

TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION]
Civic Cultural Center – 5018 Waghorn Street
Tuesday, February 27, 2024 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 Treaty Six Land Acknowledgement - Blackfalds Municipal Planning Commission acknowledges that we are on Treaty 6 territory, a traditional meeting ground, gathering place, and travelling route to the Cree, Saulteaux (So-toe), Blackfoot, Métis, Dene (De-nay) and Nakota Sioux (Sue). We acknowledge all the many First Nations, Métis, and Inuit whose footsteps have marked these lands for centuries.

3. BUSINESS

- 3.1 Approval of Minutes from November 28, 2023
- 3.2 Application 20-24 – Single Family Dwelling w/attached garage, uncovered deck, and accessory suite at 14 Palmer Circle.
- 3.3 Application 21-24 – Single Family Dwelling w/attached garage, uncovered deck, and accessory suite at 22 Palmer Circle.
- 3.4 Application 22-24 – Single Family Dwelling w/attached garage, uncovered deck, and accessory suite at 50 Palmer Circle.
- 3.5 Application 23-24 – Single Family Dwelling w/attached garage, uncovered deck, and accessory suite at 58 Palmer Circle.
- 3.6 Application 24-24 – Single Family Dwelling w/attached garage, uncovered deck, and accessory suite at 66 Palmer Circle.
- 3.7 Application 25-24 – Single Family Dwelling w/attached garage, uncovered deck, and accessory suite at 70 Palmer Circle.
- 3.8 Application 26-24 – Single Family Dwelling w/attached garage, uncovered deck, and accessory suite at 82 Palmer Circle.
- 3.9 Application 27-24 – Single Family Dwelling w/attached garage, uncovered deck, and accessory suite at 114 Palmer Circle.
- 3.10 Application 28-24 – Side yard relaxation of 1.45m (32.4%) at 5677 Vista Trail.

4. CONFIDENTIAL

None

5. ADJOURNMENT

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
Tuesday February 27, 2024**

TO: Municipal Planning Commission

PREPARED BY Billie Scott, Development Officer II

PRESENTED BY Billie Scott, Development Officer II

DEVELOPMENT: Development Permit 20-24

- Single Family Dwelling w/attached garage, uncovered deck, and accessory suite.

ADDRESS: 14 Palmer Circle (Lot 24, Block 13, Plan 172 0736)

ZONING: Residential Single Dwelling Medium Lot District (R-1S)

PURPOSE:

An application has been submitted by Abbey Platinum Master Built for construction of a single-family dwelling with an attached garage, uncovered deck, and a proposed accessory suite at 14 Palmer Circle.

Pursuant to Land Use Bylaw 1268/22, the number of Dwellings allowed to have an Accessory Suite within a neighbourhood area shall not exceed 10% of the total units in that subdivision, neighbourhood and the Accessory Suites are to have a distance of 10 Dwellings and/or lots between Accessory Suites.

The applicant is requesting to construct 8 single family dwellings with an attached garage, uncovered deck, and accessory suite on Palmer Circle. It is acknowledged, that this request does not exceed the 10% of the total units within that subdivision or neighbourhood, however, does exceed the minimum distance of 10 dwellings and/or lots between each accessory suite.

As there are 8 Accessory Suites being applied for on Palmer Circle that are a discretionary use and do not meet all requirements of Land Use Bylaw 1268/22, it is the opinion of the Development Officer that the Municipal Planning Commission should be the approving Authority.

SUMMARY:

On February 8, 2024, an application was deemed complete by the Planning Department with the applicant requesting to develop a single-family dwelling with an attached garage, uncovered deck, and accessory suite.

This application has been referred to the adjacent landowners for comment. To date, no responses have been received.

POLICY:

Town of Blackfalds Land Use By-law 1268/22 and amendments thereto

- Section 1.14 Definitions – Accessory Suites
- Section 2.2 – Development Authority and Decisions on Development Permit Applications
- Section 4.2 – Accessory Suites
- Section 6.3 – Residential Single Family Small Lot District (R-1S)

RECOMMENDATIONS:

A. That the Municipal Planning Commission APPROVE the application for the development of a single-family dwelling with an attached garage, uncovered deck, and accessory suite as presented in Development Permit 20-24, located at 14 Palmer Circle (Lot 24, Block 13, Plan 172 0736) subject to the following conditions being met to the satisfaction of the Development Officer:

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.

Prior to Occupancy Conditions:

2. The proposed development shall be undertaken and completed in accordance with the approved plans.
3. Prior to occupancy, the applicant shall place on the front exterior of the dwelling the appropriate civic address numbers in a contrasting colour of not less than 6.0in (15.14cm) in height.
4. Prior to occupancy, the applicant shall place on the front exterior of the dwelling an appropriate mailbox.
5. Occupancy is only permitted once all safety codes inspections (building, plumbing, gas and electrical) are completed and all deficiencies are addressed to the satisfaction of the Safety Codes Officer.

General Development Conditions:

6. If this Development Permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
7. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
8. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure.

9. The applicant is required to submit a “*Final Lot Grading Certificate*” prepared by a professional (e.g., Alberta Land Surveyor, Professional Engineer, or Professional Technologist), acceptable to the Development Authority for approval.
10. All landscaped areas shall be designed to facilitate effective surface drainage consistent with the submitted grading plan. This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.
11. Front yard sod (or other landscaping material approved by the Development Authority), and one (1) front yard tree is required within one (1) year from construction completion.
12. Curb stop must remain visible and at the proper elevation prior to completion of hard surfacing or landscaping.

Ongoing Conditions:

13. An Accessory Suite shall provide 2 additional Off-Street Parking stalls in addition to the minimum requirements of section 3.20. Tandem Parking shall not be allowed as a method for meeting the parking requirements for an Accessory Suite.
14. Parking stalls are to be developed as shown on the approved site plan.
15. The maximum number of Accessory Suites per detached dwelling is limited to 1.
16. A Home Base Business 2 and Home Base Business 3 shall not be allowed within the approved Accessory Suite
17. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
18. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.
19. No front parking stalls are permitted except where an attached garage has been approved. Approved front driveways for attached garages are to be hard surfaced within one (1) year of construction completion.
20. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.

NOTES

1. *The yellow Development Permit card must be displayed during the duration of development.*
2. *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.*
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 and/or regulations affecting such development.*

4. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements and provincial or federal statutes and regulations.*
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. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

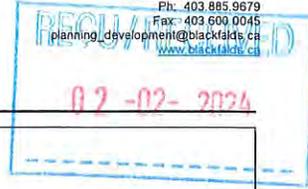
- B. Refer the application to administration for more information.
- C. Deny the application, citing reasons for its refusal.



Billie Scott
Development Officer II

Attachments:

1. Development Permit Application;
2. Plot Plan;
3. Blueprints;
4. Subject Property and Adjacent Landowner Referral Map;
5. Proposed Accessory Suites Map;
6. Rational Letter.



Development Permit #: 20-24

Application Date: 02-02-2024

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): Panorama Estates
Mailing Address: 283 Burnt Park Drive
City: Red Deer County Prov: AB Postal Code: T4S 0K7
Phone: 403-343-6480 Alt Phone: _____
Email Address: art@abbeyplatinum.ca
Preferred Method of Correspondence: Email Mail Phone

(Same as Landowner)
Applicant/Contractor Name(s): Abbey Platinum Master Built
Mailing Address: 283 Burnt Park Drive
City: Red Deer County Prov: AB Postal Code: T4S 0K7
Phone: 403-343-6480 Alt Phone: _____
Email Address: terry@abbeyplatinum.ca
Preferred Method of Correspondence: Email Mail Phone

PROJECT INFORMATION

Proposed Land Use (*please note that one (1) Development Permit Application is required per lot / title):
 SFD Deck (covered/uncovered) Addition Accessory Suite Accessory Building (garage/shed)
 Duplex Four Plex Manufactured/Modular Home Demolition Moved in Building
 Other: _____

Approximate Value of Development: \$ 350,000
(Building Materials and Labour)

Civic Address of Property to be Developed: 14 Palmer Circle

Lot: 24 Block: 13 Plan: 1720736 Land Use District: R-15

Existing Land Use: R-15

Number of Storeys: 2 Height (avg. from ground level to peak): 27'10"

Lot Area: 384 m² Uncovered Deck Construction Included: If yes, size: 120 sq m sq ft

Total Parcel Coverage: 33.1 % (include any deck(s), garage(s) – attached or detached, accessory building(s), verandahs, etc.)

Yard Setbacks - Front Yard: 6.0 Left Side Yard: 1.52

Right Side Yard: 1.52 Rear Yard: 10.10

Number of off-street parking stalls: 2 in rear of property (location and size must be shown in the site/plot plan)

Primary Building: sq. meters sq. feet

Main Floor: 750 Upper Floor: 1058 Basement: _____ Attached Garage: 480

Accessory Building(s): sq. meters sq. feet

Shed: _____ Detached Garage: _____

Accessory Suite Information (if applicable): Existing Suite New Suite

Accessory Suite Total Floor Area: sq. meters sq. feet

Basement Floor (Accessory Suite): 512

Variance Required: Reason for variance: Density of Secondary Suites

Proposed Commencement Date: March 1, 2024 Proposed Completion Date: Sept 15, 2024

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: _____



Development Permit #: 20-24 Application Date: _____

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/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):
New single family dwelling with a secondary suite for rentals, attached garage + deck.

- 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 current 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): Abbey Platinum Master Built
Permit Applicant Signature(s): [Signature]
Landowner Name(s): ART ANASTASI
Landowner Signature(s): Anastasi

FOR OFFICE USE ONLY

Lot: 24 Block: 13 Plan: 1720736 Land Use District: R-15 Tax Roll #: 048240
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 #: 586738 Date Application Deemed Complete: _____

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.

REGU/RECEIVED

02-02-2024

20-24

PLOT PLAN SHOWING PROPOSED LOCATION OF BUILDING(S)

Civic Address: 14 Palmer Circle
Town of Blackfalds, Alberta
Legal Description: Lot 24, Block 13, Plan 172 0736

Top of floor 80.87
Top of footing 77.67
Lowest top of footing 77.67

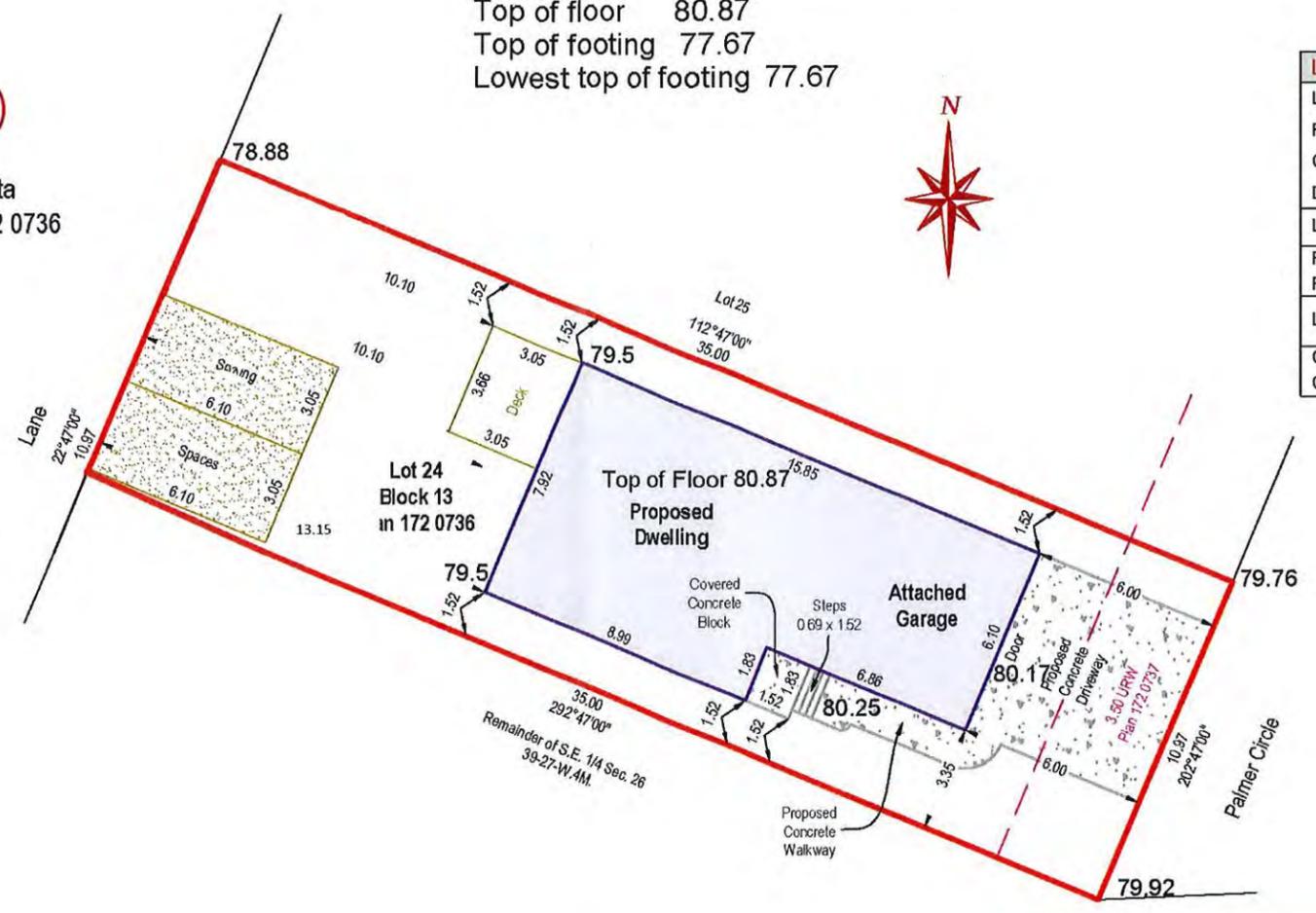
LOT 24 AREA NOTES:	
Lot Area	= 384.0 m ²
Foundation Area	= 113.1 m ²
Covered Conc. Block	= 2.8 m ²
Deck	= 11.1 m ²
Lot Coverage	= 33.1 %
Front Sod Area	= 41.2 m ²
Rear Sod Area	= 133.7 m ²
Landscape Area	= 174.9 m ²
Concrete Walkway	= 7.2 m ²
Concrete Driveway	= 36.6 m ²

APPROVED BY:

[Signature]
Print Name & Signature
Feb 5, 2024
For setbacks + parking.

NOTES:

- Distances are in metres and decimals thereof. Measurements are shown to the outside face of the proposed building foundation wall at ground level.
- The above ground and buried facilities have not been located and are not shown on this plan. It is the responsibility of the owner(s) and contractor to have the facilities located prior to construction.
- Lot boundaries have been calculated from registered plan and may change due to located survey evidence at the time of staking.
- Steps are scaled from house drawings and actual dimensions need to be verified by builder.



PANORAMA ESTATES
BLACKFALDS, ALBERTA
REVIEWED FOR CONFORMANCE WITH
ARCHITECTURAL CONTROLS
GUIDELINES FOR
PANORAMA ESTATES

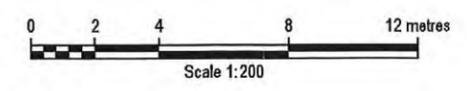
[Signature]
APPROVED
APPROVED WITH CHANGES
NOT APPROVED, RESUBMIT

Date: Feb 21, 2024
Approval: *[Signature]*

11-4609 62nd Street
Red Deer, Alberta T4N 6T3
Office (403) 356-0111 Fax (403) 356-0114
www.compassgeomatics.ca

PERMIT NUMBER
P266
Compass Geomatics Ltd.

COMPASS DWG 01600-23-PP-R1 SURVEYED BY: ___



LAND USE DISTRICT	
R-1S	-Residential Single Dwelling Small Lot District

REVISION SUMMARY	
△	Add Parking Spaces (11/27/23) PCJW
△	Original Issue (11/21/23) PCJW

CLIENT	
Abbey Platinum Master Built	

REV	PAGE
1	1 of 1

2024

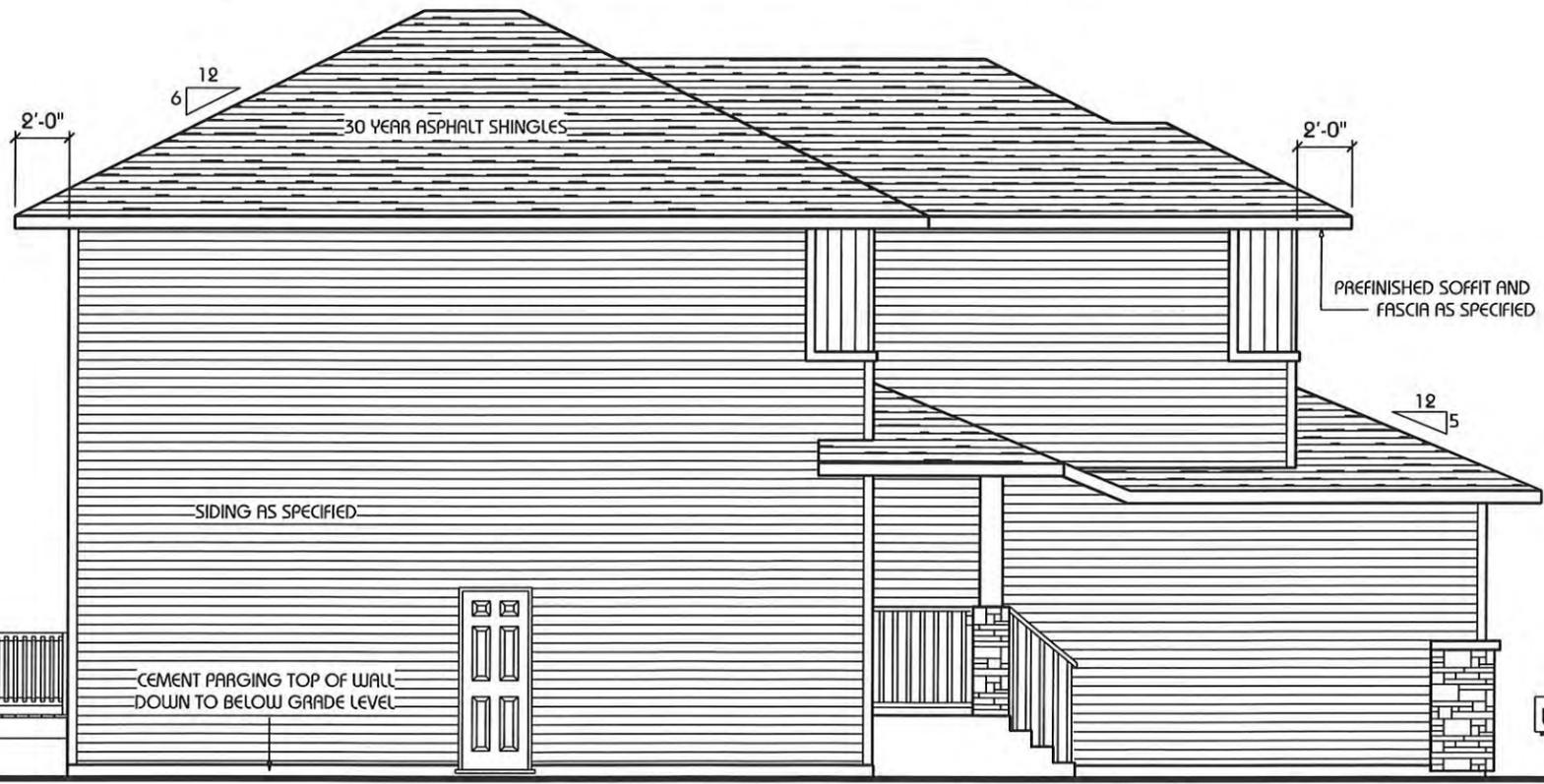
REC'D/RECEIVED
02-02-2024



FRONT ELEVATION

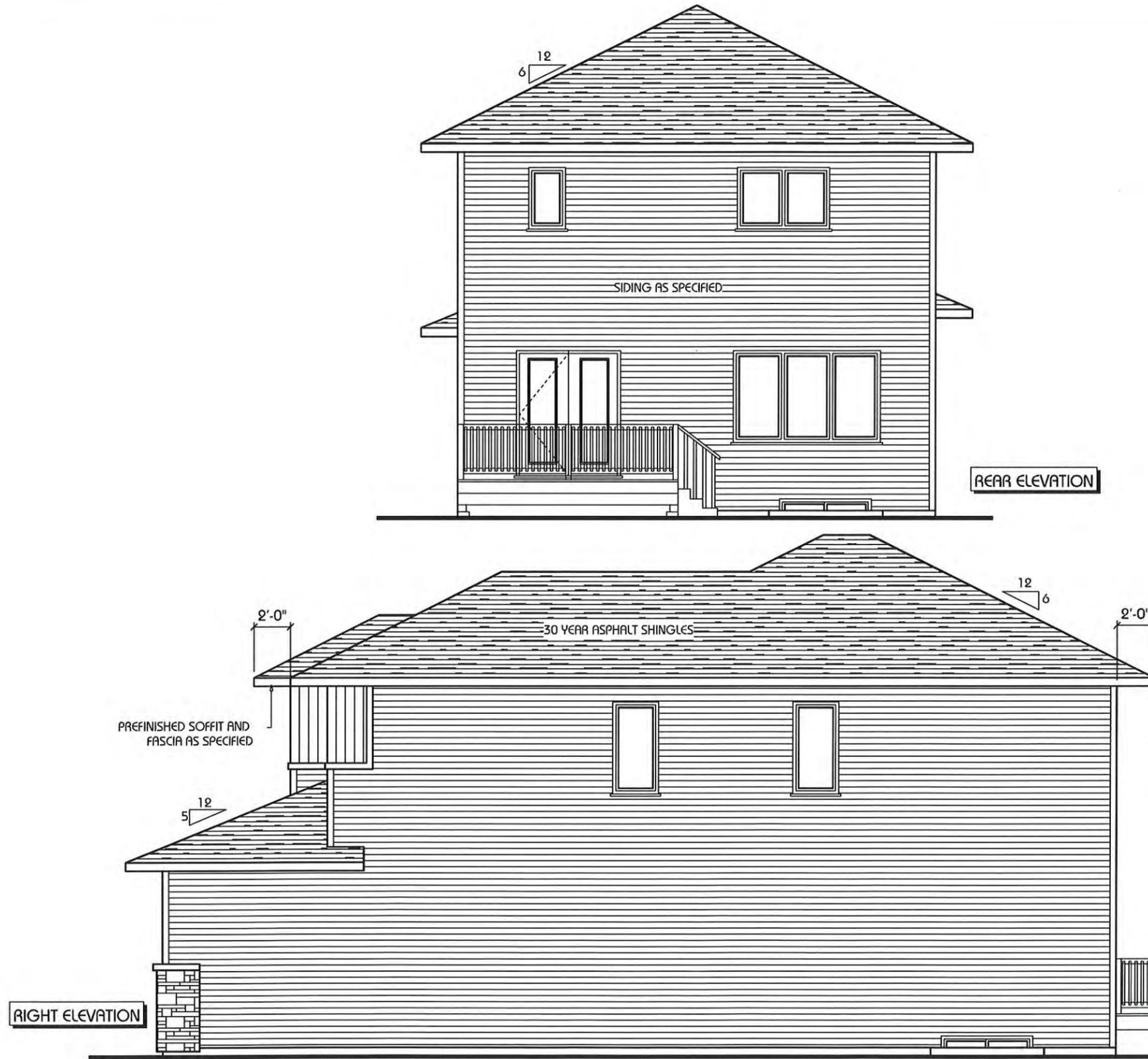
PANORAMA ESTATES
 BLACKFALDS, ALBERTA
 REVIEWED FOR PERFORMANCE WITH
 ARCHITECTURAL CONTROLS
 GUIDELINES FOR
 PANORAMA ESTATES

