the alley of the proposed location facing north from the public parking lot.



View from the alley of the proposed location

4907 Broadway Avenue – DP 29-26 – Accessory Use – to allow storage associated to the primary business



View from the alley facing north to the existing commercial and residential on Broadway



View from the alley facing east to existing residential on Park Street



Permit 29-26 – Retail, General (Permitted Use) requesting an Accessory Use (Discretionary Use)–
Outdoor Storage

Subject Property – 4907 Broadway Avenue ★

Notification Addresses ★