

NOTICE OF PROPOSED DEVELOPMENT

October 7, 2026

The Town of Blackfalds, Planning and Development Department, has received a development application for the address noted below. As a variance is being requested, the Land Use Bylaw 1268/22 requires adjacent landowners to be notified. The details are as follows:

Development Permit: 242-26

Civic Address: 235 Eastpointe Drive

Legal Description: Lot 14, Block 12, Plan 242 1073

Land Use District: Residential Multi-Dwelling District (R-2)

Proposed Development: A side yard setback variance request of 0.04 m (should be a minimum of 1.5 m, shown as 1.46 m) for a townhouse.

Please provide this office with any written comments and/or concerns that you may have with this application. To avoid delays by regular mail, responses may be received via fax to the Town of Blackfalds at (403) 600-0045 or at the general email at planning_development@blackfalds.ca.

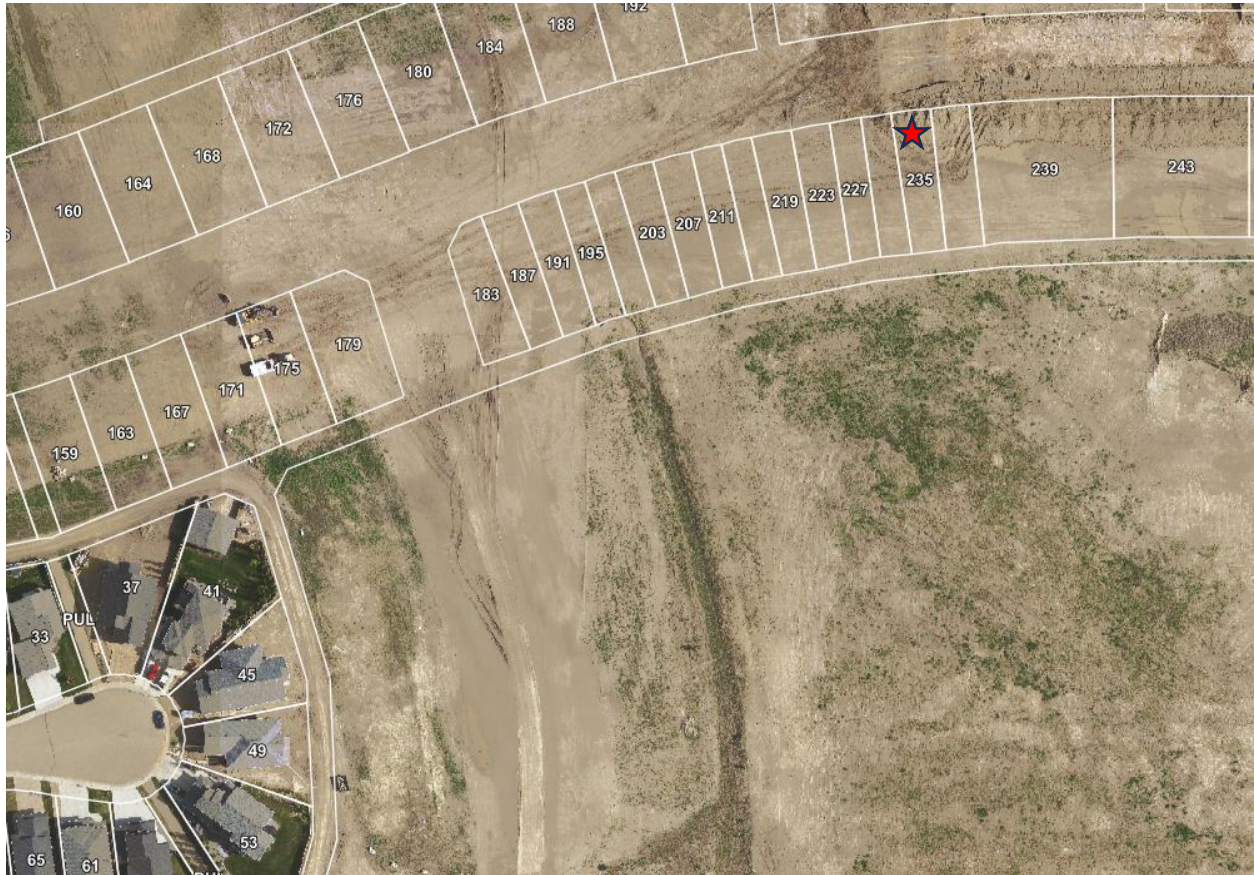
The response deadline is **October 21, 2026**. If we have not received a written reply by this date, it will be assumed that you have no objections regarding the proposed development.

Town of Blackfalds
PLANNING AND DEVELOPMENT DEPARTMENT

Attached:
Subject Property Map

DP 242-26- Subject Property – 235 Eastpointe Drive ★

A side yard setback variance request of 0.04 m (should be a minimum of 1.5 m, shown as 1.46 m) for a townhouse.



Plot Plan

SNELL & OS Lund SURVEYS (1979) LTD.