APPROVED
 NOT APPROVED WITH CHANGES
 NOT APPROVED, RESUBMIT
 Date: Feb 2, 2024
 Approval: [Signature]



LEFT ELEVATION

SHEET 1		NUMBER 8	
DRAWING: ELEVATIONS	SCALE: 1/8" = 1'-0"	DATE: NOVEMBER, 2023	ID: O6
CUSTOMER:	ADDRESS:	MODEL: 1808 SQ. FT. "PRESTLEY" REVERSE	DRAWN BY: DMD
 <p>THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION</p>			



REAR ELEVATION

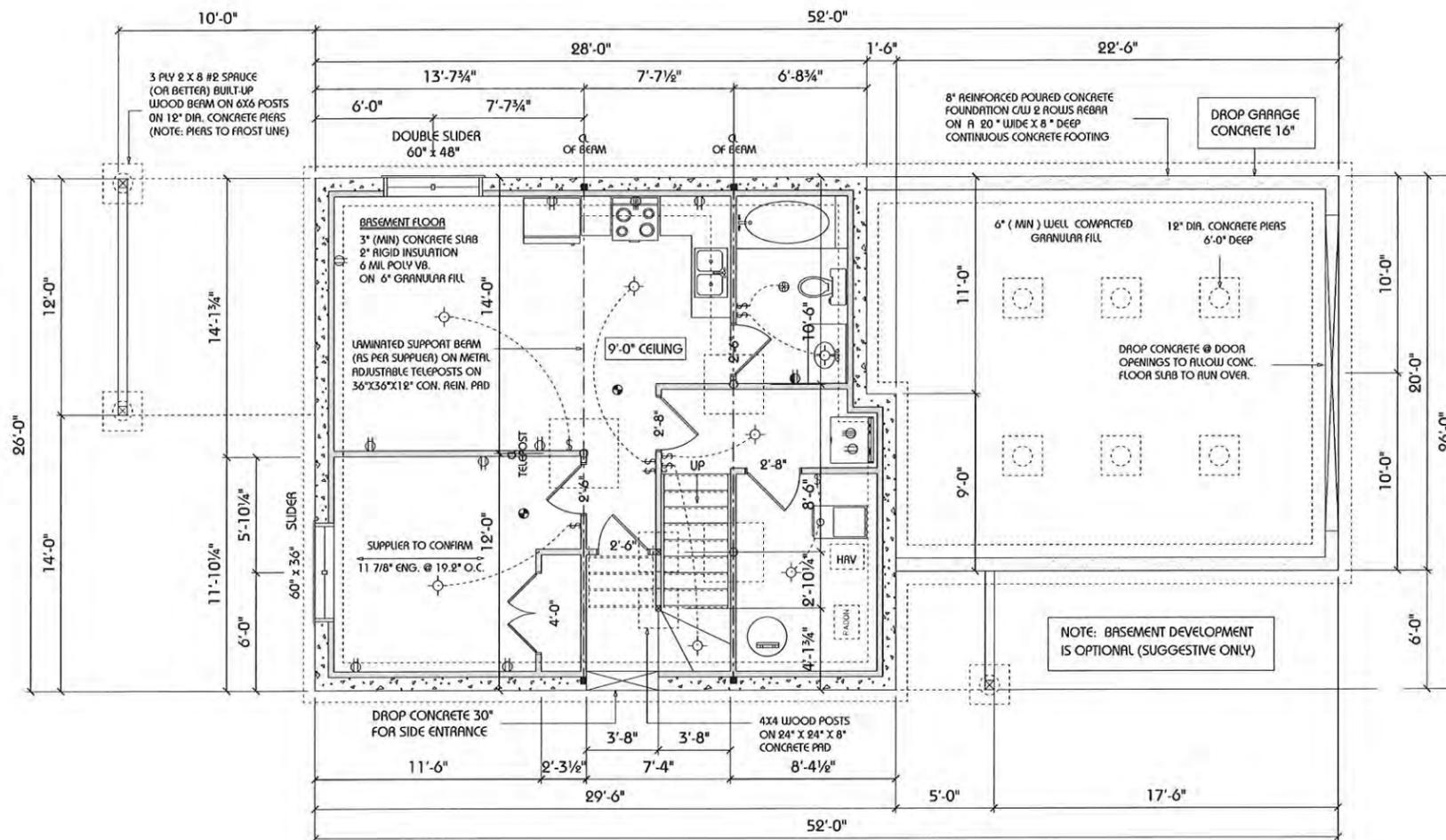
RIGHT ELEVATION

PANORAMA ESTATES
 BLACKFALDS, ALBERTA
 REVIEWED FOR CONFORMANCE WITH
 ARCHITECTURAL CONTROLS
 GUIDELINES FOR
 PANORAMA ESTATES
 APPROVED
 APPROVED WITH CHANGES
 APPROVED, RESUBMIT
 Date: SEP 2, 2024
 Approval: [Signature]

SHEET		NUMBER	
2		8	
DRAWING:	ELEVATIONS	CUSTOMER:	
SCALE:	1/8" = 1'-0"	ADDRESS:	
DATE:	NOVEMBER, 2023	MODEL:	1808 SQ.FT. "PRESTLEY" REVERSE
ID:	O6	DRAWN BY:	DMD
		<p>© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION</p>	

DMD Drafting

403-342-2375
32 AMMETER CLOSE
RED DEER, ALBERTA

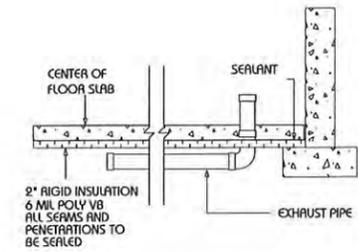


ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
fan	1	⊗
light	7	⊙
outlet	9	⊕
outlet 220v	3	⊕⊕
smoke detector	2	⊙⊕
split receptacle	1	⊕⊕⊕
switch	8	⊕⊕
switch 3 way	1	⊕⊕⊕

NOTE: BASEMENT DEVELOPMENT IS OPTIONAL (SUGGESTIVE ONLY)

FOUNDATION PLAN

512 SQ. FT.
DOES NOT INCLUDE UNDER THE STAIRS OR FURNACE ROOM



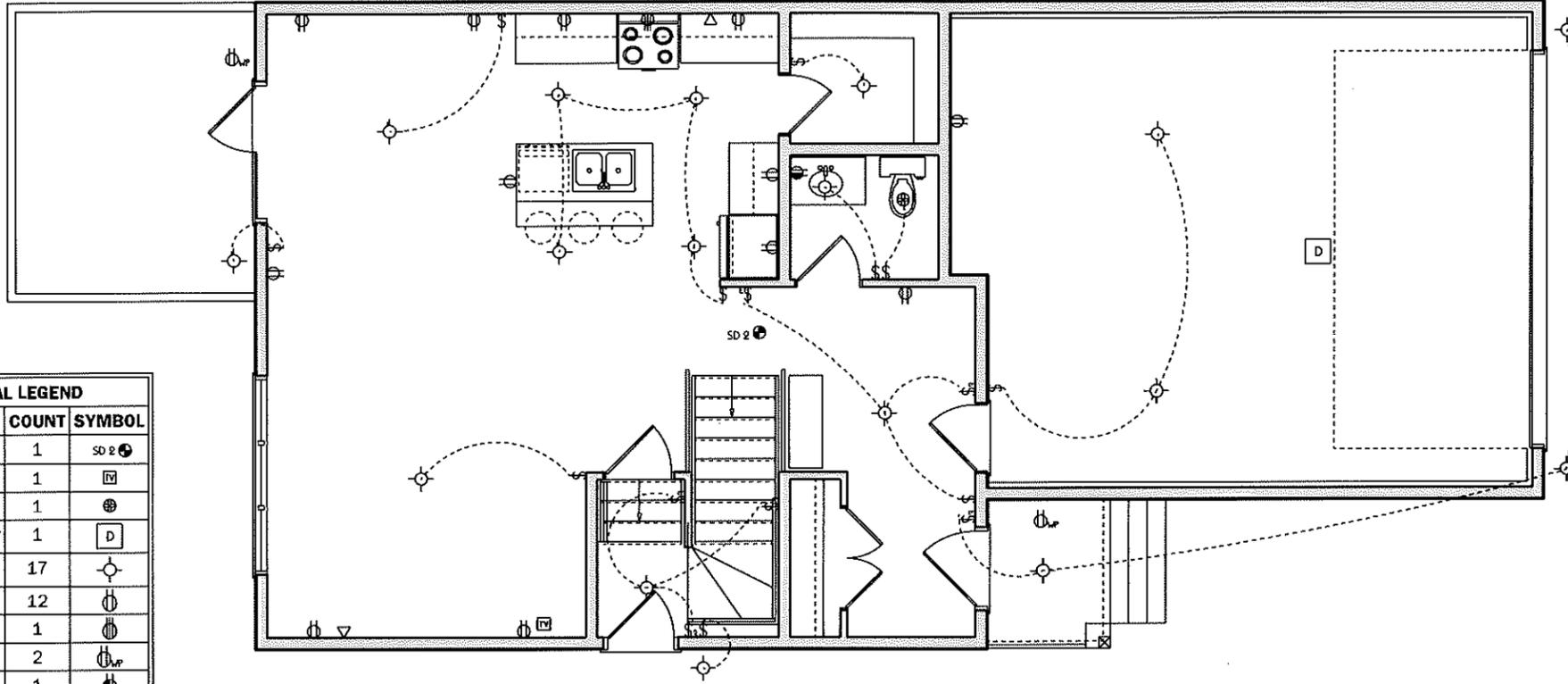
RADON GAS EXTRACTION DETAIL

DRAWING:	FOUNDATION PLAN
CUSTOMER:	
SCALE:	1/8"=1'-0"
DATE:	DECEMBER, 2023
MODEL:	1808 SQ. FT. "PRESTLE" REVERSE
DRAWN BY:	DMD
ID:	O6

403-343-6480
Abbey Platinum Master Built

THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SEALED, ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

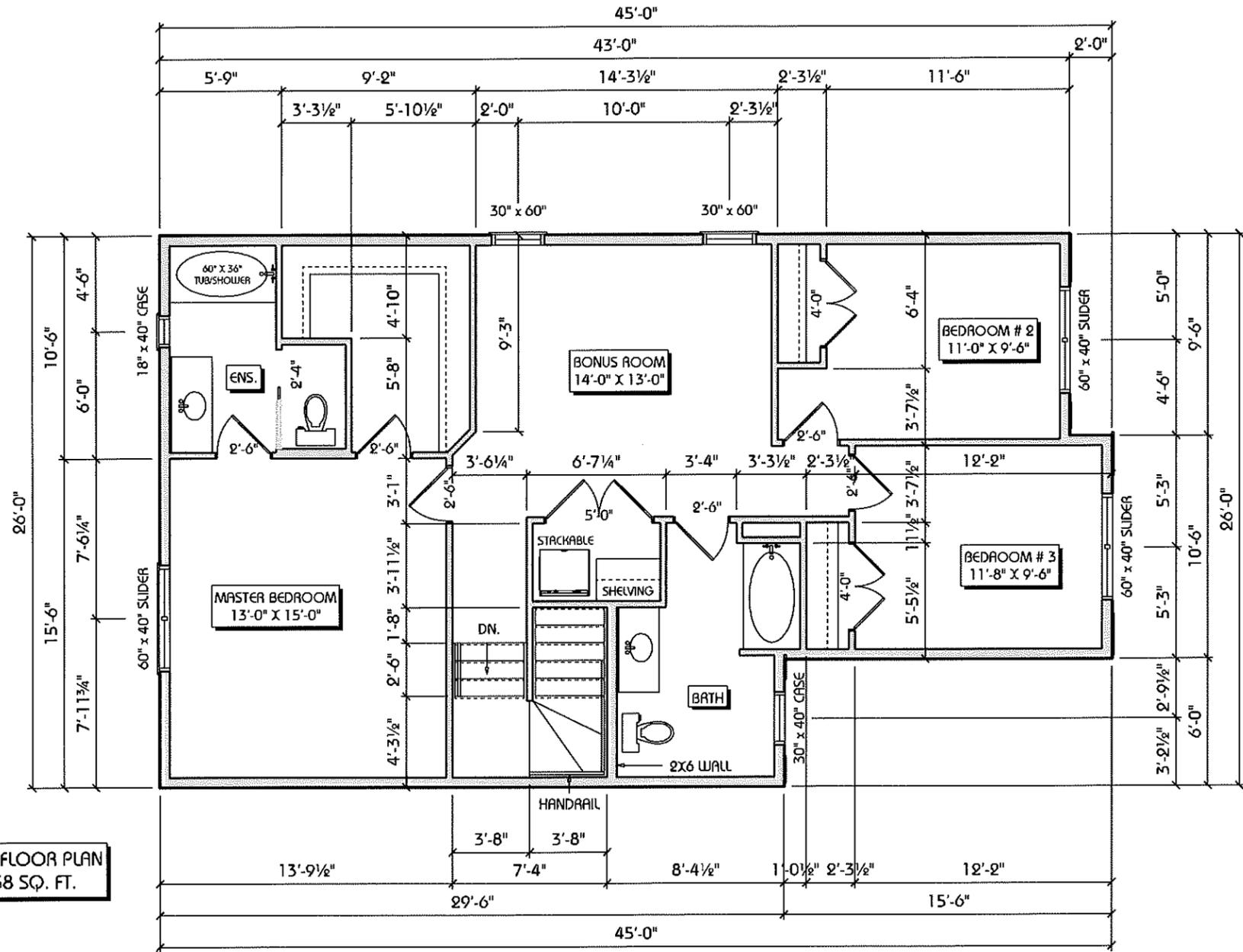
ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CO2 SMOKE	1	SD 2
cable tv outlet	1	□
fan	1	⊙
garage door opener	1	D
light	17	⊙
outlet	12	⊙
outlet 220v	1	⊙
outlet wp	2	⊙
split receptacle	1	⊙
switch	10	⊙
switch 3 way	6	⊙
telephone	2	▽



MAIN FLOOR ELECTRICAL
SUGGESTIVE ONLY

	Abbey Platinum <i>Master Built</i>		<small>THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION</small>	
	CUSTOMER: ADDRESS: MODEL: 1808 SQ.FT. "PRESTLEY" REVERSE DRAWN BY: DMD	DRAWING: MAIN FLOOR ELECTRICAL SCALE: 1/8"=1'-0" DATE: NOVEMBER, 2023 ID: O6	SHEET 5	NUMBER 8

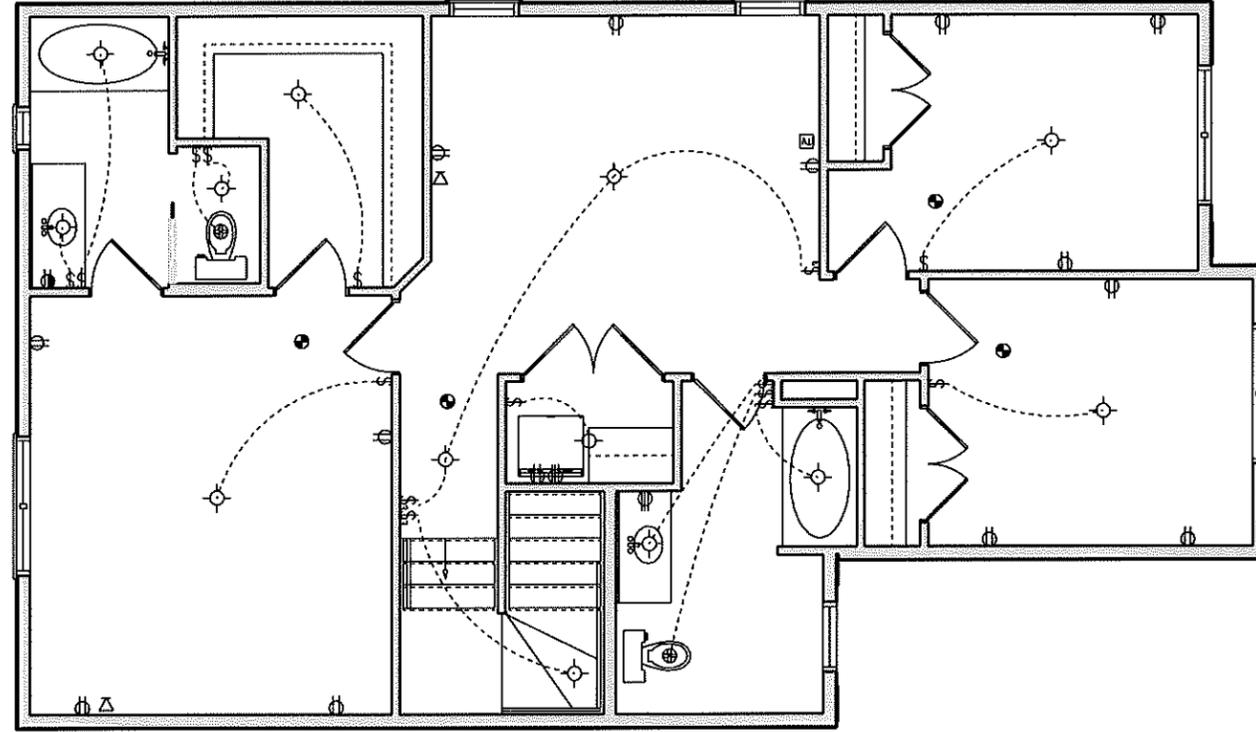
UPPER FLOOR PLAN
1058 SQ. FT.



THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

CUSTOMER:		DRAWING: UPPER FLOOR PLAN	
ADDRESS:		SCALE: 1/8"=1'-0"	
MODEL:	1808 SQ.FT. "PRESTLEY" REVERSE	DATE:	NOVEMBER, 2023
DRAWN BY:	DMD	ID:	O6
SHEET		NUMBER	
6		8	

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
cable tv outlet	1	Ⓜ
fan	2	⊕
light	13	⊙
outlet	14	Ⓢ
outlet 220v	1	ⓈⓈ
smoke detector	4	⊙
stove outlet 220v	2	ⓈⓈ
switch	12	Ⓢ
switch 3 way	3	ⓈⓈ
telephone	2	▽
split receptacle	1	ⓈⓈ

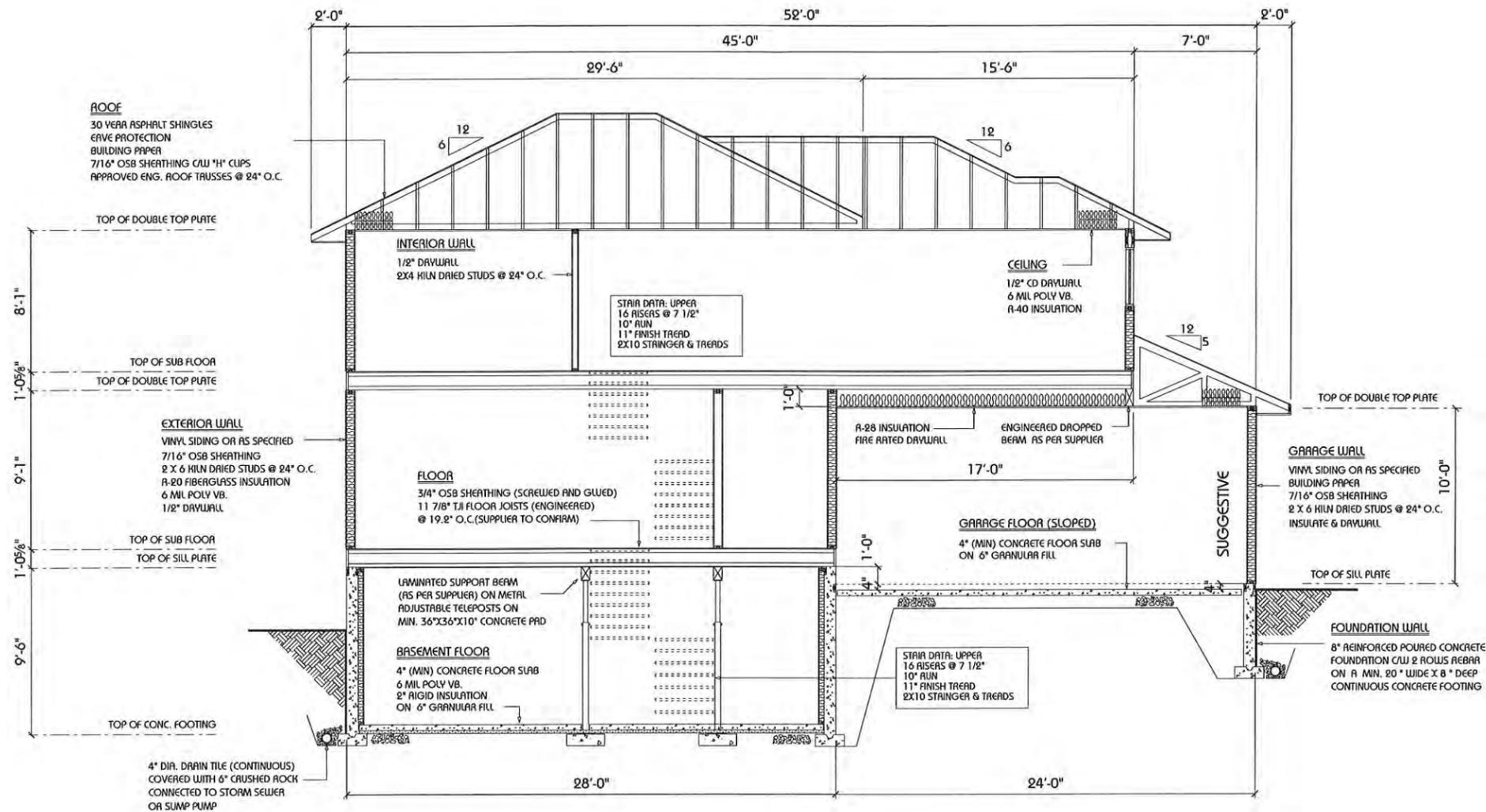


UPPER FLOOR ELECTRICAL
SUGGESTIVE ONLY

	Abbey Platinum <i>Master Built</i>		CUSTOMER:		
	<small>THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM, INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM, INC. FOR CLARIFICATION</small>		ADDRESS:		
			MODEL:	1808 SQ.FT. "PRESTLEY" REVERSE	
			DRAWN BY:	DMD	
DRAWING:	UPPER FLOOR ELECTRICAL	SHEET	7	NUMBER	8
		SCALE:	1/8"=1'-0"		
		DATE:	NOVEMBER, 2023		
		ID:	O6		

DMD Drafting

403-342-2375
32 ANNIETER CLOSE
RED DEER, ALBERTA



CROSS SECTION A-A

CUSTOMER:	SECTION A-A
ADDRESS:	SCALE: 1/8"=1'-0"
MODEL:	DATE: DECEMBER, 2023
DRAWN BY:	ID: O6
	1808 SQ. FT. "PRESTILE" REVERSE
	DMD

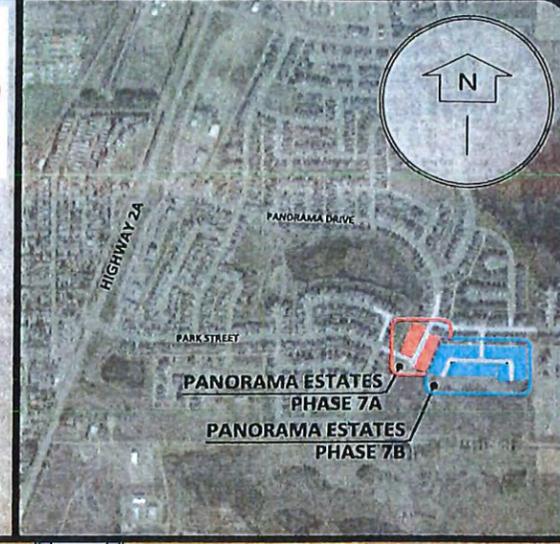
403-343-6480

Abbey Platinum Master Built

THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

20-24

PANORAMA ESTATES PHASES 7A & 7B



LEGEND

- FULL WALKOUT (2.3m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- TRANSITIONAL WALKOUT LOT (1.8m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- POTENTIAL BI-LEVEL WALKOUT (1.1m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- SPLIT DRAINAGE (LESS THAN 1.1m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- SPLIT DRAINAGE (TOWNHOMES)
- EXISTING DEVELOPMENT
- FUTURE DEVELOPMENT
- MUNICIPAL RESERVE
- STREETLIGHT
- SHAW CABLE PEDESTAL
- TELUS PEDESTAL
- FIRE HYDRANT
- TRANSFORMER
- PEDESTAL
- PULL BOX
- EXISTING LOT LINES
- FUTURE LOT LINES
- PHASE 7A LOT LINES
- GARAGE PLACEMENT
- MAILBOX
- 126 LOT NUMBER
- 4 BLOCK NUMBER



LOT 2 MR BLOCK 2 PLAN 112 4253

FUTURE PANORAMA ESTATES PHASING



RECU/RECU

02 -02- 2024

Residential | Commercial | Renovations

Planning and Development

Town of Blackfalds

Panorama Estates

To whom it may concern:

With the proposal that we have put forward for the added density on Palmer Circle we aim to help alleviate one of the greater problems facing the population of Central Alberta.

