



**TOWN OF BLACKFALDS  
MUNICIPAL PLANNING COMMISSION  
Meeting Minutes  
March 9, 2021 Commencing at 6:15 P.M.**

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A Municipal Planning Commission Meeting for the Town of Blackfalds was held on March 9, 2021 at the Town Office, 5018 Waghorn Street, Blackfalds, Alberta, commencing at 6:15 p.m.

**MEMBERS PRESENT:**

Jamie Hoover  
Laura Svab  
Will Taylor  
Rylan Zakreski

**REGRETS:**

Alejandro Garcia

**PUBLIC ATTENDING**

Oksana Boychuk

**ATTENDING:**

Patty Urban, Development Officer II  
Preston Weran, Director of Infrastructure and Property Services

**REGULAR MUNICIPAL PLANNING COMMISSION MEETING CALLED TO ORDER:**

Member Hoover called the meeting to order at 6:17 p.m.

**AGENDA APPROVAL**

**Resolution 8-21**

Member Svab moved to approve the March 9, 2021 agenda presented.

**BUSINESS ARISING FROM MINUTES:**

None

**BUSINESS:**

**4.1 Application 19-21 – Request for Decision  
Construction of Accessory Building – Dog Kennel  
Discretionary Use within AG – Agricultural District  
39515 Range Road 271 (Lot 1, Block 11, Plan 882 0120)  
AG – Agricultural District**

The Board had a lengthy discussion on the proposed dog kennel citing concerns of noise levels and the effects on existing country residential uses; consistency of the proposed use with the Animal Control Bylaw; complaints from landowners in the adjacent municipality and how they would be enforced; traffic concerns and safety at the intersection to the property; future development and conflict of a dog kennel; precedent setting of this use and future development of the surrounding areas and the need for temporary time period for the proposed use.

Director Weran provided additional information on the intersection, its uniqueness, and the discussions that have occurred with Lacombe County on road maintenance and signage.

Director Weran further stated that the subject property is surrounded by agricultural uses on three sides and noted that higher density developments are far within the 20-year horizon.



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It was the unanimity of the Board that the application be referred to a future meeting pending attendance by the applicant.

**Resolution 9-21**

Member Taylor moved that the Municipal Planning Commission TABLE Development Permit D19-21 for the construction of a 59.5 m<sup>2</sup> Accessory Building for the purposes of a Dog Kennel at 39515 Range Road 271 (Lot 1, Block 1 Plan 882 0120) to allow the applicant to attend the meeting to discuss the concerns of the Board.

**CARRIED UNANIMOUSLY**

**4.2 Application 21-21 – Request for Decision**

**Home Based Business – Major, Aesthetics Operation (Eyelash Technician) and Relaxation Request to Part 6.1 (6) of Land Use Bylaw 1198.16, Parking Stall Size Discretionary Use within R-1S Residential Single Dwelling Small Lot District  
82 Aurora Heights Boulevard (Lot 63, Block 7, Plan 152 3086)  
R-1S - Residential Single Dwelling Small Lot District**

The applicant, Oksana Boychuk, was present to address any questions of the Board.

The Board had a lengthy discussion on the parking requirements for Home Based Businesses, weekend traffic volumes and the relaxation request sought after. It was the consensus of the Board that a relaxation to the parking stall size was not appropriate given that inadequate space is available for vehicular parking north of the detached garage.

The applicant advised the Board that both occupants have other employment outside the dwelling; the Home Based Business will only require one (1) daily visitor and ample parking inside the garage will always be made available.

**Resolution 10-21**

Member Taylor moved that the Municipal Planning Commission APPROVE Development Permit D21-21 for the operation of a Home-Based Business – Major for an Aesthetics Operation (Eyelash Technician) at 82 Aurora Heights Boulevard (Lot 63, Block 7, Plan 152 3086), granting a relaxation to Part 9.1 of Land Use Bylaw 1198/16, reducing the parking requirement for the Home Based Business, Major from one (1) stall to zero (0) in recognition that the daily site visits are limited to one (1); and

Subject to the following conditions:

1. The proposed use shall be valid until December 31, 2024.
2. There shall be no exterior display or advertisement other than a business identification plaque or sign 20.0 cm (8in.) by 30.5 cm (12.0 in) in size located on or in the dwelling;
3. No physical changes to the external appearance of the dwelling or any accessory business shall be allowed as a result of the establishment of the home-based business;
4. The site will be maintained in a neat and orderly manner in accordance with the Community Standards Bylaw;
5. Applicant is required to obtain a business license for the Town of Blackfalds;
6. Any change in use or intensification of the Home-Based Business (maximum five (5) client visits per day, shall require re-application;
7. That the clients utilize the off-street parking as provided for in the rear attached garage at all times;
8. A Business shall not, in the opinion of the Municipal Planning Commission, generate pedestrian or vehicular traffic or parking in excess that would be detrimental to the amenities and safety of the residents in the vicinity of the parcel;



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9. A home-based business does not exempt the applicant from compliance with any federal or provincial regulation, or any municipal Bylaw or regulation.

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

**5.1 Minutes of February 9, 2021**

**Resolution 11-21**

Member Taylor moved to approve the minutes of February 9, 2021 as presented.

**CARRIED UNANIMOUSLY**

**ADJOURNMENT**

Chairperson Hoover adjourned the meeting at 6:57 p.m.

*James Hoover*

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**CHAIR**

*Reuban*

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**SECRETARY**