



**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION
Meeting Minutes
March 23, 2021 Commencing at 6:00 P.M.**

A Municipal Planning Commission Meeting for the Town of Blackfalds was held on March 23, 2021 at the Town Office, 5018 Waghorn Street, Blackfalds, Alberta, commencing at 6:00 p.m.

MEMBERS PRESENT:

Jamie Hoover
Laura Svab
Will Taylor
Alejandro Garcia
Rylan Zakreski

REGRETS:

PUBLIC ATTENDING

Candice Wilson

ATTENDING:

Patty Urban, Development Officer II

REGULAR MUNICIPAL PLANNING COMMISSION MEETING CALLED TO ORDER:

Member Hoover called the meeting to order at 6:01 p.m.

AGENDA APPROVAL

Resolution 12-21

Member Svab moved to approve the March 23, 2021 agenda presented.

BUSINESS ARISING FROM MINUTES:

Application 19-21 – TABLED Item
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

Candice Wilson was in attendance to address any concerns of the Board.

The Board discussed the proposed development, intersection safety, future development within the 20-year horizon and the potential for future impacts from this use and the need to place a time limit on permit approval.

The applicant addressed the Board and offered to place a 'Yield' sign on the property to improve intersection safety and advised that a ten (10) year term is acceptable.

Resolution 13-21

Member Taylor moved that the Municipal Planning Commission APPROVE Development Permit D19-21 for the construction of a 59.5 m² Accessory Building for the purposes of a Dog Kennel at 39515 Range Road 271 (Lot 1, Block 1 Plan 882 0120) and the following existing structures:

- i) 12'x 20' pole shed (wood storage);
- ii) 20'x24' storage shed with 12' x 20' roof addition (no walls); and

Subject to the following conditions being met to the satisfaction of the Development Officer:

1. The permit shall be valid for a period not exceeding ten (10) years. Expiry of this permit shall be December 31, 2031.



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2. The applicant shall ensure that:
 - a) the proposed accessory building is sided with materials the same as or consistent with the exterior finish of the dwelling unit.
 - b) the building materials utilized for the building's construction, optimize soundproofing, mitigating any nuisances beyond the boundaries of the property.
 - c) adequate form of waste disposal is provided for this use.
 - d) all municipal setbacks are maintained and that the proposed accessory building does not exceed 4.5m in overall height from grade to peak.
 - e) adequate parking is available for this use and shall be always maintained.
 3. The applicant shall obtain all necessary permits for the proper disposal of waste caused from the use of the accessory building.
 4. The applicant shall obtain all necessary Provincial permits for this use;
 5. The applicant shall comply with all Federal, Provincial and Municipal regulations, statutes, codes, and bylaws.
 6. Any change in use or intensification of the building or lands shall require a separate permit application.
 7. Any signage required for this use shall require a separate development permit application.

CARRIED

BUSINESS:

4.1 Application 36-21 – Request for Decision

Home Based Business, Major – Photography Operation

Discretionary Use within R-1M – Residential Single Dwelling Medium Lot District

5414 Vista Trail (Lot 22, Block 4, Plan 142 3984)

R-1M – Residential Single Dwelling Medium Lot District

Resolution 14-21

Member Svab moved that the Municipal Planning Commission APPROVE Development Permit D36-21 for a Home Based Business, Major (Photography Operation) at 5414 Vista Trail (Lot 22, Block 4, Plan 142 3984) Subject to the following conditions:

1. 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;
2. 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;
3. The site will be maintained in a neat and orderly manner in accordance with the Community Standards Bylaw;
4. Applicant is required to obtain a business license for the Town of Blackfalds;
5. Any change in use or intensification of the Home-Based Business (maximum five (5) client visits per day, shall require re-application;
6. That the clients utilize the off-street parking as provided for in the rear attached garage at all times;
7. 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;
8. A home-based business does not exempt the applicant from compliance with any federal or provincial regulation, or any municipal Bylaw or regulation.

CARRIED



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4.2 Application 37-21 – Request for Decision

**Home Based Business – Major, Personal Service (Tanning Salon)
Discretionary Use within R-1L Single Dwelling Large Lot District
48 Cyprus Road (Lot 54, Block 5, Plan 072 6123)
R-1L - Residential Single Dwelling Large Lot District**

The Board had a lengthy discussion on the proposed tanning salon with sauna, citing concerns on traffic; Alberta Health Services approval, the Building Code and the possibility for mold caused from the sauna; operational times and dates and the potential for more than one client utilizing the services at the same time and parking availability.

Member Taylor moved that the Municipal Planning Commission APPROVE Development Permit D37-21 for the operation of a Home-Based Business – Major for a Tanning Salon (Personal Service) at 48 Cyprus Road (Lot 54, Block 5, Plan 072 6123), subject to the following conditions:

1. The applicant shall ensure that the maximum number of daily visits does not exceed (6);
2. The permit shall be valid for a period not exceeding three (3) years. Expiry of this permit shall be December 31, 2024;
3. 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;
4. 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;
5. The site will be maintained in a neat and orderly manner in accordance with the Community Standards Bylaw;
6. Applicant is required to obtain a business license for the Town of Blackfalds;
7. Any change in use or intensification of the Home-Based Business (maximum six (6) client visits per day, shall require re-application;
8. That the clients utilize the off-street parking as provided for in the front of the attached garage at all times;
9. 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;
10. A home-based business does not exempt the applicant from compliance with any federal or provincial regulation, or any municipal Bylaw or regulation.

Member Taylor withdrew his motion.

Resolution 15-21

Member Svab moved that the application be referred to a future meeting to allow the applicant to be present to address concerns of the Board regarding hours of operation and parking.

CARRIED

ADOPTION OF MINUTES

5.1 Minutes of February 9, 2021

Resolution 16-21

Member Zakreski moved to approve the minutes of March 9, 2021 as presented.

CARRIED



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ADJOURNMENT

Chairperson Hoover adjourned the meeting at 6:36 p.m.

James Hoover

CHAIR

Reuben

SECRETARY