Accessible and affordable housing has been top of government agendas for some time now. The housing crisis has been a top story in Alberta and all of Canada. Municipalities throughout the province have been relaxing bylaws in order to accommodate a wider mix of housing types and styles in order to help in the struggle of people trying to find housing that they can afford.

The added benefit to a community that embraces the ideals of a higher density housing model is that the affordability of these accommodations also adds to the discretionary incomes of the families that reside in these neighborhoods. Studies have shown that these additional dollars are most likely spent within that community.

The attention to detail and variety of elevations and color schemes will also make a streetscape that all residences in the area will enjoy and appreciate for years to come. The addition of two separate parking stalls in the rear of the added units will eliminate concerns over additional traffic and parking on the main streets.

We look forward to a continued partnership with the Town of Blackfalds in building a community that all residents will be proud to call home.

Sincerely

Chris Vanderzee

www.AbbeyPlatinumMasterBuilt.ca

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
Tuesday February 27, 2024**

TO: Municipal Planning Commission

PREPARED BY Billie Scott, Development Officer II

PRESENTED BY Billie Scott, Development Officer II

DEVELOPMENT: Development Permit 21-24

- Single Family Dwelling w/attached garage, uncovered deck, and accessory suite.

ADDRESS: 22 Palmer Circle (Lot 26, Block 13, Plan 172 0736)

ZONING: Residential Single Dwelling Medium Lot District (R-1S)

PURPOSE:

An application has been submitted by Abbey Platinum Master Built for construction of a single-family dwelling with an attached garage, uncovered deck, and a proposed accessory suite at 22 Palmer Circle.

Pursuant to Land Use Bylaw 1268/22, the number of Dwellings allowed to have an Accessory Suite within a neighbourhood area shall not exceed 10% of the total units in that subdivision, neighbourhood and the Accessory Suites are to have a distance of 10 Dwellings and/or lots between Accessory Suites.

The applicant is requesting to construct 8 single family dwellings with an attached garage, uncovered deck, and accessory suite on Palmer Circle. It is acknowledged, that this request does not exceed the 10% of the total units within that subdivision or neighbourhood, however, does exceed the minimum distance of 10 dwellings and/or lots between each accessory suite.

As there are 8 Accessory Suites being applied for on Palmer Circle that are a discretionary use and do not meet all requirements of Land Use Bylaw 1268/22, it is the opinion of the Development Officer that the Municipal Planning Commission should be the approving Authority.

SUMMARY:

On February 8, 2024, an application was deemed complete by the Planning Department with the applicant requesting to develop a single-family dwelling with an attached garage, uncovered deck, and accessory suite.

This application has been referred to the adjacent landowners for comment. To date, no responses have been received.

POLICY:

Town of Blackfalds Land Use By-law 1268/22 and amendments thereto

- Section 1.14 Definitions – Accessory Suites
- Section 2.2 – Development Authority and Decisions on Development Permit Applications
- Section 4.2 – Accessory Suites
- Section 6.3 – Residential Single Family Small Lot District (R-1S)

RECOMMENDATION:

A. That the Municipal Planning Commission APPROVE the application for the development of a single-family dwelling with an attached garage, uncovered deck, and accessory suite as presented in Development Permit 21-24, located at 22 Palmer Circle (Lot 26, Block 13, Plan 172 0736) subject to the following conditions being met to the satisfaction of the Development Officer:

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.

Prior to Occupancy Conditions:

2. The proposed development shall be undertaken and completed in accordance with the approved plans.
3. Prior to occupancy, the applicant shall place on the front exterior of the dwelling the appropriate civic address numbers in a contrasting colour of not less than 6.0in (15.14cm) in height.
4. Prior to occupancy, the applicant shall place on the front exterior of the dwelling an appropriate mailbox.
5. Occupancy is only permitted once all safety codes inspections (building, plumbing, gas and electrical) are completed and all deficiencies are addressed to the satisfaction of the Safety Codes Officer.

General Development Conditions:

6. If this Development Permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
7. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
8. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure.

9. The applicant is required to submit a “*Final Lot Grading Certificate*” prepared by a professional (e.g., Alberta Land Surveyor, Professional Engineer, or Professional Technologist), acceptable to the Development Authority for approval.
10. All landscaped areas shall be designed to facilitate effective surface drainage consistent with the submitted grading plan. This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.
11. Front yard sod (or other landscaping material approved by the Development Authority), and one (1) front yard tree is required within one (1) year from construction completion.
12. Curb stop must remain visible and at the proper elevation prior to completion of hard surfacing or landscaping.

Ongoing Conditions:

13. An Accessory Suite shall provide 2 additional Off-Street Parking stalls in addition to the minimum requirements of section 3.20. Tandem Parking shall not be allowed as a method for meeting the parking requirements for an Accessory Suite.
14. Parking stalls are to be developed as shown on the approved site plan.
15. The maximum number of Accessory Suites per detached dwelling is limited to 1.
16. A Home Base Business 2 and Home Base Business 3 shall not be allowed within the approved Accessory Suite
17. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
18. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.
19. No front parking stalls are permitted except where an attached garage has been approved. Approved front driveways for attached garages are to be hard surfaced within one (1) year of construction completion.
20. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.

NOTES

1. *The yellow Development Permit card must be displayed during the duration of development.*
2. *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.*
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 and/or regulations affecting such development.*

4. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements and provincial or federal statutes and regulations.*
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. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

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



Billie Scott
Development Officer II

Attachments:

1. Development Permit Application;
2. Plot Plan;
3. Blueprints;
4. Subject Property and Adjacent Landowner Referral Map;
5. Proposed Accessory Suites Map;
6. Rational Letter.



Development Permit #: 21-24

Application Date: 02-02-2024

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): Panorama Estates

Mailing Address: 283 Burnt Park Drive

City: Red Deer County Prov: Ab Postal Code: T4S 0K7

Phone: 403-343-6480 Alt Phone: _____

Email Address: art@abbeyplatinamerica

Preferred Method of Correspondence: Email Mail Phone

(Same as Landowner)

Applicant/Contractor Name(s): Abbey Platinum Master Built

Mailing Address: 283 Burnt Park Drive

City: Red Deer County Prov: Ab Postal Code: T4S 0K7

Phone: 403-343-6480 Alt Phone: _____

Email Address: terry@abbeyplatinum-ca

Preferred Method of Correspondence: Email Mail Phone

PROJECT INFORMATION

Proposed Land Use (*please note that one (1) Development Permit Application is required per lot / title):

SFD Deck (covered/uncovered) Addition Accessory Suite Accessory Building (garage/shed)

Duplex Four Plex Manufactured/Modular Home Demolition Moved in Building

Other: _____

Approximate Value of Development: \$ 350,000
(Building Materials and Labour)

Civic Address of Property to be Developed: 22 Palmer circle

Lot: 26 Block: 13 Plan: 1720736 Land Use District: R-15

Existing Land Use: R-15

Number of Storeys: 2 Height (avg. from ground level to peak): 27' 10"

Lot Area: 383.9 Uncovered Deck Construction Included: If yes, size: 120 sq m sq ft

Total Parcel Coverage: 33.1 % (include any deck(s), garage(s) – attached or detached, accessory building(s), verandahs, etc.)

Yard Setbacks - Front Yard: 6 Left Side Yard: 1.52

Right Side Yard: 1.52 Rear Yard: 10.10

Number of off-street parking stalls: 2 in rear of property (location and size must be shown in the site/plot plan)

Primary Building: sq. meters sq. feet

Main Floor: 750 Upper Floor: 1058 Basement: _____ Attached Garage: 436

Accessory Building(s): sq. meters sq. feet

Shed: _____ Detached Garage: _____

Accessory Suite Information (if applicable): Existing Suite New Suite

Accessory Suite Total Floor Area: sq. meters sq. feet

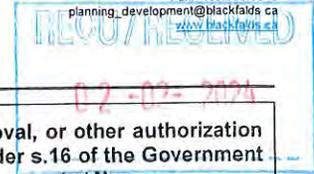
Basement Floor (Accessory Suite): 512

Variance Required: Reason for variance: Density of Secondary Suites

Proposed Commencement Date: March 1, 2024 Proposed Completion Date: Sept 15, 2024

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: _____



Development Permit #: 21-24

Application Date: 02-02-2024

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://exlmapviewer.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):
New single family dwelling with a secondary suite for rentals, deck & attached garage

- 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 current 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): Abbey Platinum Master Built
Permit Applicant Signature(s): [Signature]
Landowner Name(s): ART ANASTASI
Landowner Signature(s): Anastasi

FOR OFFICE USE ONLY

Lot: 26 Block: 13 Plan: 1720736 Land Use District: R-18 Tax Roll #: 048260
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 #: 586738 Date Application Deemed Complete: 02-02-2024

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.ca or by phone at 403.885.6370.

PLOT PLAN SHOWING PROPOSED LOCATION OF BUILDING(S)

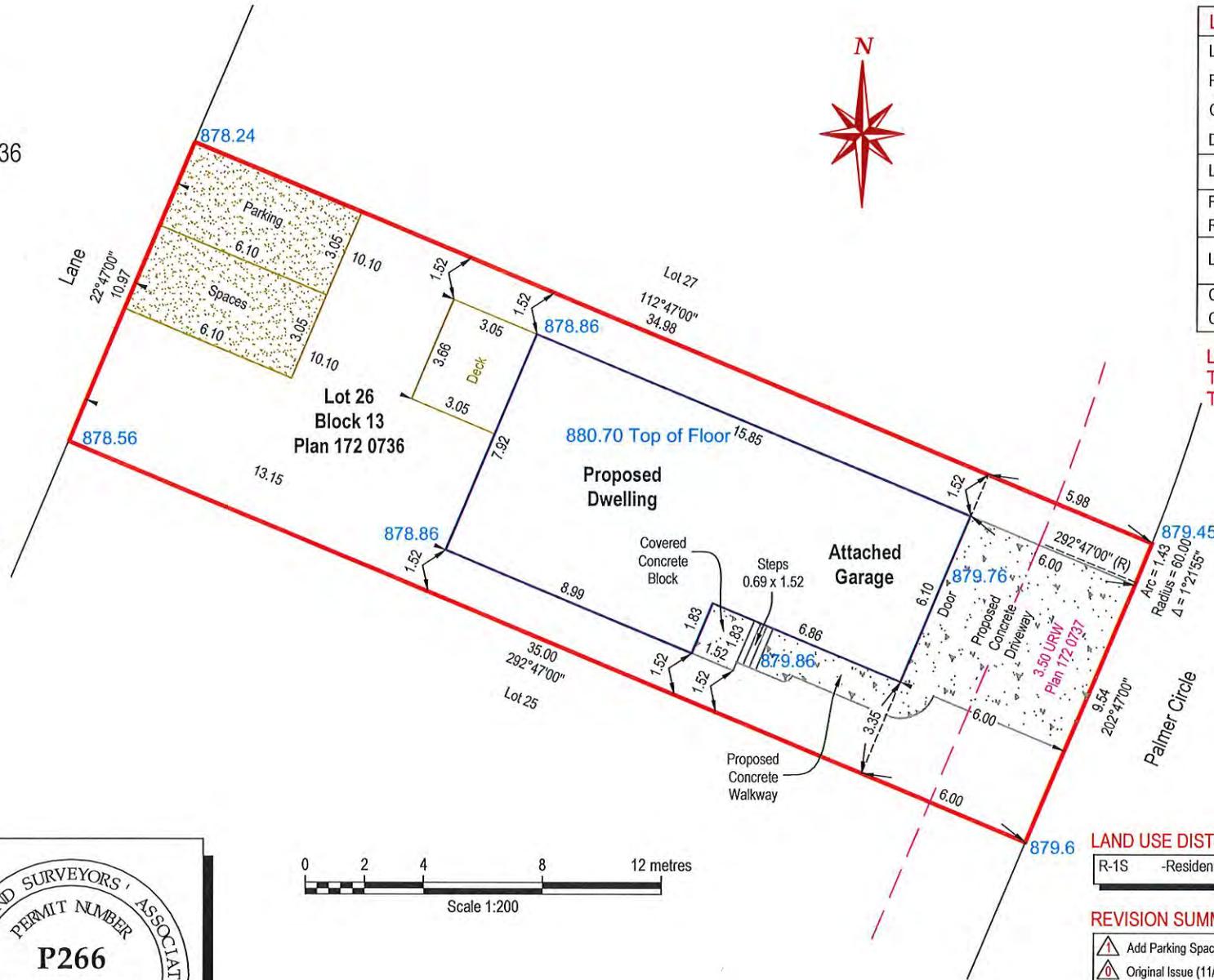
Civic Address: 22 Palmer Circle
Town of Blackfalds, Alberta
Legal Description: Lot 26, Block 13, Plan 172 0736

APPROVED BY:


Feb 16, 2024
Print Name & Signature
for setbacks & parking.

NOTES:

- Distances are in metres and decimals thereof. Measurements are shown to the outside face of the proposed building foundation wall at ground level.
- The above ground and buried facilities have not been located and are not shown on this plan. It is the responsibility of the owner(s) and contractor to have the facilities located prior to construction.
- Lot boundaries have been calculated from registered plan and may change due to located survey evidence at the time of staking.
- Steps are scaled from house drawings and actual dimensions need to be verified by builder.

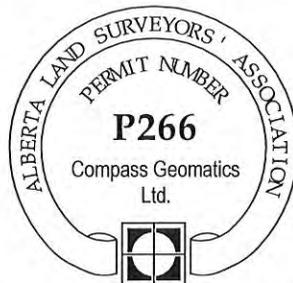


LOT 26 AREA NOTES:	
Lot Area	= 383.9 m ²
Foundation Area	= 113.1 m ²
Covered Conc. Block	= 2.8 m ²
Deck	= 11.1 m ²
Lot Coverage	= 33.1 %
Front Sod Area	= 41.2 m ²
Rear Sod Area	= 133.7 m ²
Landscape Area	= 174.9 m ²
Concrete Walkway	= 7.2 m ²
Concrete Driveway	= 36.6 m ²

Lowest top of footing 877.36
Top of Footing 877.5
Top of Floor 880.70

COMPASS
Geomatics Ltd.

11-4608 62nd Street
Red Deer, Alberta T4N 6T3
Office (403) 356-0111 Fax (403) 356-0114
www.compassgeomatics.ca



LAND USE DISTRICT
R-1S -Residential Single Dwelling Small Lot District

REVISION SUMMARY

	Add Parking Spaces (11/27/23) PC/JW
	Original Issue (11/21/23) PC/JW

CLIENT
Abbey Platinum Master Built

REV.	PAGE
	1 of 1

21-24

RECU/RECEIVED

02-02-2024

SHEET NUMBER

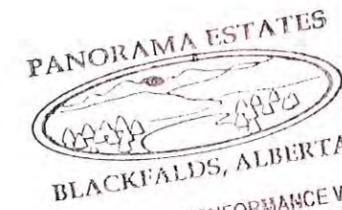
1 | 8

DMD Drafting

403-342-2375
32 ANMETER CLOSE
RED DEER, ALBERTA

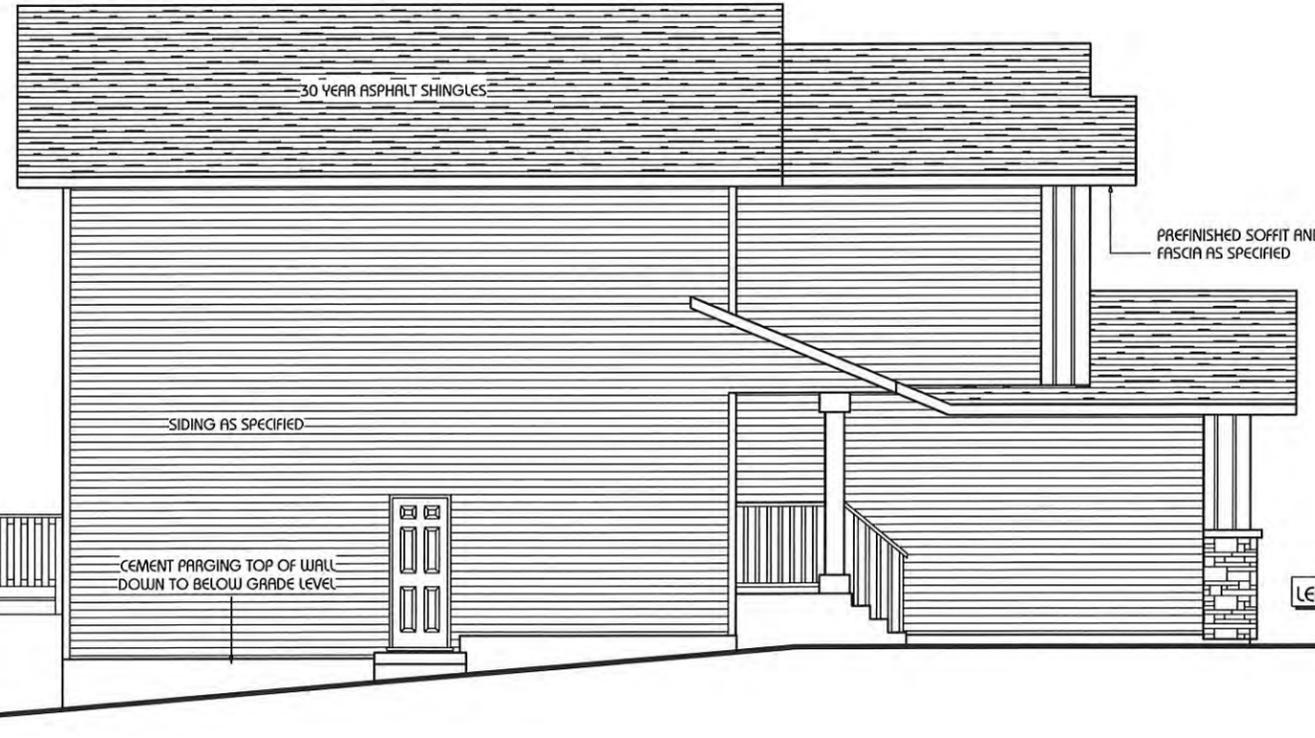


FRONT ELEVATION



REVIEWED FOR CONFORMANCE WITH
ARCHITECTURAL CONTROLS
GUIDELINES FOR
PANORAMA ESTATES

APPROVED
 APPROVED WITH CHANGES
 NOT APPROVED, RESUBMIT
Date: Feb 2, 2024
Approval: [Signature]



LEFT ELEVATION

DRAWING: ELEVATIONS

SCALE: 1/8" = 1'-0"

DATE: FEBRUARY, 2024

ID: O6

CUSTOMER:

ADDRESS: 22 PRUMER CIRCLE

MODEL: 1808 SQ.FT. "PRESTLEY" B

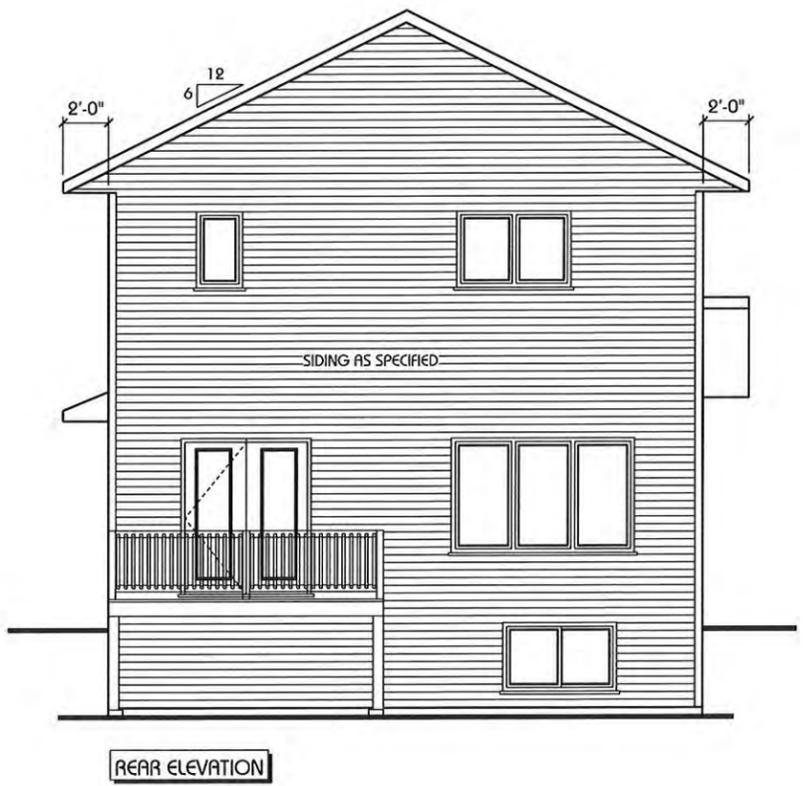
DRAWN BY: DMD

403-343-6480

Abbey Platinum Master Built

THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

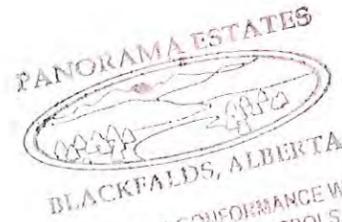
DMD Drafting
403-342-2375
32 AMMETER CLOSE
RED DEER, ALBERTA