RED DEER, ALBERTA Ph: (403) 342-1255

Date : JULY 23, 2026

Scale = 1 : 200

Drawn By: F

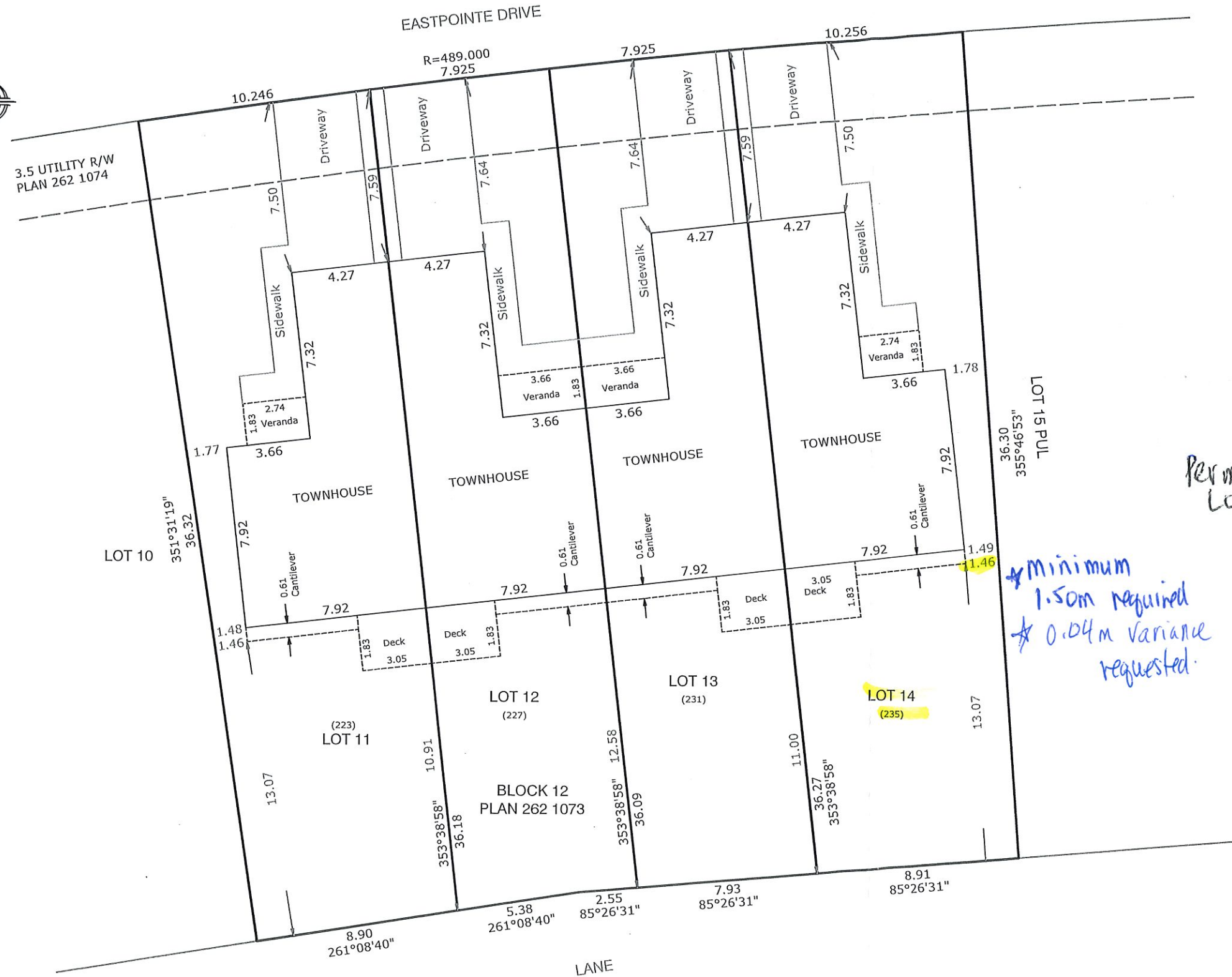
Job No. : 41078 PP

LEGAL DESCRIPTION:

LOT 11, 12, 13 & 14
BLOCK 12
PLAN 262 1073

CLIENT: RISER HOMES

CIVIC ADDRESS: 223, 227, 231, 235, EASTPOINT DRIVE BLACKFALDS



LOT 11

(223)

LOT AREA = 347.1 sq. m.
BLDG. AREA = 111.1 sq. m.
(Includes Cantilever, Decks & Verandahs)
LOT COVERAGE = 32.0 %

LOT 12

(227)

LOT AREA = 285.9 sq. m.
BLDG. AREA = 111.1 sq. m.
(Includes Cantilever, Decks & Verandahs)
LOT COVERAGE = 38.9 %

LOT 13

(231)

LOT AREA = 286.8 sq. m.
BLDG. AREA = 111.1 sq. m.
(Includes Cantilever, Decks & Verandahs)
LOT COVERAGE = 38.7 %

LOT 14

(235)

LOT AREA = 347.8 sq. m.
BLDG. AREA = 111.1 sq. m.
(Includes Cantilever, Decks & Verandahs)
LOT COVERAGE = 31.9 %

242-26