



**TOWN OF BLACKFALDS  
PUBLIC HEARING MEETING  
TUESDAY, May 14, 2019  
MINUTES**

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A Public Hearing for the Town of Blackfalds was held on Tuesday, May 14, 2019 at the Civic/Cultural Center, 5018 Waghorn Street, Blackfalds, Alberta, commencing at 7:00 pm.

**MEMBERS PRESENT**

Mayor Richard Poole  
Deputy Mayor Jamie Hoover  
Councillor Ray Olfert  
Councillor Rebecca Stendie  
Councillor Laura Svab  
Councillor Will Taylor

**ATTENDING**

Acting CAO Sean Barnes  
Infrastructure and Property Services Director Preston Weran  
Planning and Development Manager Terry Topolnitsky  
Corporate Services Manager Darolee Bouteiller  
IT Analyst Cory Babey  
Executive Assistant Anne Peck

**REGRETS**

CAO Myron Thompson  
Councillor Marina Appel

**MEDIA**

Ashli Barrett, Lacombe Globe

**PUBLIC**

Amanda Haeusler, Stantec  
Glenn Fraser, Riser Homes  
Linda Murrell, Blackfalds  
Conrad Maki, Blackfalds

**PUBLIC HEARING CALLED TO ORDER**

Mayor Poole called the Public Hearing meeting to order at 7:02pm.

**BACKGROUND**

The purpose of By-law 1234/19 is to amend the Land Use Bylaw 1198/16 for the redistricting of Lot 30, Plan RN 17A (5012 Wilson Street) from R-1L (Residential Single Family Large Lot) to R-2 (Residential Multi Dwelling District). First Reading was given on April 9 2019 with required advertising and notifications.

**WRITTEN COMMENTS**

No objections from notified parties.

**CHAIRPERSON ASKED FOR ANY LATE WRITTEN SUBMISSIONS**

None

**COMMENTS FROM THE PLANNING DEPARTMENT**

Planning Manager Topolnitsky added this development area is included within Downtown Revitalization Plan. The subject property is surrounded by residential and is approximately 70 years old. The application is to demolish the existing structure and erect a new 4-plex with various housing options. Manager Topolnitsky added that this is discretionary use under R2 and would have to be reviewed by MPC and further added that the Planning Department supports the proposed development.

**COMMENTS IN SUPPORT OF THE BYLAW**

Glenn Fraser – Riser Developments: Provided detail on the proposed development and mentioned a minimized urban sprawl enhancing efficiently in older neighborhoods. Fraser further provided that Riser Developments would meet required compliances during construction and abide by the Town's noise Bylaw during construction.

**COMMENTS OPPOSING THE BYLAW**

None



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**COMMENTS FROM THOSE AFFECTED BY THE BYLAW**

Karen Saunders – Blackfalds resident: Saunders shared with Council that she lives just down the street from the proposed changes and wished to receive answers to a few questions. Infrastructure – can existing water/sewer services handle the various kinds of structures, including 4-plexes? Would the streets have to be torn up to reconfigure that? What is the time left for existing services – is it 5-15 years? Is there enough parking to support a 4-plex, noting that 16 parking spots could be required? Saunders also concerned if will be owned or rental properties. Neighborhood comprised of mostly single families, with some homes being owned and some have renters. Saunders noted that some renters don't have the same regard for care of the property and concluded that it is a nice area, and nice to know the neighbors.

**ADDITIONAL COMMENTS FROM PLANNING DEPARTMENT**

None

**QUESTIONS FROM COUNCIL**

Council asked for clarification relative to the infrastructure concern, and Administration provided there is good capacity in that area for utilities. Some older areas can have underground growth in a sewer system and would be replaced if required, but development shouldn't affect current life expectancy of pipe, which typically has 30-40 years of life expectancy. Administration added that the Developer would be required to inspect the service connection and bring up to standard, if the development were to be approved. Anticipated usage not reaching maximum per resident per ration for this existing area, with commercial and industrial rates, so volumes are able to be used for residential. Impact minimal to service connections. Service connections from roadway to property, developer would bring up to code.

**PUBLIC HEARING DECLARED AS CLOSED**

Mayor Poole declared the Public Hearing closed.

Motion to adjourn Councillor Olfert - Carried Unanimously

**ADJOURN**

Mayor Poole adjourned the Public Hearing at 7:54pm.

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**MAYOR RICHARD POOLE**

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**ACTING CAO SEAN BARNES**