REAR ELEVATION



RIGHT ELEVATION



REVIEWED FOR CONFORMANCE WITH
ARCHITECTURAL CONTROLS
GUIDELINES FOR
PANORAMA ESTATES

APPROVED
APPROVED WITH CHANGES
NOT APPROVED, RESUBMIT

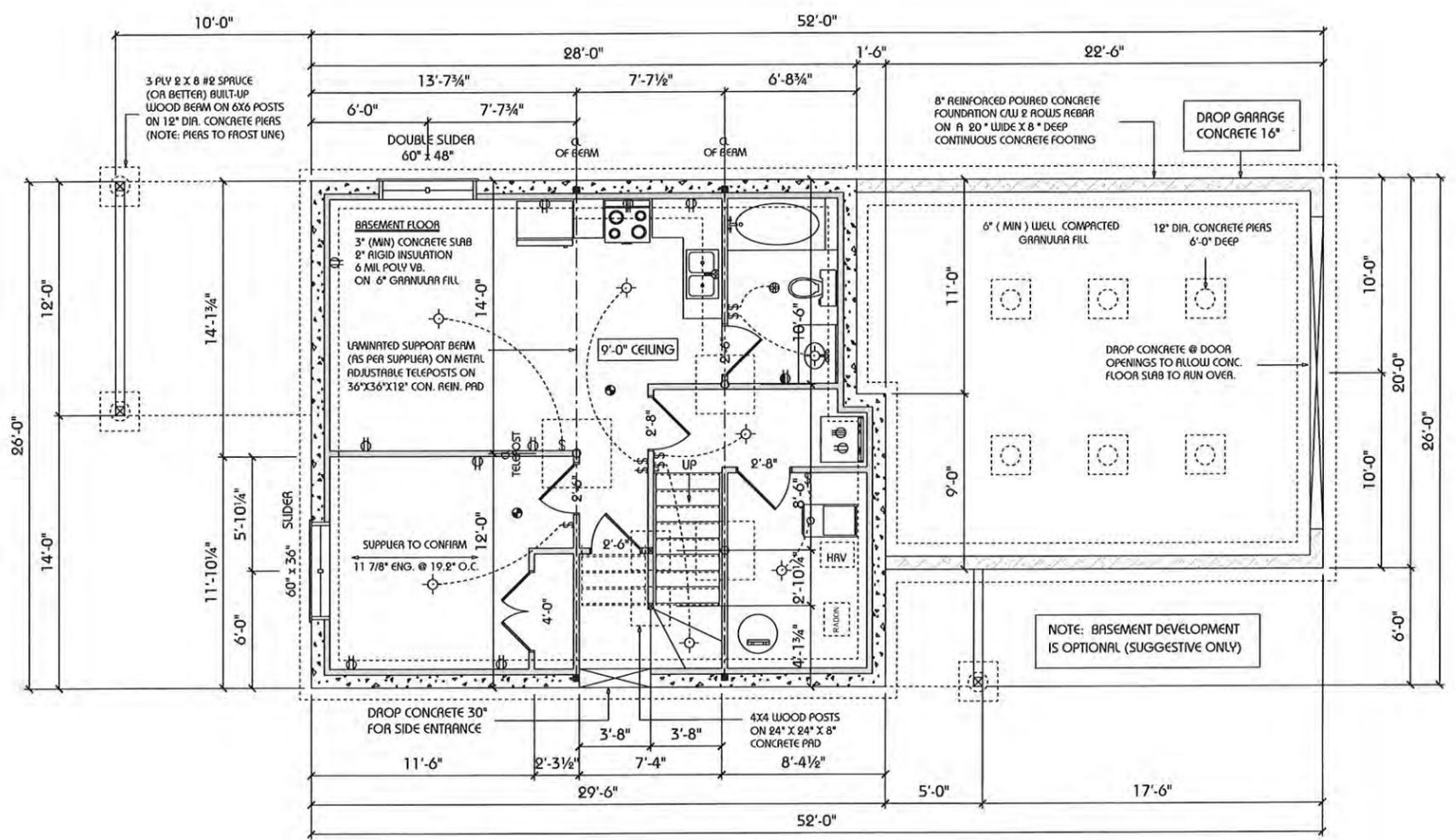
Date: Feb 21, 2024
Approval: [Signature]

DRAWING:	ELEVATIONS
SCALE:	1/8"=1'-0"
DATE:	FEBRUARY, 2024
ID:	O6
CUSTOMER:	
ADDRESS:	22 PALMER CIRCLE
MODEL:	1808 SQ.FT. "PRESTLEY" B
DRAWN BY:	DMD

403-343-6480

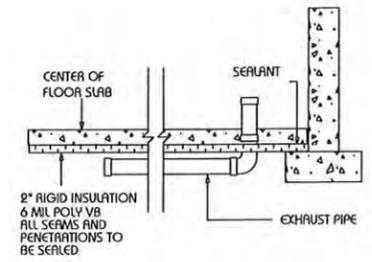
Abbey Platinum Master Built

© THIS IS A COPYRIGHT. DRAWINGS AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION



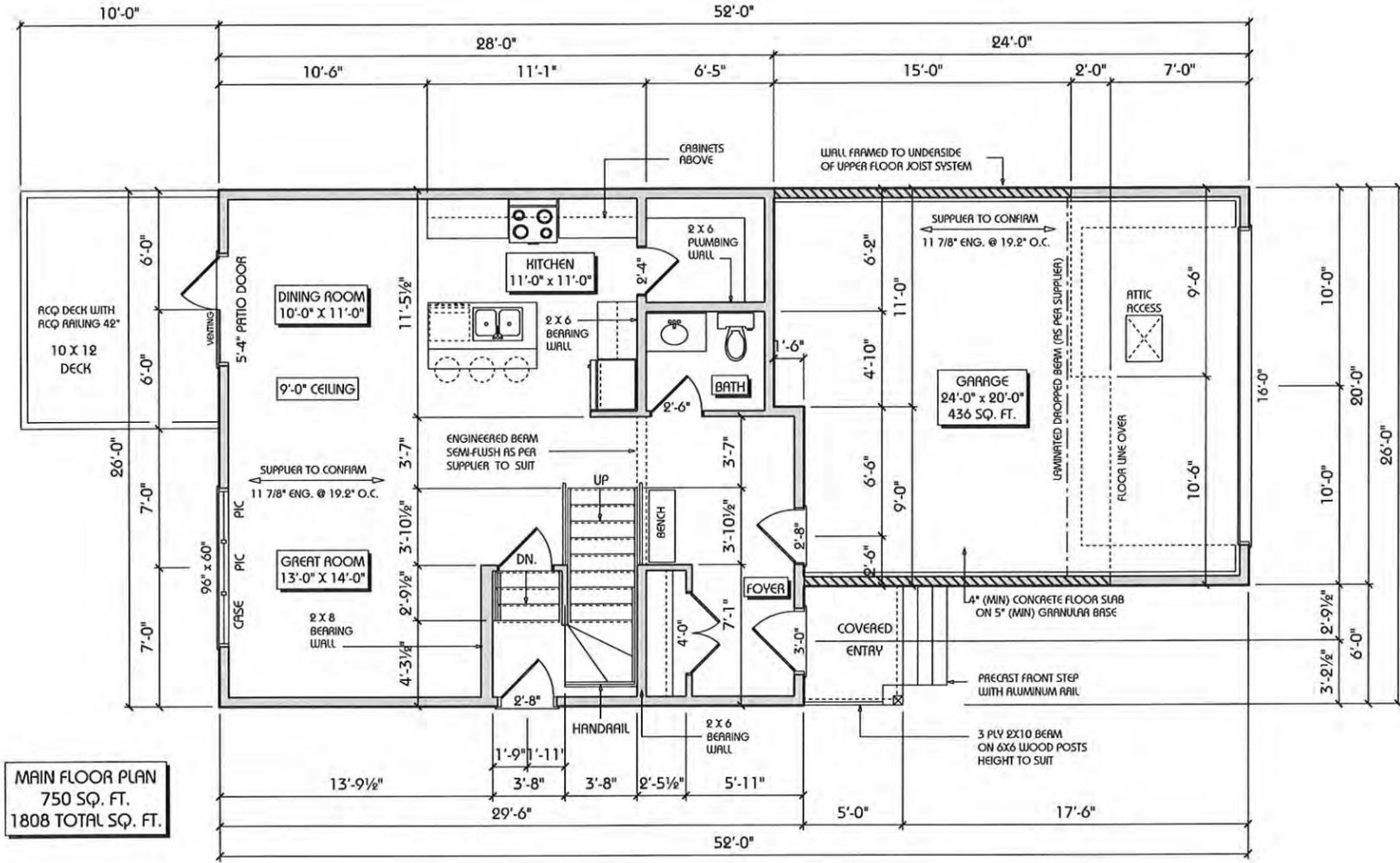
ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
fan	1	⊗
light	7	⊙
outlet	9	⊕
outlet 220v	3	⊕
smoke detector	2	⊙
split receptacle	1	⊕
switch	8	⊕
switch 3 way	1	⊕

FOUNDATION PLAN
512 SQ. FT.
DOES NOT INCLUDE UNDER THE STAIRS OR FURNACE ROOM



RADON GAS EXTRACTION DETAIL

DRAWING:	FOUNDATION PLAN
CUSTOMER:	22 PALMER CIRCLE
SCALE:	1/8"=1'-0"
ADDRESS:	1808 SQ. FT. "PRESTLEY REVERSE
DATE:	DECEMBER, 2023
MODEL:	DMD
ID:	O6



MAIN FLOOR PLAN
750 SQ. FT.
1808 TOTAL SQ. FT.

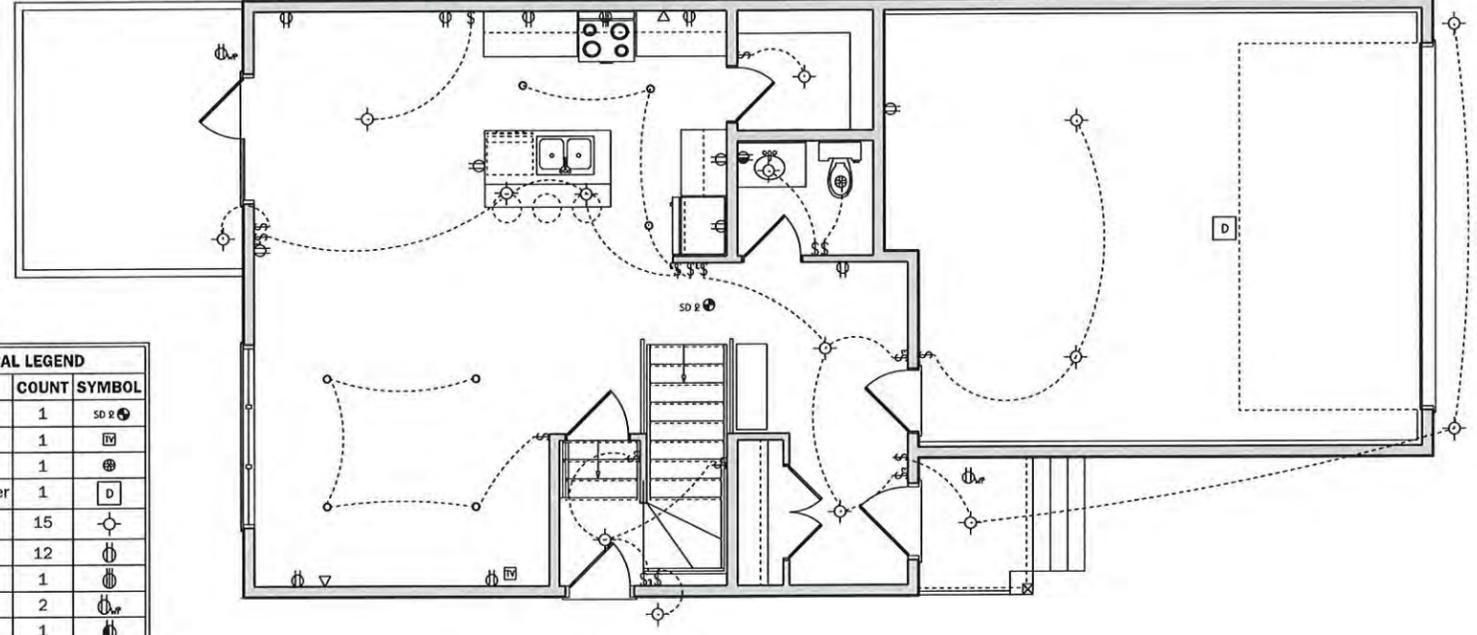
DMD Drafting
403-342-2375
32 AMMETER CLOSE
RED DEER, ALBERTA

CUSTOMER:	22 PALMER CIRCLE
DRAWING:	MAIN FLOOR PLAN
SCALE:	1/8"=1'-0"
DATE:	DECEMBER, 2023
MODEL:	1808 SQ. FT. "PRESTLEY" REVERSE
DRAWN BY:	DMD
ID:	O6

403-343-6480
Abbey Platinum Master Built

© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SIZED, ERRORED, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

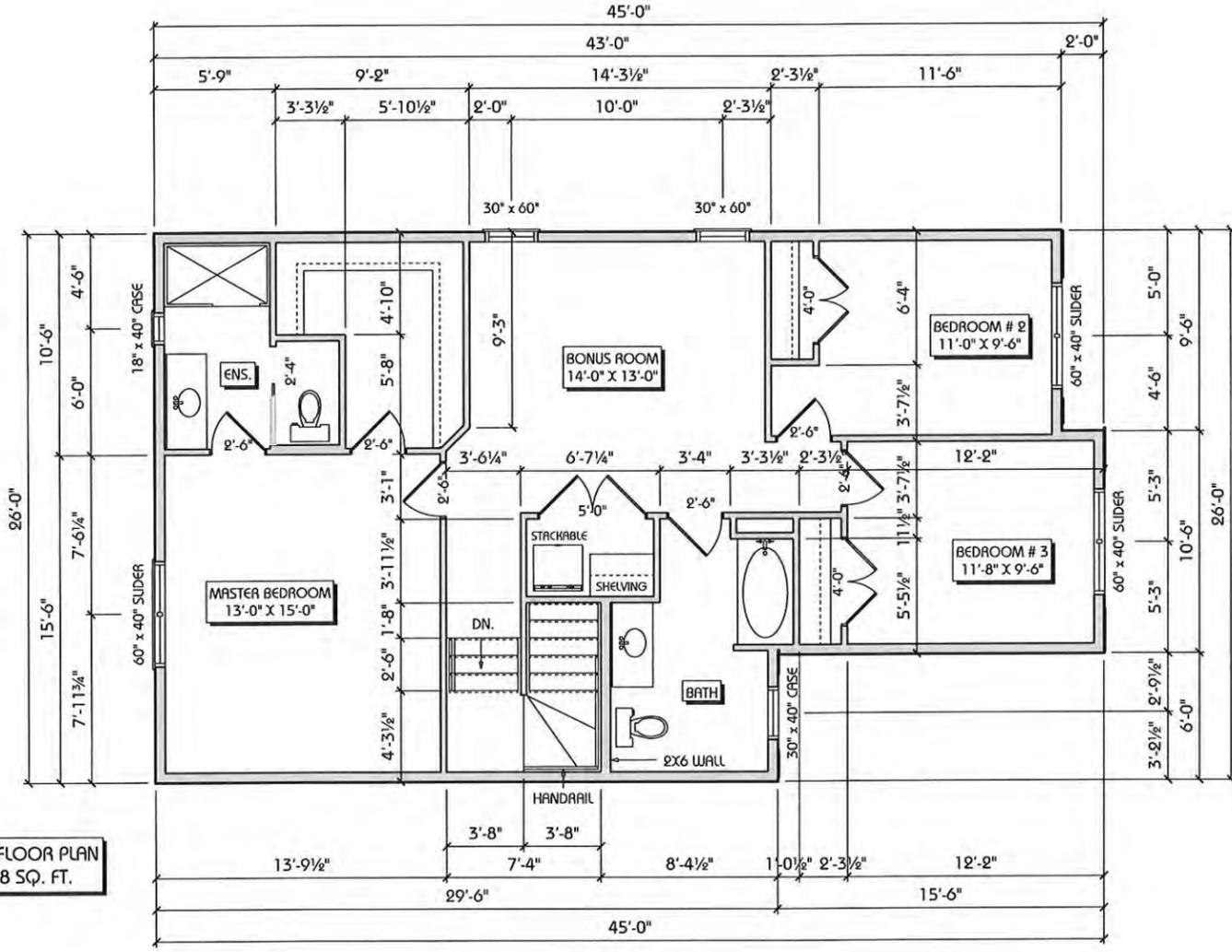
ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CO2 SMOKE	1	SD 2
cable tv outlet	1	TV
fan	1	F
garage door opener	1	D
light	15	L
outlet	12	O
outlet 220v	1	O220
outlet wp	2	Owp
split receptacle	1	S
switch	10	S
switch 3 way	8	S3
telephone	2	T
can light 4inch	7	C



MAIN FLOOR ELECTRICAL
 SUGGESTIVE ONLY

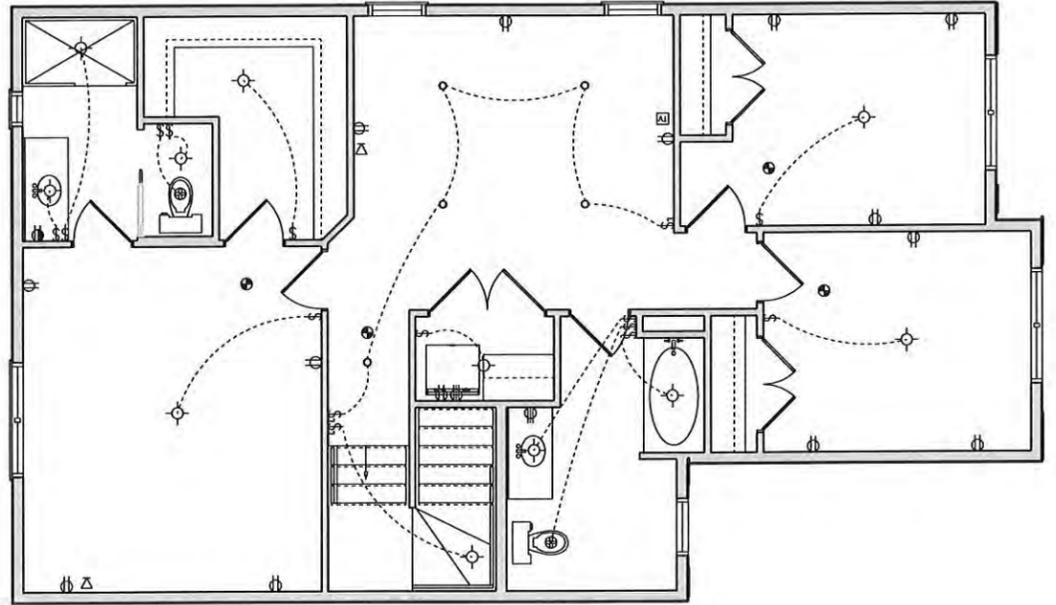
CUSTOMER:	22 PALMER CIRCLE
ADDRESS:	1808 SQ. FT. "PRESTLEY" REVERSE
MODEL:	DMD
DRAWN BY:	
DRAWING:	MAIN FLOOR ELECTRICAL
SCALE:	1/8"=1'-0"
DATE:	DECEMBER, 2023
ID:	O6

UPPER FLOOR PLAN
1058 SQ. FT.



SHEET NUMBER	
6	8
DMD Drafting 403-342-2375 32 AMMETER CLOSE RED DEER, ALBERTA	
CUSTOMER:	UPPER FLOOR PLAN
ADDRESS: 22 PALMER CIRCLE	SCALE: 1/8"=1'-0"
MODEL: 1808 SQ.FT. "PRESTLEY" REVERSE	DATE: DECEMBER, 2023
DRAWN BY: DMD	ID: O6
403-343-6480 Abbey Platinum Master Built	
<small>© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED, ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION</small>	

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
cable tv outlet	1	Ⓜ
fan	2	⊗
light	11	⊙
outlet	14	Ⓢ
outlet 220v	1	Ⓢ
smoke detector	4	⊙
stove outlet 220v	2	Ⓢ
switch	12	Ⓢ
switch 3 way	3	Ⓢ
telephone	2	∇
split receptacle	1	Ⓢ
can light 4inch	5	⊙



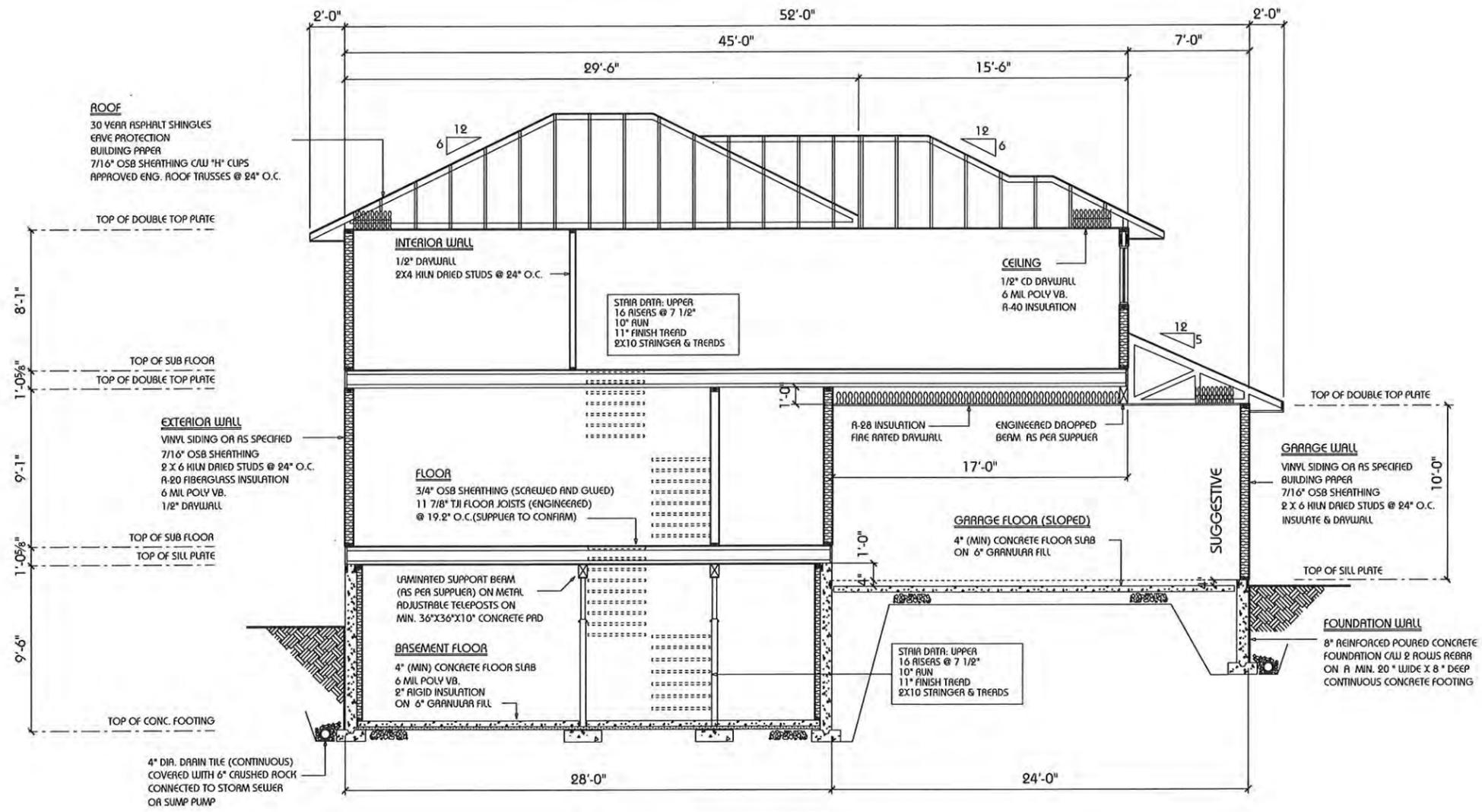
UPPER FLOOR ELECTRICAL
SUGGESTIVE ONLY

CUSTOMER:	22 PALMER CIRCLE	DRAWING:	UPPER FLOOR ELECTRICAL
ADDRESS:	1808 SQ. FT. "PRESTLEY" REVERSE	SCALE:	1/8"=1'-0"
MODEL:	DMD	DATE:	DECEMBER, 2023
DRAWN BY:		ID:	O6

Abbey Platinum Master Built
403-343-6480

© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED, ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

DMD Drafting
403-342-2375
32 AMMETER CLOSE
RED DEER, ALBERTA



CROSS SECTION A-A

CUSTOMER:	82 PALMER CIRCLE
DRAWING:	SECTION A-A
ADDRESS:	1808 SQ. FT. "PRESTLETT" REVERSE
SCALE:	1/8"=1'-0"
DATE:	DECEMBER, 2023
MODEL:	1808 SQ. FT. "PRESTLETT" REVERSE
DRAWN BY:	DMD
ID:	O6

403-343-6480
Abbey Platinum Master Built

THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

21-24

PANORAMA ESTATES PHASES 7A & 7B

PANORAMA ESTATES

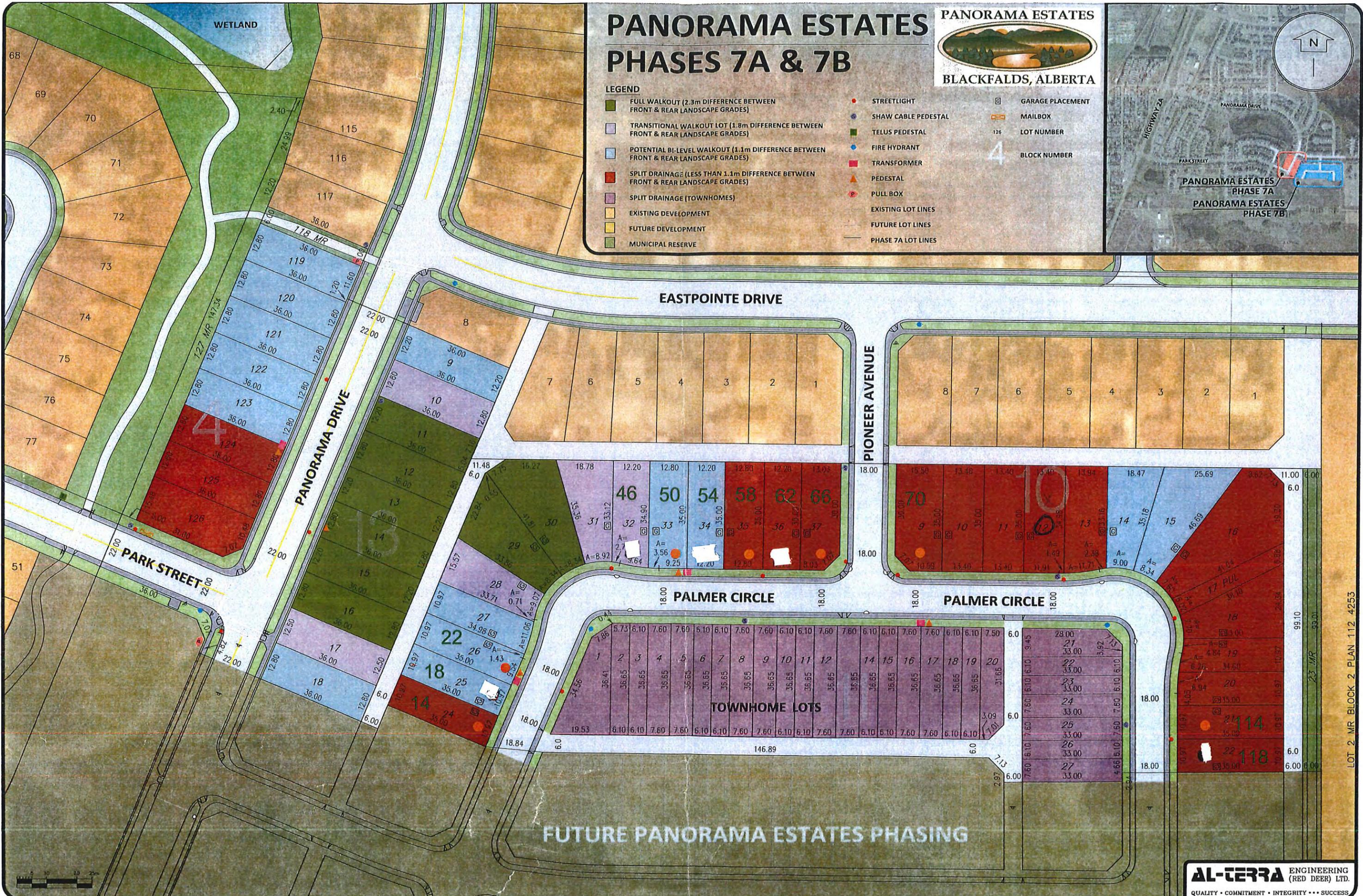


BLACKFALDS, ALBERTA

LEGEND

- FULL WALKOUT (2.3m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- TRANSITIONAL WALKOUT LOT (1.8m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- POTENTIAL BI-LEVEL WALKOUT (1.1m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- SPLIT DRAINAGE (LESS THAN 1.1m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- SPLIT DRAINAGE (TOWNHOMES)
- EXISTING DEVELOPMENT
- FUTURE DEVELOPMENT
- MUNICIPAL RESERVE

- STREETLIGHT
- SHAW CABLE PEDESTAL
- TELUS PEDESTAL
- FIRE HYDRANT
- TRANSFORMER
- PEDESTAL
- PULL BOX
- EXISTING LOT LINES
- FUTURE LOT LINES
- PHASE 7A LOT LINES
- GARAGE PLACEMENT
- MAILBOX
- LOT NUMBER
- BLOCK NUMBER



LOT 2 MR BLOCK 2 PLAN 112 4253



REGU/RECEIVED

21-24



Residential | Commercial | Renovations

Planning and Development

Town of Blackfalds

Panorama Estates

To whom it may concern:

With the proposal that we have put forward for the added density on Palmer Circle we aim to help alleviate one of the greater problems facing the population of Central Alberta.

Accessible and affordable housing has been top of government agendas for some time now. The housing crisis has been a top story in Alberta and all of Canada. Municipalities throughout the province have been relaxing bylaws in order to accommodate a wider mix of housing types and styles in order to help in the struggle of people trying to find housing that they can afford.

The added benefit to a community that embraces the ideals of a higher density housing model is that the affordability of these accommodations also adds to the discretionary incomes of the families that reside in these neighborhoods. Studies have shown that these additional dollars are most likely spent within that community.

The attention to detail and variety of elevations and color schemes will also make a streetscape that all residences in the area will enjoy and appreciate for years to come. The addition of two separate parking stalls in the rear of the added units will eliminate concerns over additional traffic and parking on the main streets.

We look forward to a continued partnership with the Town of Blackfalds in building a community that all residents will be proud to call home.

Sincerely

Chris Vanderzee

www.AbbeyPlatinumMasterBuilt.ca

REGU/RECEIVED
02-02-2024

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
Tuesday February 27, 2024**

TO: Municipal Planning Commission

PREPARED BY Billie Scott, Development Officer II

PRESENTED BY Billie Scott, Development Officer II

DEVELOPMENT: Development Permit 22-24

- Single Family Dwelling w/attached garage, uncovered deck, and accessory suite.

ADDRESS: 50 Palmer Circle (Lot 33, Block 13, Plan 172 0736)

ZONING: Residential Single Dwelling Medium Lot District (R-1S)

PURPOSE:

An application has been submitted by Abbey Platinum Master Built for construction of a single-family dwelling with an attached garage, uncovered deck, and a proposed accessory suite at 50 Palmer Circle.

Pursuant to Land Use Bylaw 1268/22, the number of Dwellings allowed to have an Accessory Suite within a neighbourhood area shall not exceed 10% of the total units in that subdivision, neighbourhood and the Accessory Suites are to have a distance of 10 Dwellings and/or lots between Accessory Suites.

The applicant is requesting to construct 8 single family dwellings with an attached garage, uncovered deck, and accessory suite on Palmer Circle. It is acknowledged, that this request does not exceed the 10% of the total units within that subdivision or neighbourhood, however, does exceed the minimum distance of 10 dwellings and/or lots between each accessory suite.

As there are 8 Accessory Suites being applied for on Palmer Circle that are a discretionary use and do not meet all requirements of Land Use Bylaw 1268/22, it is the opinion of the Development Officer that the Municipal Planning Commission should be the approving Authority.

SUMMARY:

On February 8, 2024, an application was deemed complete by the Planning Department with the applicant requesting to develop a single-family dwelling with an attached garage, uncovered deck, and accessory suite.

This application has been referred to the adjacent landowners for comment. To date, no responses have been received.

POLICY:

Town of Blackfalds Land Use By-law 1268/22 and amendments thereto

- Section 1.14 Definitions – Accessory Suites
- Section 2.2 – Development Authority and Decisions on Development Permit Applications
- Section 4.2 – Accessory Suites
- Section 6.3 – Residential Single Family Small Lot District (R-1S)

RECOMMENDATION:

A. That the Municipal Planning Commission APPROVE the application for the development of a single-family dwelling with an attached garage, uncovered deck, and accessory suite as presented in Development Permit 22-24, located at 50 Palmer Circle (Lot 33, Block 13, Plan 172 0736) subject to the following conditions being met to the satisfaction of the Development Officer:

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.

Prior to Occupancy Conditions:

2. The proposed development shall be undertaken and completed in accordance with the approved plans.
3. Prior to occupancy, the applicant shall place on the front exterior of the dwelling the appropriate civic address numbers in a contrasting colour of not less than 6.0in (15.14cm) in height.
4. Prior to occupancy, the applicant shall place on the front exterior of the dwelling an appropriate mailbox.
5. Occupancy is only permitted once all safety codes inspections (building, plumbing, gas and electrical) are completed and all deficiencies are addressed to the satisfaction of the Safety Codes Officer.

General Development Conditions:

6. If this Development Permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
7. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
8. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure.

9. The applicant is required to submit a “*Final Lot Grading Certificate*” prepared by a professional (e.g., Alberta Land Surveyor, Professional Engineer, or Professional Technologist), acceptable to the Development Authority for approval.
10. All landscaped areas shall be designed to facilitate effective surface drainage consistent with the submitted grading plan. This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.
11. Front yard sod (or other landscaping material approved by the Development Authority), and one (1) front yard tree is required within one (1) year from construction completion.
12. Curb stop must remain visible and at the proper elevation prior to completion of hard surfacing or landscaping.

Ongoing Conditions:

13. An Accessory Suite shall provide 2 additional Off-Street Parking stalls in addition to the minimum requirements of section 3.20. Tandem Parking shall not be allowed as a method for meeting the parking requirements for an Accessory Suite.
14. Parking stalls are to be developed as shown on the approved site plan.
15. The maximum number of Accessory Suites per detached dwelling is limited to 1.
16. A Home Base Business 2 and Home Base Business 3 shall not be allowed within the approved Accessory Suite
17. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
18. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.
19. No front parking stalls are permitted except where an attached garage has been approved. Approved front driveways for attached garages are to be hard surfaced within one (1) year of construction completion.
20. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.

NOTES

1. *The yellow Development Permit card must be displayed during the duration of development.*
2. *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.*
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 and/or regulations affecting such development.*

4. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements and provincial or federal statutes and regulations.*
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. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

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



Billie Scott
Development Officer II

Attachments:

1. Development Permit Application;
2. Plot Plan;
3. Blueprints;
4. Subject Property and Adjacent Landowner Referral Map;
5. Proposed Accessory Suites Map;
6. Rational Letter.



Development Permit #: 22-24

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): Panorama Estates
 Mailing Address: 283 Burnt Park Drive
 City: Red Deer County Prov: AB Postal Code: T4S 0K7
 Phone: 403-343-6480 Alt Phone: _____
 Email Address: art@abbeyplatinum.ca
 Preferred Method of Correspondence: Email Mail Phone

(Same as Landowner)
 Applicant/Contractor Name(s): Abbey Platinum Master Built
 Mailing Address: 283 Burnt Park Drive
 City: Red Deer County Prov: AB Postal Code: T4S 0K7
 Phone: 403-343-6480 Alt Phone: _____
 Email Address: terry@abbeyplatinum.ca
 Preferred Method of Correspondence: Email Mail Phone

PROJECT INFORMATION

Proposed Land Use (*please note that one (1) Development Permit Application is required per lot / title):
 SFD Deck (covered/uncovered) Addition Accessory Suite Accessory Building (garage/shed)
 Duplex Four Plex Manufactured/Modular Home Demolition Moved in Building
 Other: _____

Approximate Value of Development: \$ 350,000
 (Building Materials and Labour)

Civic Address of Property to be Developed: 50 Palmer circle

Lot: 33 Block: 13 Plan: 1720736 Land Use District: R-15

Existing Land Use: R-15

Number of Storeys: 2 Height (avg. from ground level to peak): 27'6"

Lot Area: _____ Uncovered Deck Construction Included: If yes, size: _____ sq m sq ft

Total Parcel Coverage: _____ % (include any deck(s), garage(s) – attached or detached, accessory building(s), verandahs, etc.)

Yard Setbacks - Front Yard: _____ Left Side Yard: _____

Right Side Yard: _____ Rear Yard: _____

Number of off-street parking stalls: 2 in rear of property (location and size must be shown in the site/plot plan)

Primary Building: sq. meters sq. feet

Main Floor: 824 Upper Floor: 796 Basement: _____ Attached Garage: 528

Accessory Building(s): sq. meters sq. feet

Shed: _____ Detached Garage: _____

Accessory Suite Information (if applicable): Existing Suite New Suite

Accessory Suite Total Floor Area: sq. meters sq. feet

Basement Floor (Accessory Suite): _____

Variance Required: Reason for variance: Density of Secondary Suites

Proposed Commencement Date: March 1, 2024 Proposed Completion Date: Sept 15, 2024

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: _____

Development Permit #: 22-24

Application Date: 02-02-2024

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/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):

New single family dwelling with a secondary suite for rentals w/ attached garage & deck

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 current 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): Abbey Platinum Master Built

Permit Applicant Signature(s): [Signature]

Landowner Name(s): ART ANASTASI

Landowner Signature(s): [Signature]

FOR OFFICE USE ONLY

Lot: 33 Block: 13 Plan: 1720736 Land Use District: R-15 Tax Roll #: 048330

Variance Requested (if applicable): MPC Development Officer

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

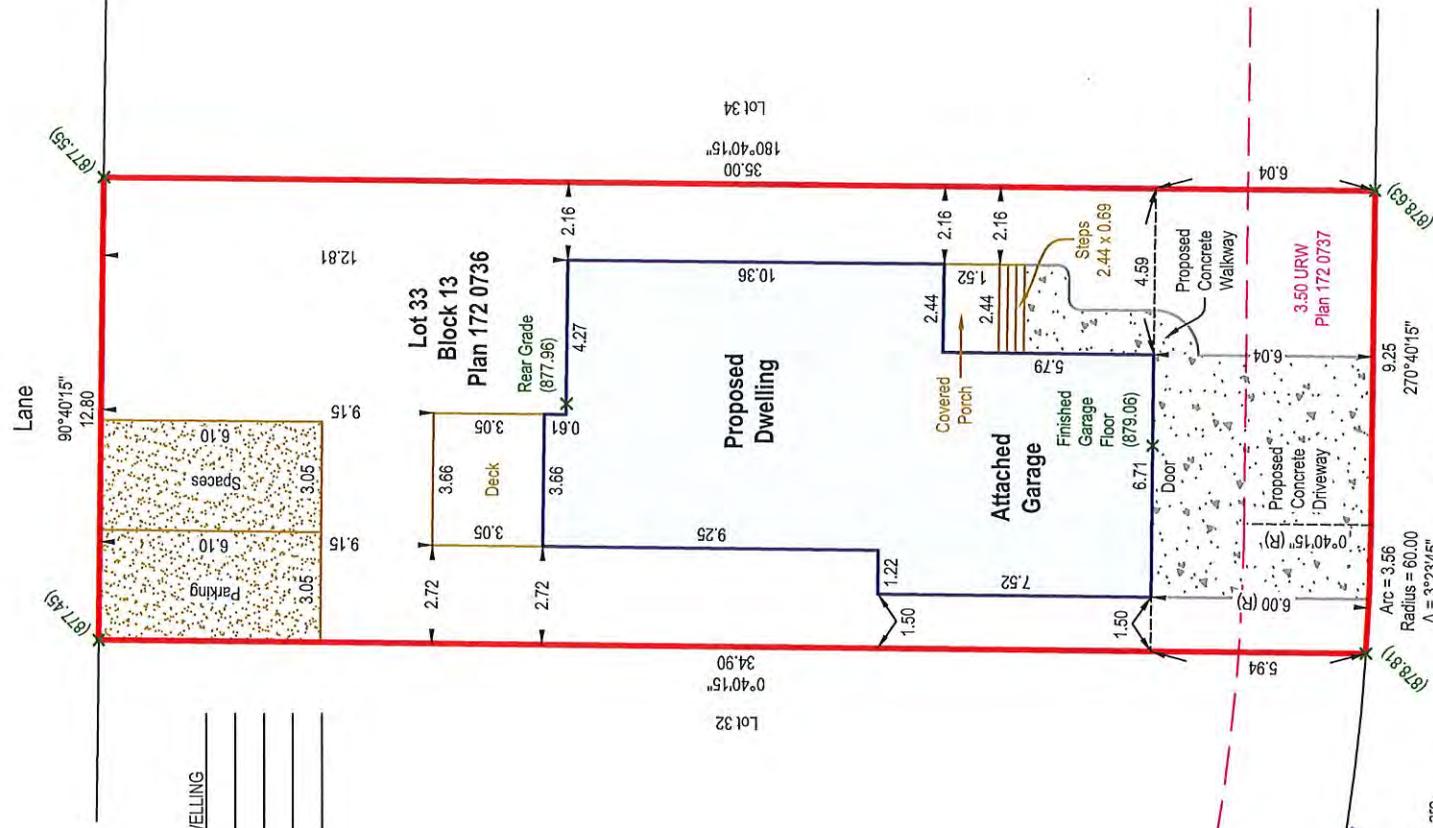
Development Permit Fee: (1-61-00-520)	\$ <u>200.00</u>	MPC Date: _____
TOTAL:	\$ _____	SDAB Date: _____
		Notification Date: _____

Receipt #: 506738 Date Application Deemed Complete: _____

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

PLOT PLAN SHOWING PROPOSED LOCATION OF BUILDING(S)

Civic Address: 50 Palmer Circle
Town of Blackfalds, Alberta
Legal Description: Lot 33, Block 13, Plan 172 0736



HOUSE TYPE	TWO - STOREY DWELLING
MAIN FLOOR	879.79
TOP OF FOOTING	876.57
BOTTOM OF FOOTING	876.37
FINISHED GARAGE FLOOR	879.06

LOT 33 AREA NOTES:

Lot Area	=	447.9 m ²
Foundation Area	=	125.3 m ²
Covered Porch	=	3.7 m ²
Deck	=	11.1 m ²
Lot Coverage	=	31.3 %
Front Sod Area	=	50.9 m ²
Rear Sod Area	=	170.5 m ²
Landscape Area	=	221.4 m ²
Concrete Walkway	=	7.0 m ²
Concrete Driveway	=	40.5 m ²

APPROVED BY:

B. Feb 6/21
Setback to parking.

Print Name & Signature

NOTES:

- Distances are in metres and decimals thereof. Measurements are shown to the outside face of the proposed building foundation wall at ground level.
- The above ground and buried facilities have not been located and are not shown on this plan. It is the responsibility of the owner(s) and contractor to have the facilities located prior to construction.
- Lot boundaries have been calculated from registered plan and may change due to located survey evidence at the time of staking.
- Steps are scaled from house drawings and actual dimensions need to be verified by builder.
- Proposed grades shown thus



COMPASS

Geomatics Ltd.

11-4608 62nd Street
Red Deer, Alberta T4N 6T3
Office (403) 356-0111, Fax (403) 356-0114
www.compassgeomatics.ca

COMPASS DWG: 00/146-24-PP-R0 SURVEYED BY: _____

LAND USE DISTRICT

R-1S - Residential Single Dwelling Small Lot District

REVISION SUMMARY

Original Issue (01/31/24) PC/JW

CLIENT

Abbey Platinum Master Built

REV. 0

PAGE

1 of 1

REQD/RECEIVED
02-02-2024

22-24



FRONT ELEVATION

PANORAMA ESTATES
BLACKFALDS, ALBERTA
REVIEWED FOR CONFORMANCE WITH
ARCHITECTURAL CONTROLS
GUIDELINES FOR
PANORAMA ESTATES
APPROVED
APPROVED WITH CHANGES
NOT APPROVED, RESUBMIT
Date: Feb 2, 2024
Approval: *[Signature]*



RIGHT ELEVATION

SHEET		NUMBER	
1		9	
DRAWING:	ELEVATIONS	SCALE:	1/8" = 1'-0"
CUSTOMER:	50 PALMER CIRCLE	DATE:	FEBRUARY, 2024
ADDRESS:	1620 SQ.FT. "ZOE" B	ID:	O6
MODEL:	DMD		
<p>DESIGNED TO 2014 NBC / ENERGY CODE 9.36</p> <p>Abbey Platinum Master Built</p> <p>© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION</p>			

LEFT ELEVATION



REAR ELEVATION

PANORAMA ESTATES
 BLACKFALDS, ALBERTA
 REVIEWED FOR CONFORMANCE WITH
 ARCHITECTURAL CONTROLS
 GUIDELINES FOR
 PANORAMA ESTATES
 APPROVED
 APPROVED WITH CHANGES
 NOT APPROVED, RESUBMIT
 Date: Feb 2, 2024
 Approval: [Signature]

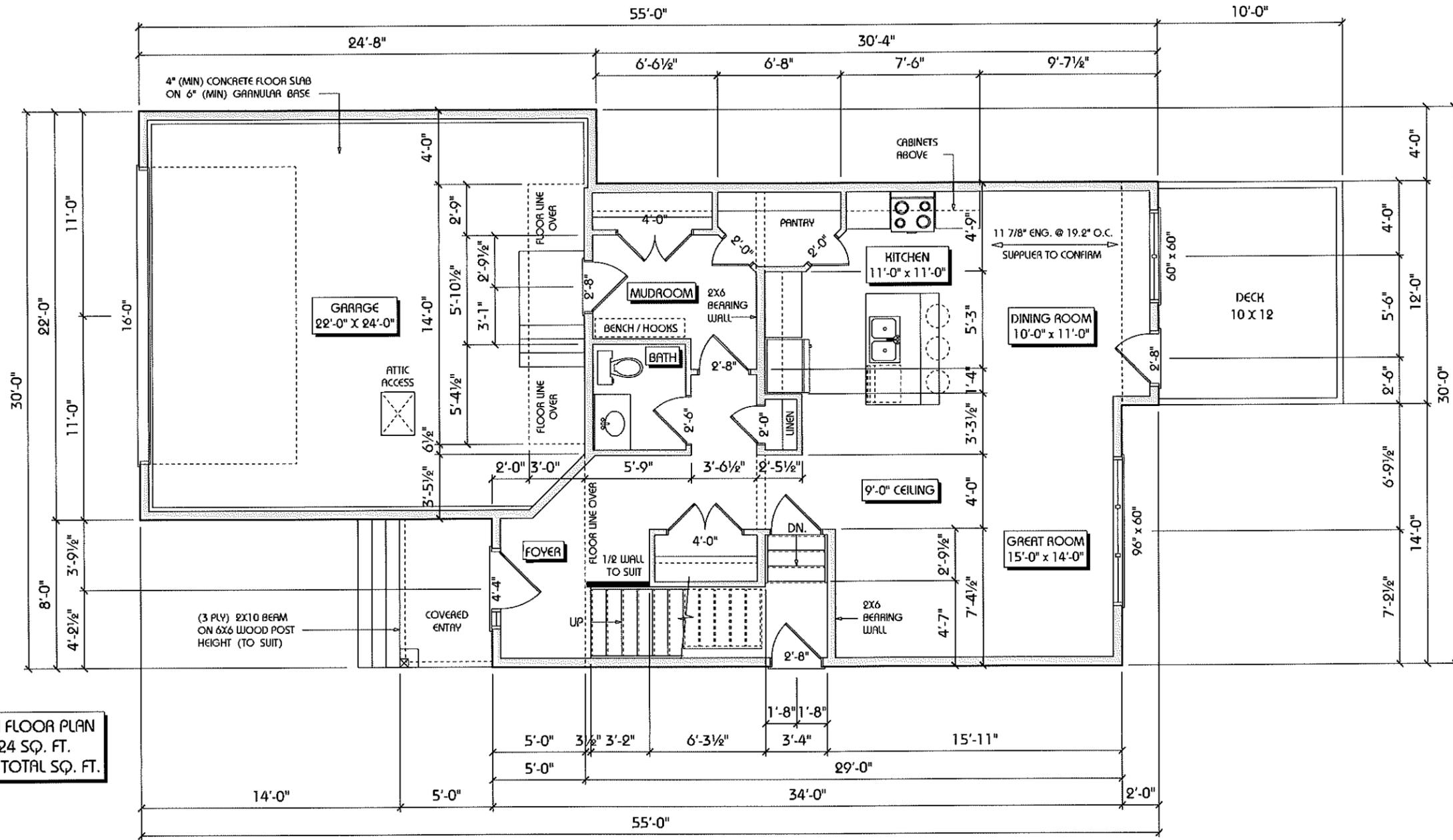
DESIGNED TO 2014 NBC / ENERGY CODE 9.36

Abbey Platinum
Master Built

© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

SHEET		NUMBER	
2		9	
DRAWING:	ELEVATIONS	SCALE:	1/8"=1'-0"
CUSTOMER:	50 PALMER CIRCLE	DATE:	FEBRUARY, 2024
ADDRESS:	1620 SQ.FT. "ZOE" B	ID:	O6
MODEL:	DMD		
DRAWN BY:			

MAIN FLOOR PLAN
824 SQ. FT.
1620 TOTAL SQ. FT.

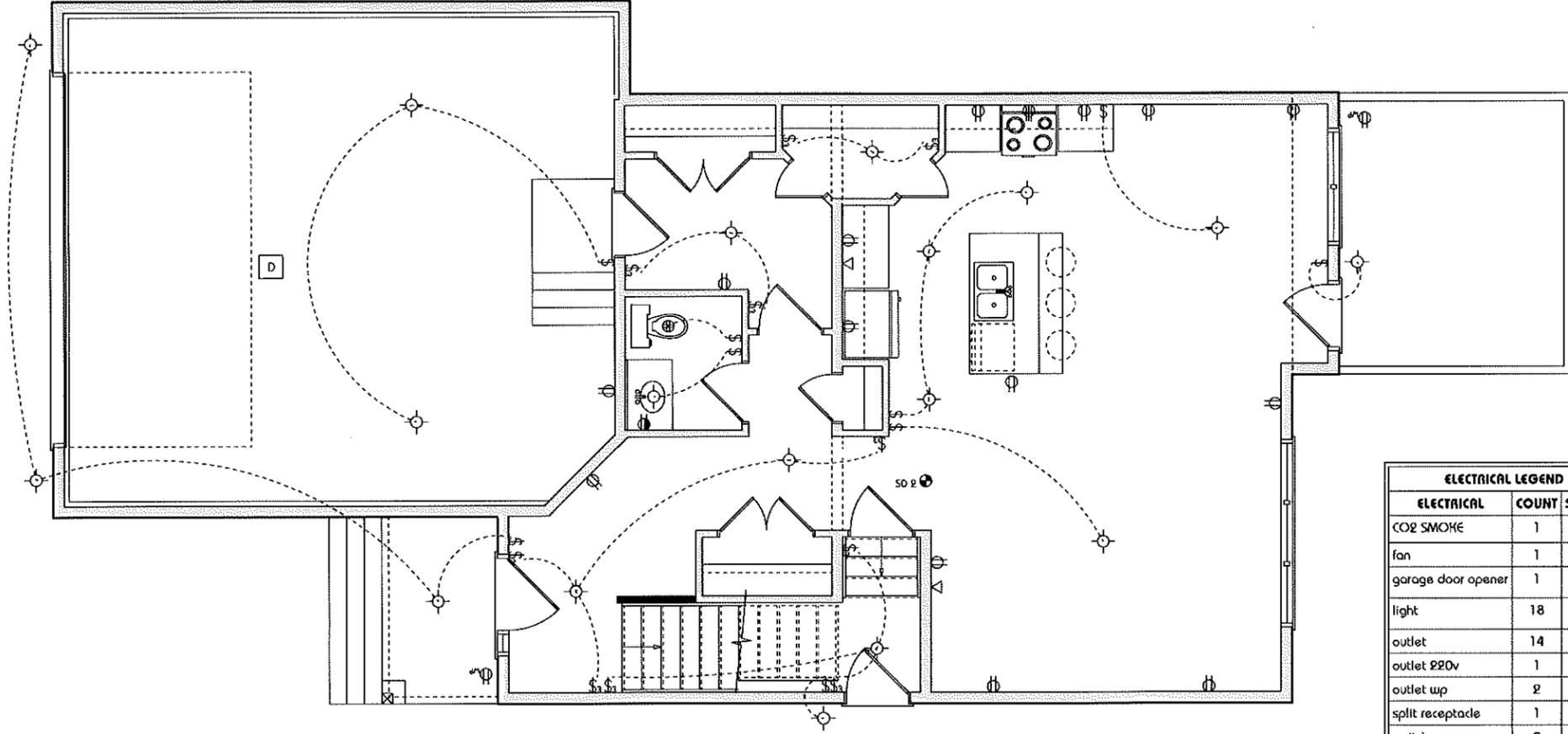


DESIGNED TO 2014 NBC / ENERGY CODE 9.36



THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

CUSTOMER:	ADDRESS:	MODEL:	DRAWN BY:	SHEET	NUMBER		
				1620 SQ.FT. "ZOE" (SIDE ENTRY) REV	DMD	4	9
DRAWING:	SCALE:	DATE:	ID:	MAIN FLOOR PLAN	1/8" = 1'-0"	NOVEMBER, 2023	O6



MAIN FLOOR ELECTRICAL
SUGGESTIVE ONLY

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CO2 SMOKE	1	SO 2
fan	1	⊕
garage door opener	1	D
light	18	⊙
outlet	14	⊖
outlet 220v	1	⊖
outlet wip	2	⊖
split receptacle	1	⊖
switch	9	⊕
switch 3 way	10	⊕
telephone	2	▽

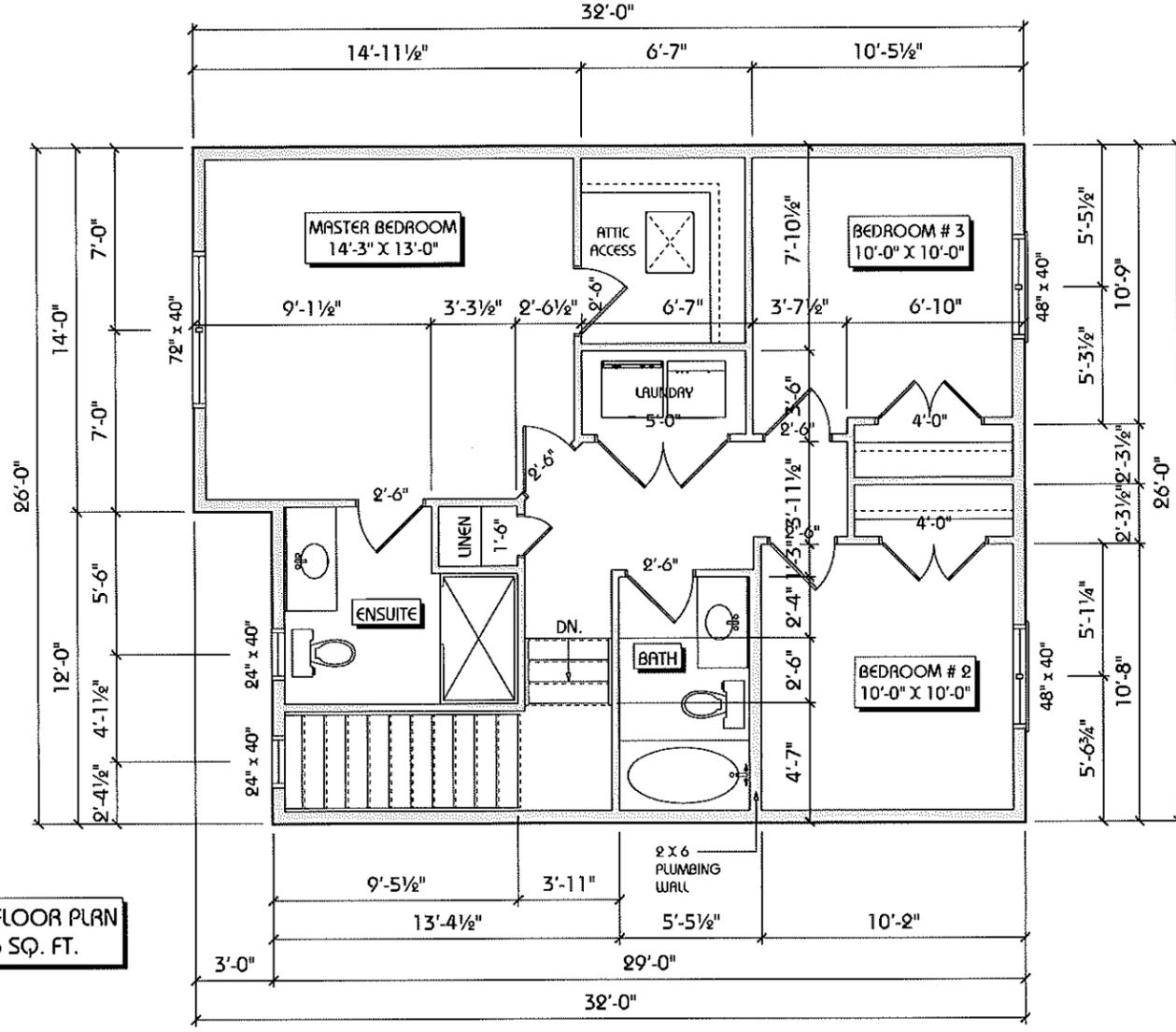
DESIGNED TO 2014 NBC / ENERGY CODE 9.36



THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

CUSTOMER:	DRAWING:	MAIN FLOOR PELECTRICAL	SHEET	5	NUMBER	9
	ADDRESS:		SCALE:	1/8" = 1'-0"		
MODEL:	DATE:	NOVEMBER, 2023				
	DRAWN BY:	DMD	ID:	O6		

UPPER FLOOR PLAN
796 SQ. FT.



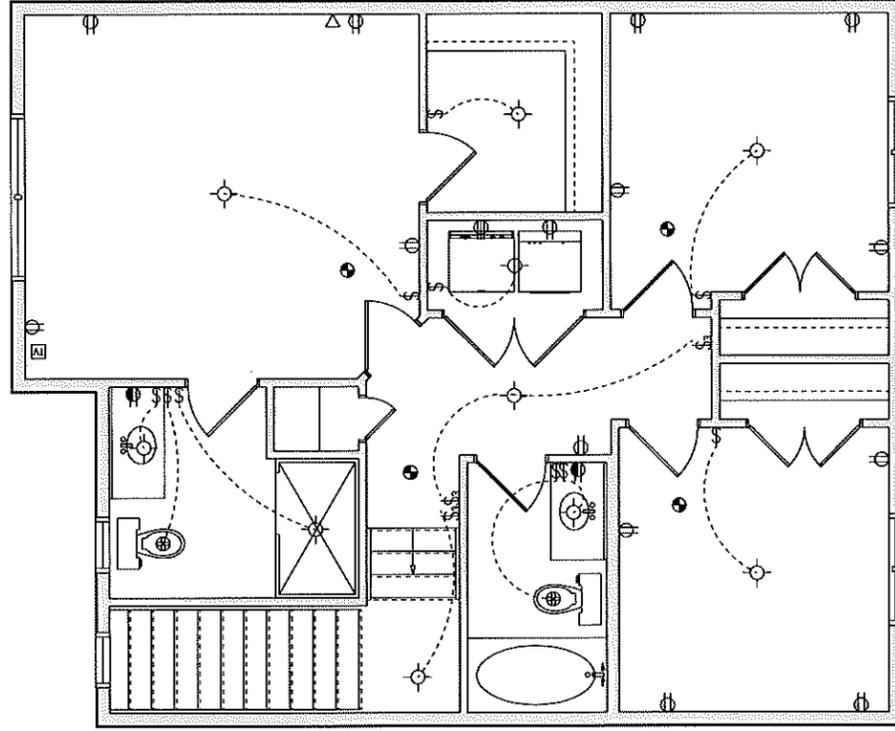
DESIGNED TO 2014 NBC / ENERGY CODE 9.36



© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

CUSTOMER:	DRAWING:	UPPER FLOOR PLAN	SHEET	6	NUMBER	9
	ADDRESS:		SCALE:	1/8"=1'-0"	DATE:	NOVEMBER, 2023
MODEL:	1620 SQ.FT. "ZOE" (SIDE ENTRY) REV	DRAWN BY:	DMD	ID:	O6	

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
cable tv outlet	1	Ⓜ
fan	2	⊕
light	10	⊙
outlet	14	⊕
outlet 220v	1	⊕
smoke detector	4	⊕
split receptacle	2	⊕
switch	10	⊕
switch 3 way	3	⊕
telephone	1	▽



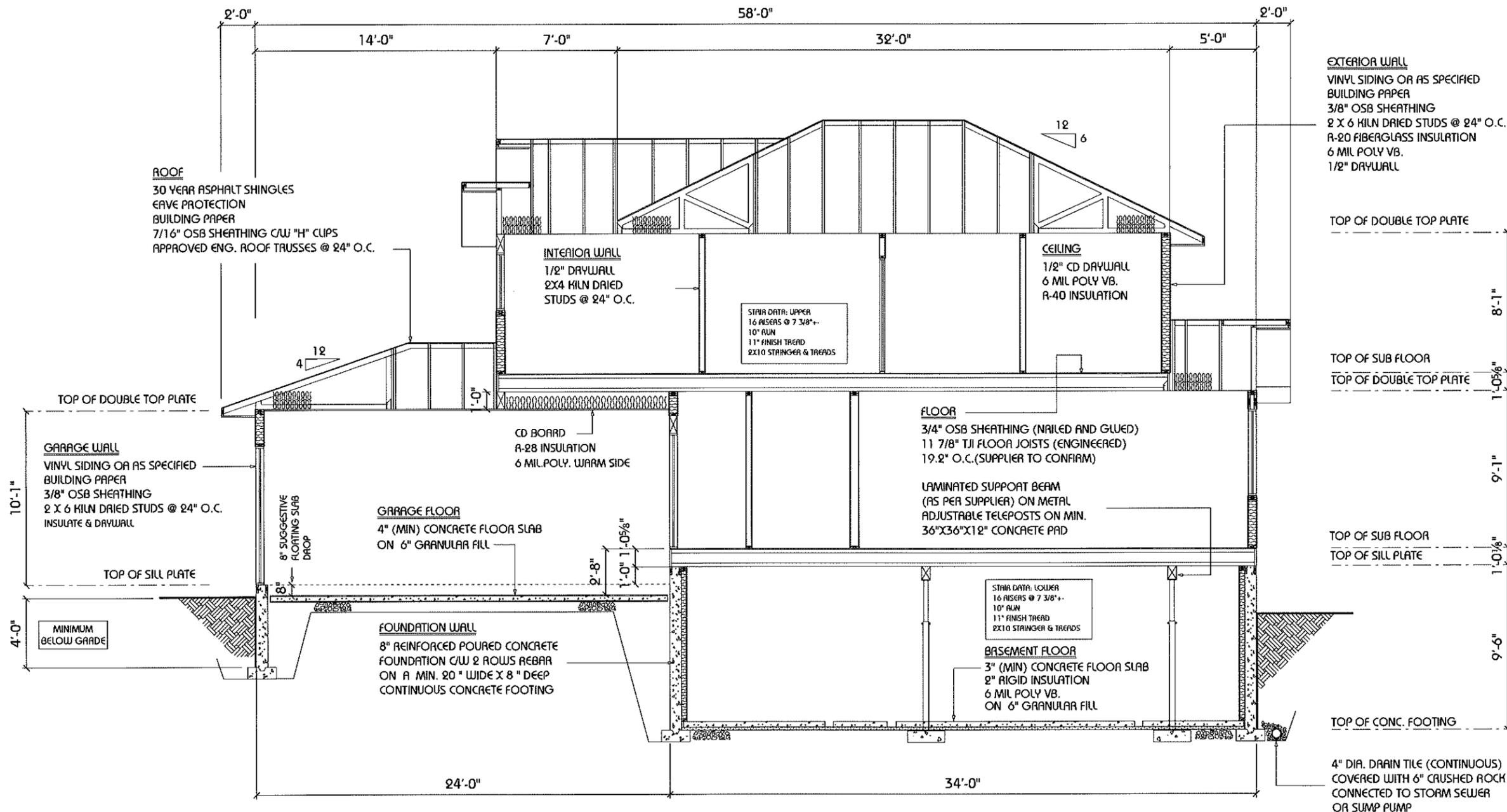
UPPER FLOOR ELECTRICAL
SUGGESTIVE ONLY

DESIGNED TO 2014 NBC / ENERGY CODE 9.36



THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

DRAWING:	UPPER FLOOR ELECTRICAL	SHEET	7	NUMBER	9
	SCALE:	1/8"=1'-0"			
CUSTOMER:		DATE:	NOVEMBER, 2023		
ADDRESS:		ID:	O6		
MODEL:	1620 SQ.FT. "ZOE" (SIDE ENTRY) REV				
DRAWN BY:	DMD				



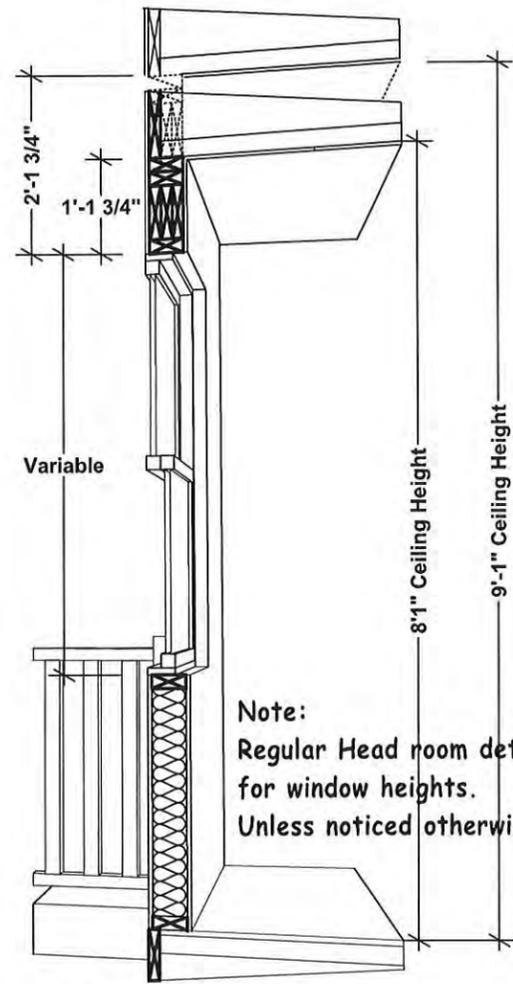
CROSS SECTION A-A

DESIGNED TO 2019 ABC / ENERGY CODE 9.36



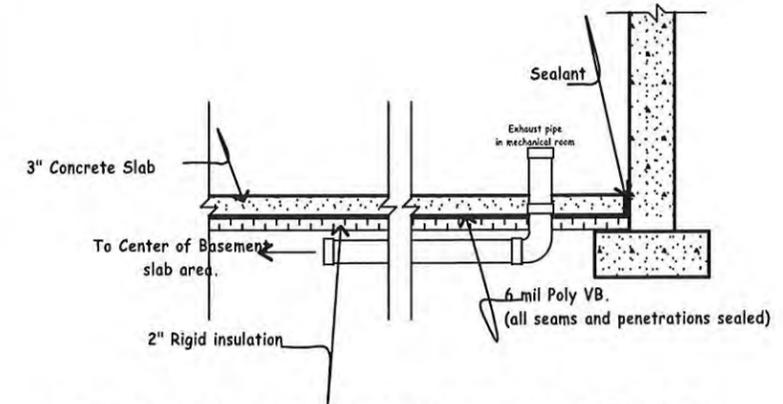
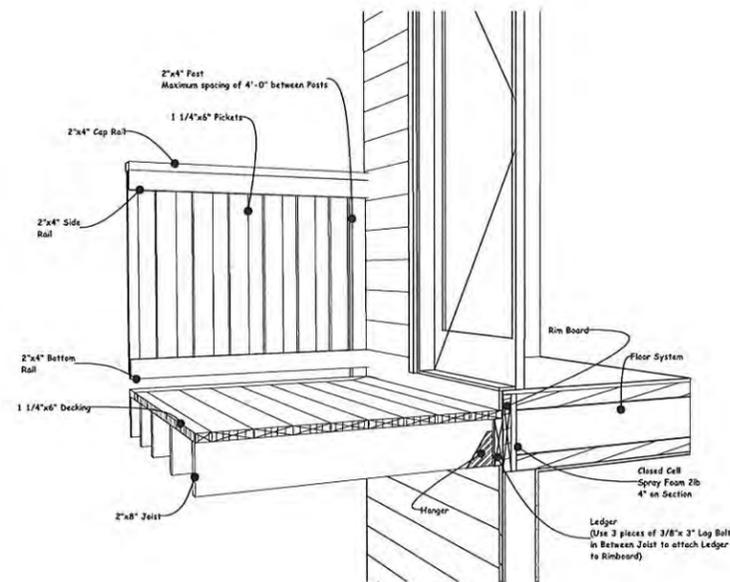
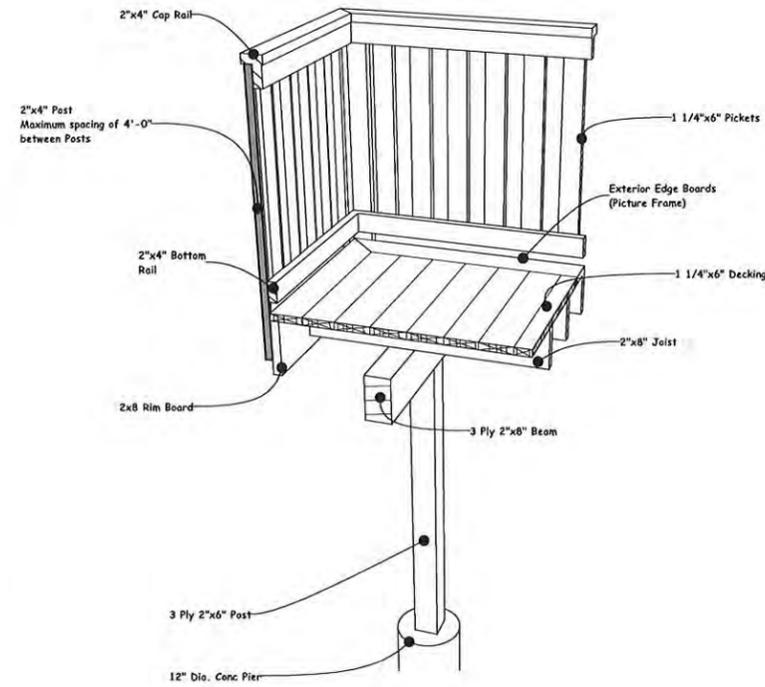
THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

SHEET		NUMBER	
8		9	
DRAWING:	SECTION A-A	SCALE:	1/8"=1'-0"
MODEL:	1586 SQ. FT. "RUBY"	DATE:	DECEMBER, 2023
ADDRESS:		CUSTOMER:	
DRAWN BY:	DMD	ID:	O6

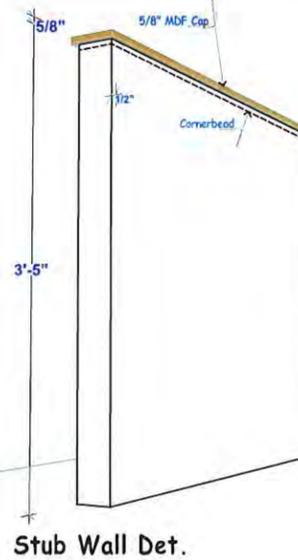


Note:
Regular Head room detail
for window heights.
Unless noticed otherwise

Standard Window Height



RADON GAS EXTRACTION DETAIL



Stub Wall Det.

#Client Full Name	#Site Full Address	Stub Wall Det.

DESIGNED TO 2014 ABC / ENERGY CODE 9.36



THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

DRAWING:	DETAILS	CUSTOMER:	
SCALE:	1/8"=1'-0"	MODEL:	
DATE:	NOVEMBER, 2023	ADDRESS:	1620 SQ. FT. "ZOE" (SIDE ENTRY) REV
ID:	O6	DRAWN BY:	DMD

SHEET
9

NUMBER
9

PANORAMA ESTATES PHASES 7A & 7B



LEGEND

- FULL WALKOUT (2.3m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- TRANSITIONAL WALKOUT LOT (1.8m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- POTENTIAL BI-LEVEL WALKOUT (1.1m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- SPLIT DRAINAGE (LESS THAN 1.1m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- SPLIT DRAINAGE (TOWNHOMES)
- EXISTING DEVELOPMENT
- FUTURE DEVELOPMENT
- MUNICIPAL RESERVE
- STREETLIGHT
- SHAW CABLE PEDESTAL
- TELUS PEDESTAL
- FIRE HYDRANT
- TRANSFORMER
- PEDESTAL
- PULL BOX
- EXISTING LOT LINES
- FUTURE LOT LINES
- PHASE 7A LOT LINES
- GARAGE PLACEMENT
- MAILBOX
- LOT NUMBER
- BLOCK NUMBER



H2-24



FUTURE PANORAMA ESTATES PHASING

LOT 2 MR BLOCK 2 PLAN 112 4253





Residential | Commercial | Renovations

Planning and Development

Town of Blackfalds

Panorama Estates

To whom it may concern:

With the proposal that we have put forward for the added density on Palmer Circle we aim to help alleviate one of the greater problems facing the population of Central Alberta.

Accessible and affordable housing has been top of government agendas for some time now. The housing crisis has been a top story in Alberta and all of Canada. Municipalities throughout the province have been relaxing bylaws in order to accommodate a wider mix of housing types and styles in order to help in the struggle of people trying to find housing that they can afford.

The added benefit to a community that embraces the ideals of a higher density housing model is that the affordability of these accommodations also adds to the discretionary incomes of the families that reside in these neighborhoods. Studies have shown that these additional dollars are most likely spent within that community.

The attention to detail and variety of elevations and color schemes will also make a streetscape that all residences in the area will enjoy and appreciate for years to come. The addition of two separate parking stalls in the rear of the added units will eliminate concerns over additional traffic and parking on the main streets.

We look forward to a continued partnership with the Town of Blackfalds in building a community that all residents will be proud to call home.

Sincerely

Chris Vanderzee

www.AbbeyPlatinumMasterBuilt.ca

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
Tuesday February 27, 2024**

TO: Municipal Planning Commission

PREPARED BY Billie Scott, Development Officer II

PRESENTED BY Billie Scott, Development Officer II

DEVELOPMENT: Development Permit 23-24

- Single Family Dwelling w/attached garage, uncovered deck, and accessory suite.

ADDRESS: 58 Palmer Circle (Lot 35, Block 13, Plan 172 0736)

ZONING: Residential Single Dwelling Medium Lot District (R-1S)

PURPOSE:

An application has been submitted by Abbey Platinum Master Built for construction of a single-family dwelling with an attached garage, uncovered deck, and a proposed accessory suite at 58 Palmer Circle.

Pursuant to Land Use Bylaw 1268/22, the number of Dwellings allowed to have an Accessory Suite within a neighbourhood area shall not exceed 10% of the total units in that subdivision, neighbourhood and the Accessory Suites are to have a distance of 10 Dwellings and/or lots between Accessory Suites.

The applicant is requesting to construct 8 single family dwellings with an attached garage, uncovered deck, and accessory suite on Palmer Circle. It is acknowledged, that this request does not exceed the 10% of the total units within that subdivision or neighbourhood, however, does exceed the minimum distance of 10 dwellings and/or lots between each accessory suite.

As there are 8 Accessory Suites being applied for on Palmer Circle that are a discretionary use and do not meet all requirements of Land Use Bylaw 1268/22, it is the opinion of the Development Officer that the Municipal Planning Commission should be the approving Authority.

SUMMARY:

On February 8, 2024, an application was deemed complete by the Planning Department with the applicant requesting to develop a single-family dwelling with an attached garage, uncovered deck, and accessory suite.

This application has been referred to the adjacent landowners for comment. To date, no responses have been received.

POLICY:

Town of Blackfalds Land Use By-law 1268/22 and amendments thereto

- Section 1.14 Definitions – Accessory Suites
- Section 2.2 – Development Authority and Decisions on Development Permit Applications
- Section 4.2 – Accessory Suites
- Section 6.3 – Residential Single Family Small Lot District (R-1S)

RECOMMENDATION:

A. That the Municipal Planning Commission APPROVE the application for the development of a single-family dwelling with an attached garage, uncovered deck, and accessory suite as presented in Development Permit 23-24, located at 58 Palmer Circle (Lot 35, Block 13, Plan 172 0736) subject to the following conditions being met to the satisfaction of the Development Officer:

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.

Prior to Occupancy Conditions:

2. The proposed development shall be undertaken and completed in accordance with the approved plans.
3. Prior to occupancy, the applicant shall place on the front exterior of the dwelling the appropriate civic address numbers in a contrasting colour of not less than 6.0in (15.14cm) in height.
4. Prior to occupancy, the applicant shall place on the front exterior of the dwelling an appropriate mailbox.
5. Occupancy is only permitted once all safety codes inspections (building, plumbing, gas and electrical) are completed and all deficiencies are addressed to the satisfaction of the Safety Codes Officer.

General Development Conditions:

6. If this Development Permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
7. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
8. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure.

9. The applicant is required to submit a “*Final Lot Grading Certificate*” prepared by a professional (e.g., Alberta Land Surveyor, Professional Engineer, or Professional Technologist), acceptable to the Development Authority for approval.
10. All landscaped areas shall be designed to facilitate effective surface drainage consistent with the submitted grading plan. This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.
11. Front yard sod (or other landscaping material approved by the Development Authority), and one (1) front yard tree is required within one (1) year from construction completion.
12. Curb stop must remain visible and at the proper elevation prior to completion of hard surfacing or landscaping.

Ongoing Conditions:

13. An Accessory Suite shall provide 2 additional Off-Street Parking stalls in addition to the minimum requirements of section 3.20. Tandem Parking shall not be allowed as a method for meeting the parking requirements for an Accessory Suite.
14. Parking stalls are to be developed as shown on the approved site plan.
15. The maximum number of Accessory Suites per detached dwelling is limited to 1.
16. A Home Base Business 2 and Home Base Business 3 shall not be allowed within the approved Accessory Suite
17. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
18. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.
19. No front parking stalls are permitted except where an attached garage has been approved. Approved front driveways for attached garages are to be hard surfaced within one (1) year of construction completion.
20. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.

NOTES

1. *The yellow Development Permit card must be displayed during the duration of development.*
2. *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.*
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 and/or regulations affecting such development.*

4. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements and provincial or federal statutes and regulations.*
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. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

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



Billie Scott
Development Officer II

Attachments:

1. Development Permit Application;
2. Plot Plan;
3. Blueprints;
4. Subject Property and Adjacent Landowner Referral Map;
5. Proposed Accessory Suites Map;
6. Rational Letter.



Development Permit #: 23-24

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): Panorama Estates
Mailing Address: 283 Burnt Park Drive
City: Red Deer County Prov: Ab Postal Code: T4S 0K7
Phone: 403-343-6480 Alt Phone: _____
Email Address: art@abbeyplatinum.ca
Preferred Method of Correspondence: Email Mail Phone

(Same as Landowner)
Applicant/Contractor Name(s): Abbey Platinum Master Built
Mailing Address: 283 Burnt Park Drive
City: Red Deer County Prov: Ab Postal Code: T4S 0K7
Phone: 403-343-6480 Alt Phone: _____
Email Address: terry@abbeyplatinum.ca
Preferred Method of Correspondence: Email Mail Phone

PROJECT INFORMATION
Proposed Land Use (*please note that one (1) Development Permit Application is required per lot / title):
 SFD Deck (covered/uncovered) Addition Accessory Suite Accessory Building (garage/shed)
 Duplex Four Plex Manufactured/Modular Home Demolition Moved in Building
 Other: _____
Approximate Value of Development: \$ 350,000
(Building Materials and Labour)
Civic Address of Property to be Developed: 58 Palmer Circle
Lot: 35 Block: 13 Plan: 1720736 Land Use District: R-15
Existing Land Use: R-15
Number of Storeys: 2 Height (avg. from ground level to peak): _____
Lot Area: _____ Uncovered Deck Construction Included: If yes, size: _____ sq m sq ft
Total Parcel Coverage: _____ % (include any deck(s), garage(s) – attached or detached, accessory building(s), verandahs, etc.)
Yard Setbacks - Front Yard: _____ Left Side Yard: _____
Right Side Yard: _____ Rear Yard: _____
Number of off-street parking stalls: 2 in rear of property (location and size must be shown in the site/plot plan)
Primary Building: sq. meters sq. feet
Main Floor: _____ Upper Floor: _____ Basement: _____ Attached Garage: _____
Accessory Building(s): sq. meters sq. feet
Shed: _____ Detached Garage: _____
Accessory Suite Information (if applicable): Existing Suite New Suite
Accessory Suite Total Floor Area: sq. meters sq. feet
Basement Floor (Accessory Suite): _____
 Variance Required: Reason for variance: Density of Secondary Suites
Proposed Commencement Date: March 1, 2024 Proposed Completion Date: Sept 15, 2024

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: _____

Development Permit #: 23-24

Application Date: 02-02-2024

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/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):

New single family dwelling with a secondary suite for rental w/ attached garage & deck.

NOTES:

- This Application constitutes part of the permit.
- Every Development Application shall be completed and submitted in accordance with the Town of Blackfalds current Land Use Bylaw in force.
- Failure to comply with this form fully and lack of the required information and plans may cause delays in processing this Development Application.
- 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.
- 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:

- if it is issued by the Development Authority, twenty-one (21) days after the date of decision.
- if it is issued by Town Council with respect to a development in a Direct Control District, upon the date of its issue, or
- 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 current 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): Abbey Platinum Master Built

Permit Applicant Signature(s): [Signature]

Landowner Name(s): ART ANASTASI

Landowner Signature(s): [Signature]

FOR OFFICE USE ONLY

Lot: 35 Block: 13 Plan: 1720736 Land Use District: R-15 Tax Roll #: 048350

Variance Requested (if applicable): MPC Development Officer

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

Development Permit Fee: (1-61-00-520) \$ 200.00

MPC Date: _____

TOTAL: \$ _____

SDAB Date: _____

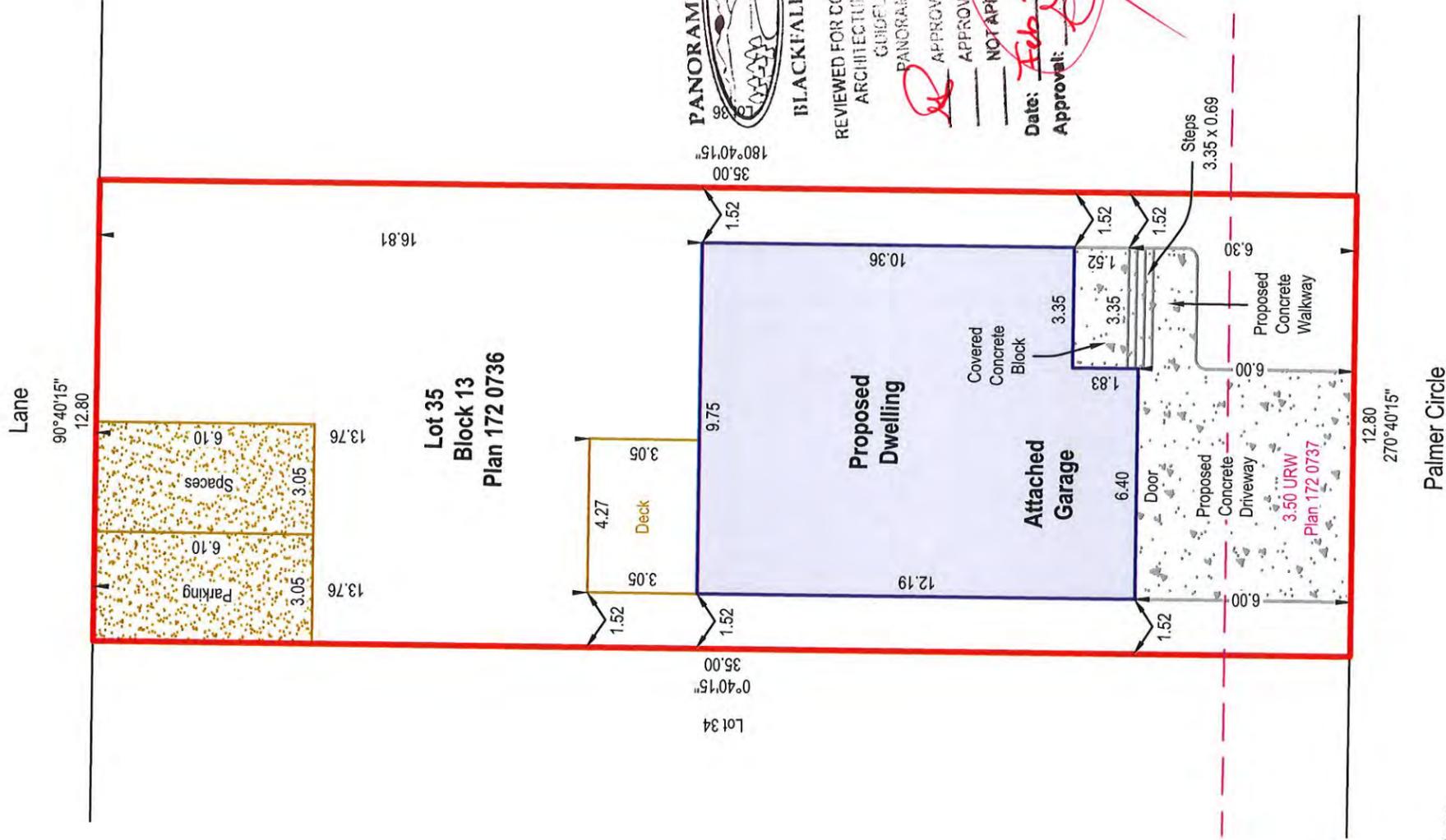
Notification Date: _____

Receipt #: 586738 Date Application Deemed Complete: 02-02-2024

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

PLOT PLAN SHOWING PROPOSED LOCATION OF BUILDING(S)

Civic Address: 58 Palmer Circle
Town of Blackfalds, Alberta
Legal Description: Lot 35, Block 13, Plan 172 0736



LOT 35 AREA NOTES:

Lot Area	=	448.0 m ²
Foundation Area	=	112.8 m ²
Covered Conc. Block	=	5.1 m ²
Deck	=	13.0 m ²
Lot Coverage	=	29.2 %
Front Sod Area	=	35.8 m ²
Rear Sod Area	=	199.3 m ²
Landscape Area	=	235.1 m ²
Concrete Walkway	=	4.1 m ²
Concrete Driveway	=	38.4 m ²

APPROVED BY:

B. Feb 6, 2024
Print Name & Signature
setbacks + parking.

- NOTES:**
- Distances are in metres and decimals thereof. Measurements are shown to the outside face of the proposed building foundation wall at ground level.
 - The above ground and buried facilities have not been located and are not shown on this plan. It is the responsibility of the owner(s) and contractor to have the facilities located prior to construction.
 - Lot boundaries have been calculated from registered plan and may change due to located survey evidence at the time of staking.
 - Steps are scaled from house drawings and actual dimensions need to be verified by builder.



11-4608 62nd Street
Red Deer, Alberta T4N 6T3
Office (403) 356-0111 Fax (403) 356-0114
www.compassgeomatics.ca

COMPASS DWG: 01604-23-PP-R1 SURVEYED BY: _



LAND USE DISTRICT

R-1S -Residential Single Dwelling Small Lot District

REVISION SUMMARY

- △ Add Parking Spaces (11/27/23) PC/JW
- △ Original Issue (11/24/23) PC/JW

CLIENT

Abbey Platinum Master Built

REV.



PAGE

1 of 1



PANORAMA ESTATES
BLACKFALDS, ALBERTA
REVIEWED FOR CONFORMANCE WITH
ARCHITECTURAL CONTROLS
GUIDELINES FOR
PANORAMA ESTATES
APPROVED
APPROVED WITH CHANGES
NOT APPROVED, RESUBMIT
Date: Feb 3, 2024
Approval: *[Signature]*

02-02-2024

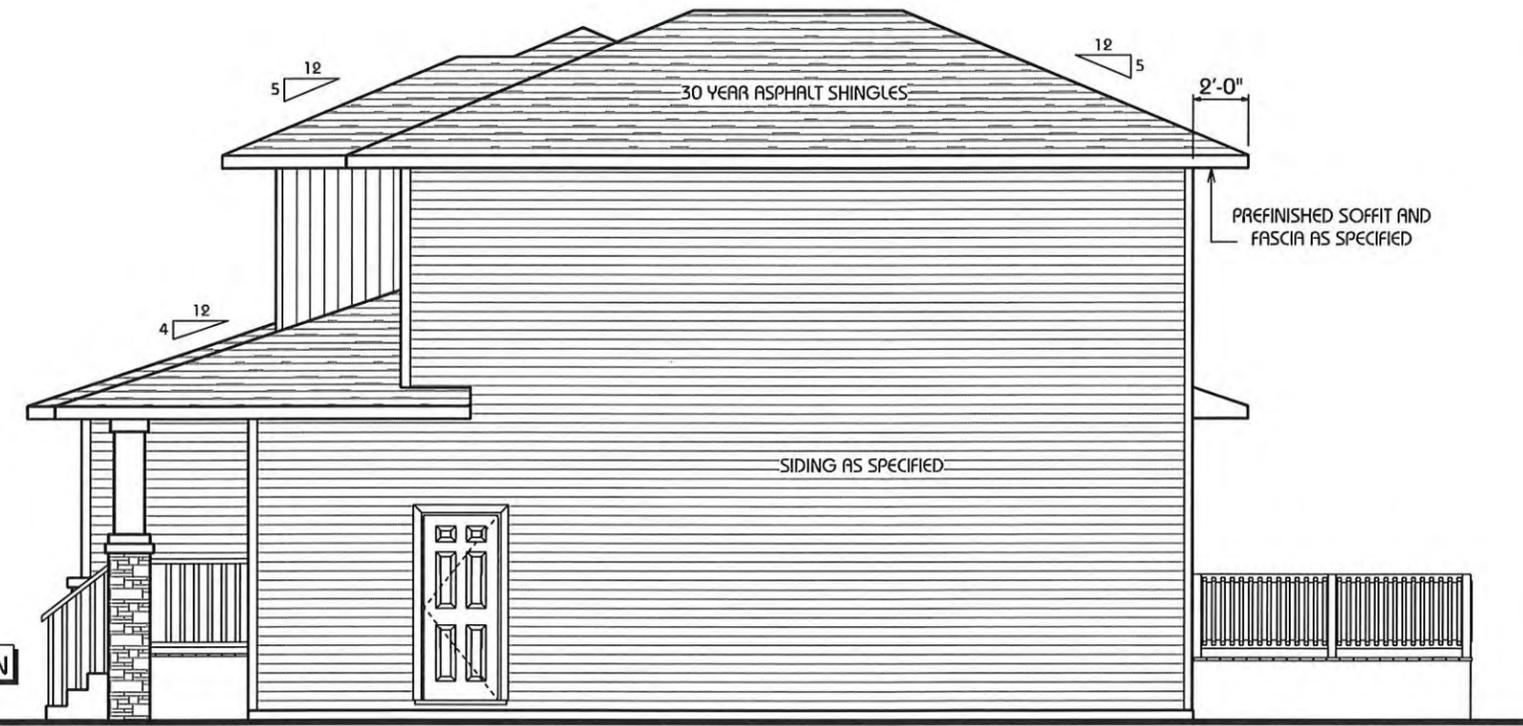
23-24

REC'D/RECEIVED
02-02-2024

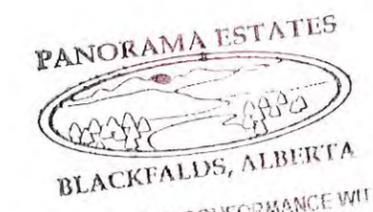
23-24



FRONT ELEVATION



RIGHT ELEVATION

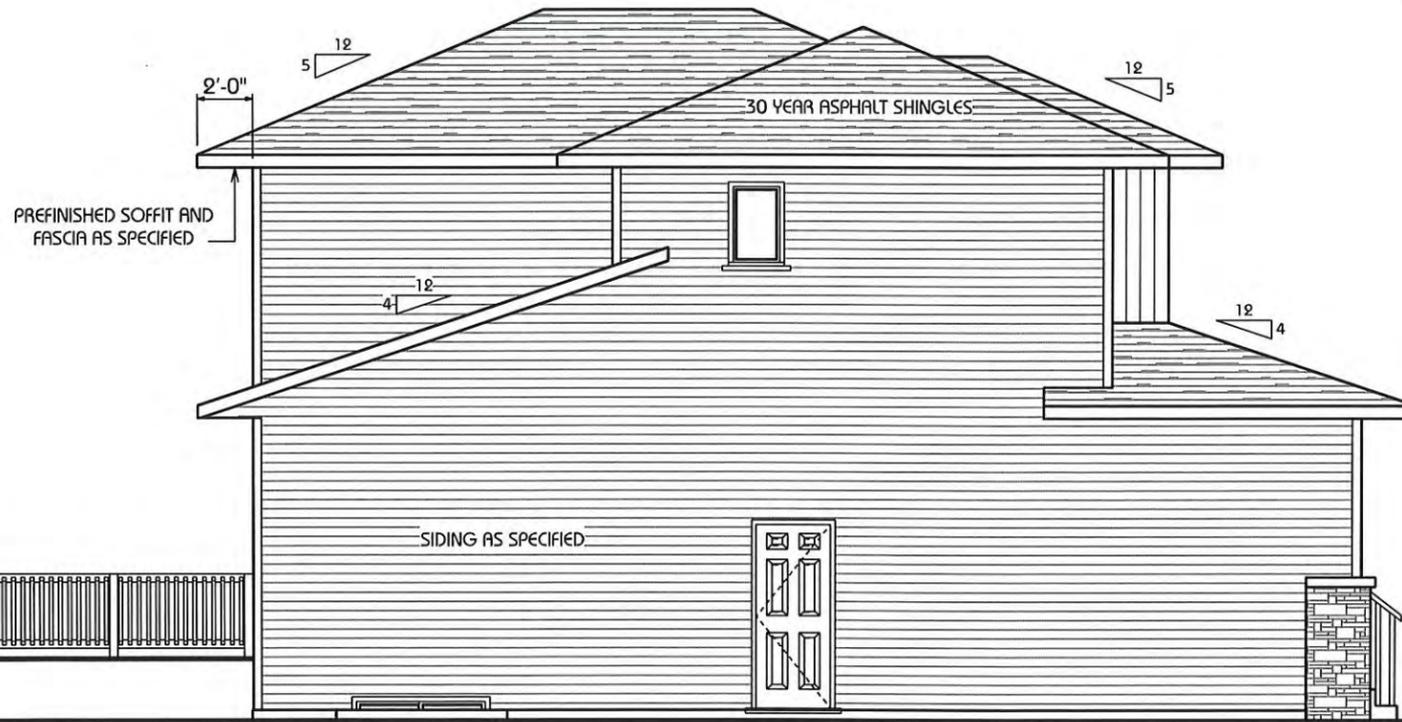


REVIEWED FOR CONFORMANCE WITH ARCHITECTURAL CONTROLS GUIDELINES FOR PANORAMA ESTATES

APPROVED
APPROVED WITH CHANGES
NOT APPROVED, RESUBMIT
Date: Feb 2, 2024
Approval: [Signature]

DRAWING:	ELEVATIONS	SHEET	NUMBER
	SCALE:	1/8" = 1'-0"	1 9
CUSTOMER:	DATE:	NOVEMBER, 2023	DMD
	MODEL:	1596 SQ. FT. "BRAXTON" REVERSE	
ADDRESS:	Abbey Platinum Master Built		
<small>© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION</small>			

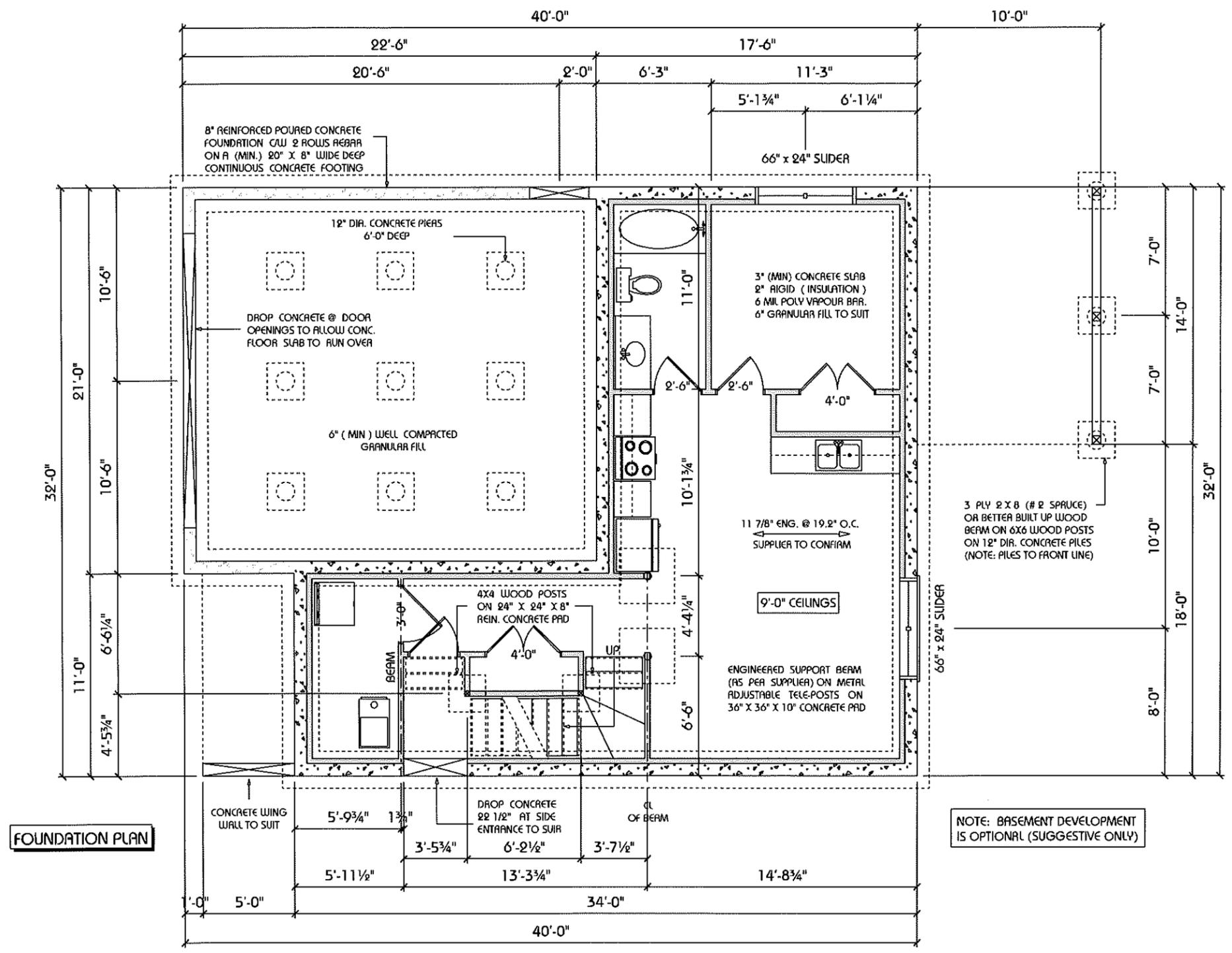
REAR ELEVATION



LEFT ELEVATION

PANORAMA ESTATES
 BLACKFALDS, ALBERTA
 REVIEWED FOR CONFORMANCE WITH
 ARCHITECTURAL CONTROLS
 GUIDELINES FOR
 PANORAMA ESTATES
 APPROVED
 APPROVED WITH CHANGES
 NOT APPROVED, RESUBMIT
 Date: Feb 27 2024
 Approval: *[Signature]*

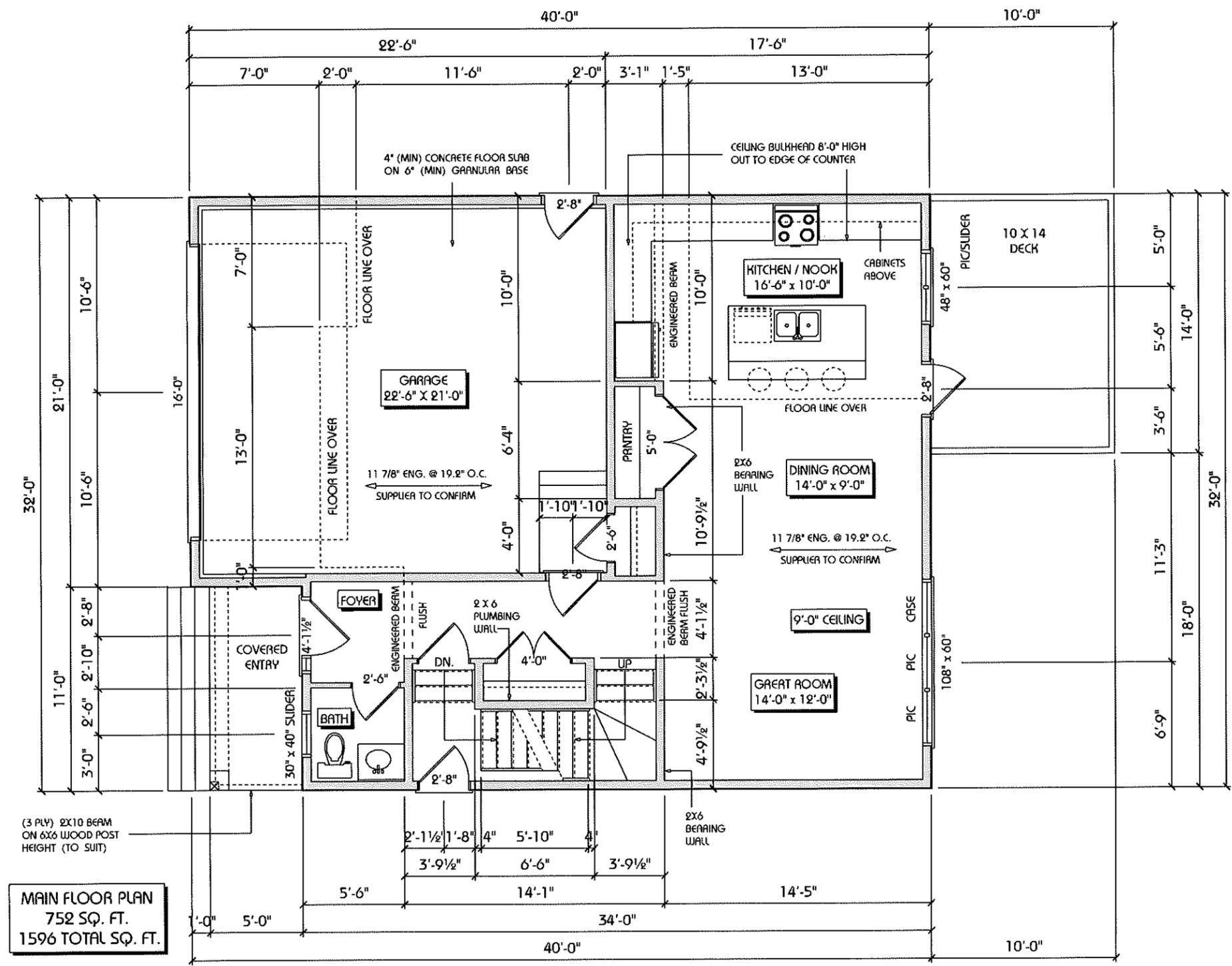
SHEET		NUMBER	
2		9	
DRAWING:	ELEVATIONS	CUSTOMER:	Abbey Platinum Master Built
SCALE:	1/8"=1'-0"	ADDRESS:	
DATE:	NOVEMBER, 2023	MODEL:	1596 SQ. FT. "BRAXTON" REVERSE
ID:	O6	DRAWN BY:	DMD
<p>© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION</p>			



FOUNDATION PLAN

NOTE: BASEMENT DEVELOPMENT IS OPTIONAL (SUGGESTIVE ONLY)

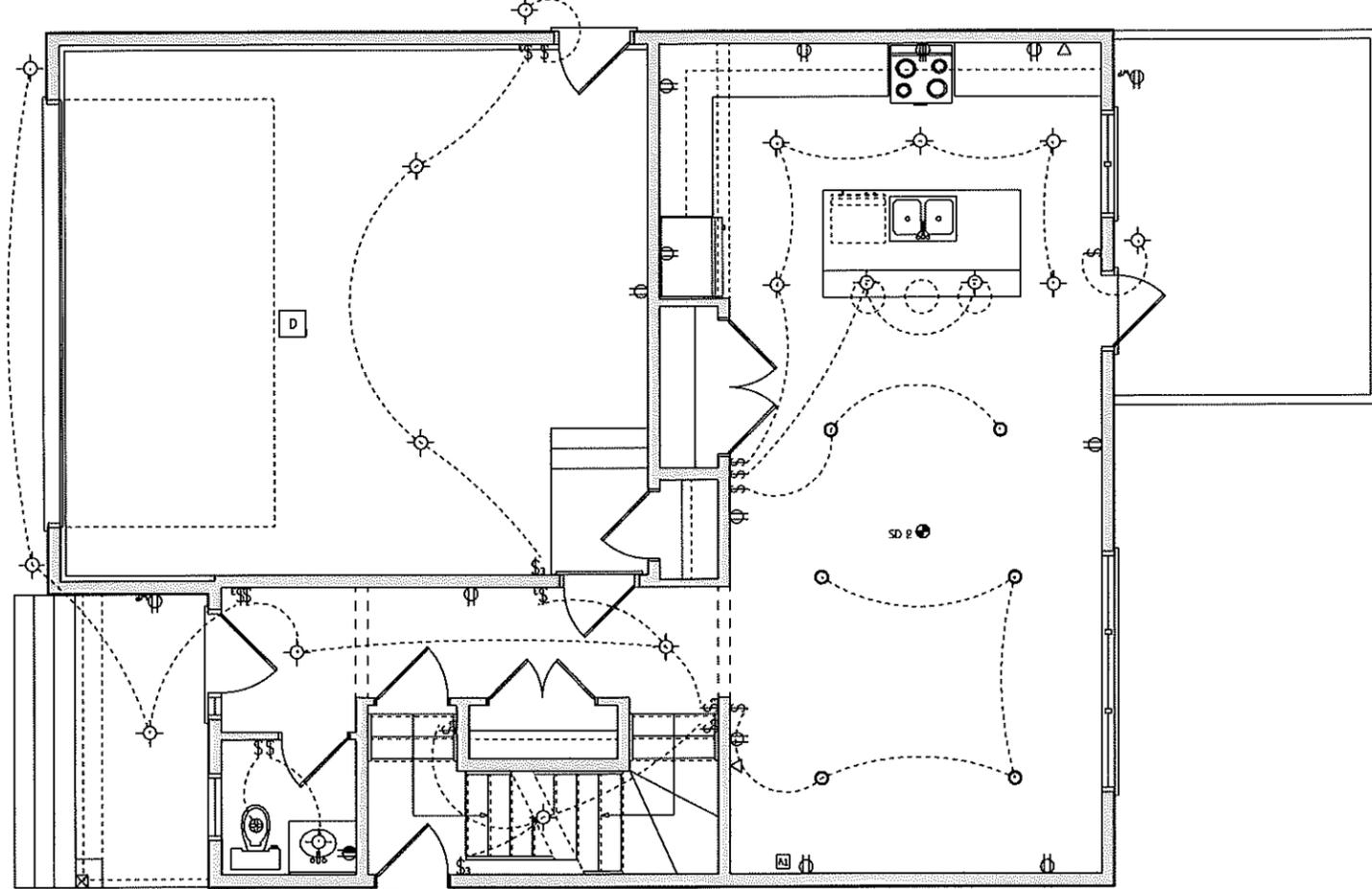
SHEET		NUMBER	
3		9	
DRAWING: FOUNDATION PLAN		SCALE: 1/8"=1'-0"	
CUSTOMER:		DATE: NOVEMBER, 2023	
ADDRESS:		ID: C6	
MODEL: 1596 SQ. FT. "BRAXTON" REVERSE		DRAWN BY: DMD	
		<p>THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION</p>	



(3 PLY) 2X10 BEAM
 ON 6X6 WOOD POST
 HEIGHT (TO SUIT)
MAIN FLOOR PLAN
 752 SQ. FT.
 1596 TOTAL SQ. FT.

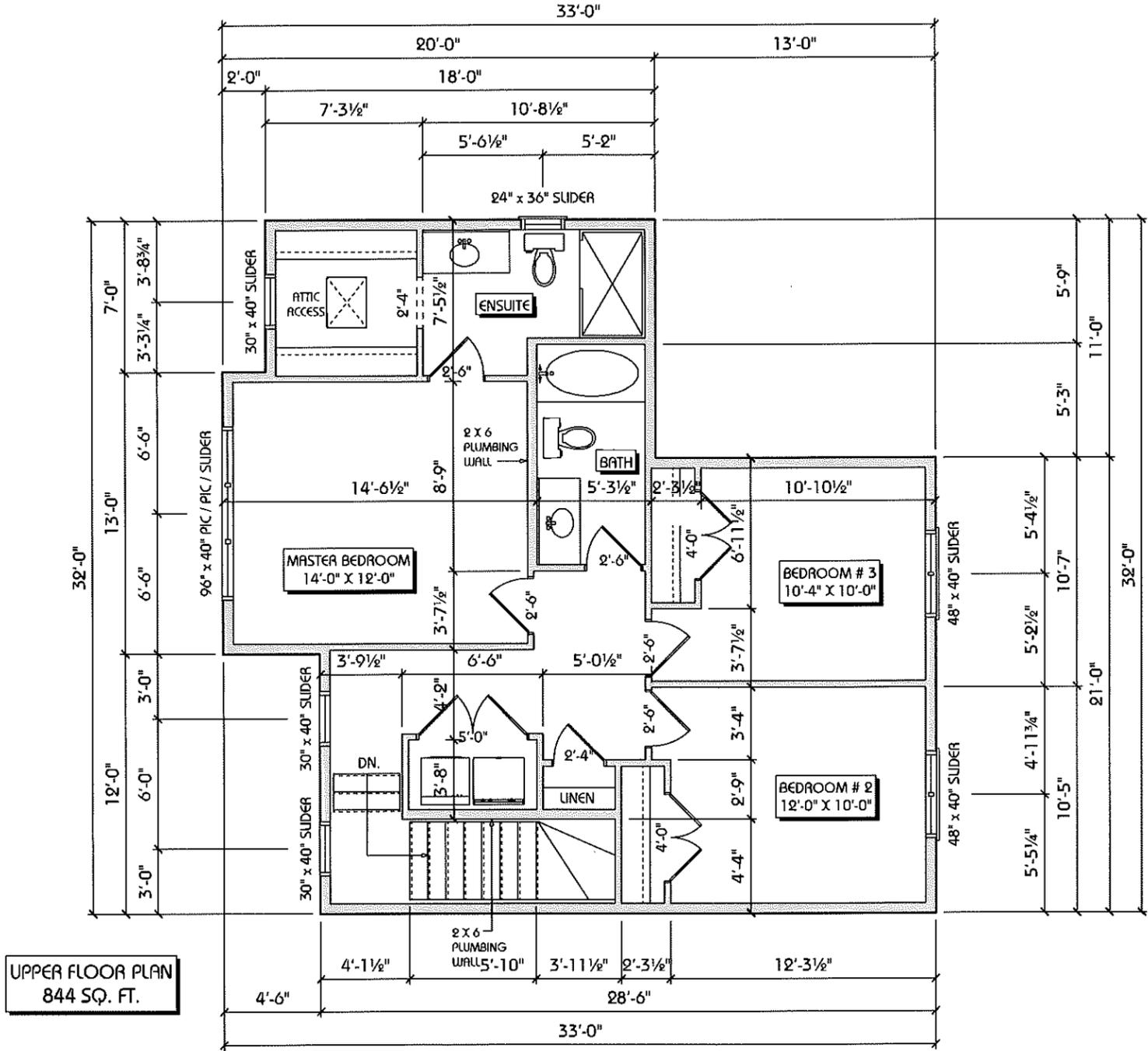
SHEET		NUMBER	
4		9	
DRAWING:	MAIN FLOOR PLAN	CUSTOMER:	Abbey Platinum Master Built
SCALE:	1/8" = 1'-0"	ADDRESS:	
DATE:	NOVEMBER, 2023	MODEL:	1596 SQ. FT. "BRAXTON" REVERSE
ID:	06	DRAWN BY:	DMD
© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM, INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM, INC. FOR CLARIFICATION			

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CO2 SMOKE	1	SD 2
cable tv outlet	1	TV
fan	1	F
garage door opener	1	D
light	18	L
outlet	11	O
outlet 220v	1	O220
outlet wp	2	Owp
split receptacle	1	SR
switch	9	S
switch 3 way	8	S3W
telephone	2	T
can light 6inch	6	CL



MAIN FLOOR ELECTRICAL
SUGGESTIVE ONLY

	Abbey Platinum <i>Master Built</i>		<small>© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION</small>
	CUSTOMER: ADDRESS: MODEL: DRAWN BY:	DRAWING: MAIN FLOOR ELECTRICAL SCALE: 1/8"=1'-0" DATE: NOVEMBER, 2023 ID: O6	

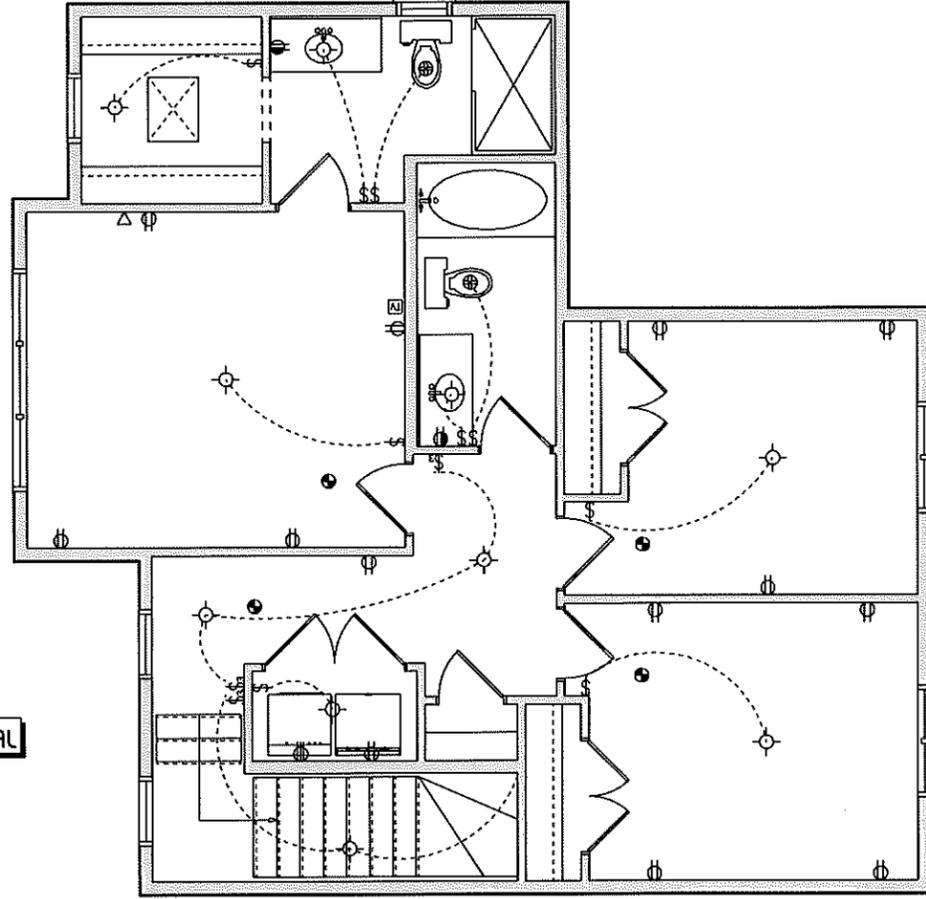


UPPER FLOOR PLAN
844 SQ. FT.

	CUSTOMER:		DRAWING: UPPER FLOOR PLAN		SHEET	NUMBER
	ADDRESS:		SCALE: 1/8" = 1'-0"		6	9
MODEL:		DATE: NOVEMBER, 2023		1596 SQ. FT. "BRAXTON" REVERSE		
DRAWN BY: DMD		ID: O6				

© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM, INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM, INC. FOR CLARIFICATION

UPPER FLOOR ELECTRICAL
SUGGESTIVE ONLY

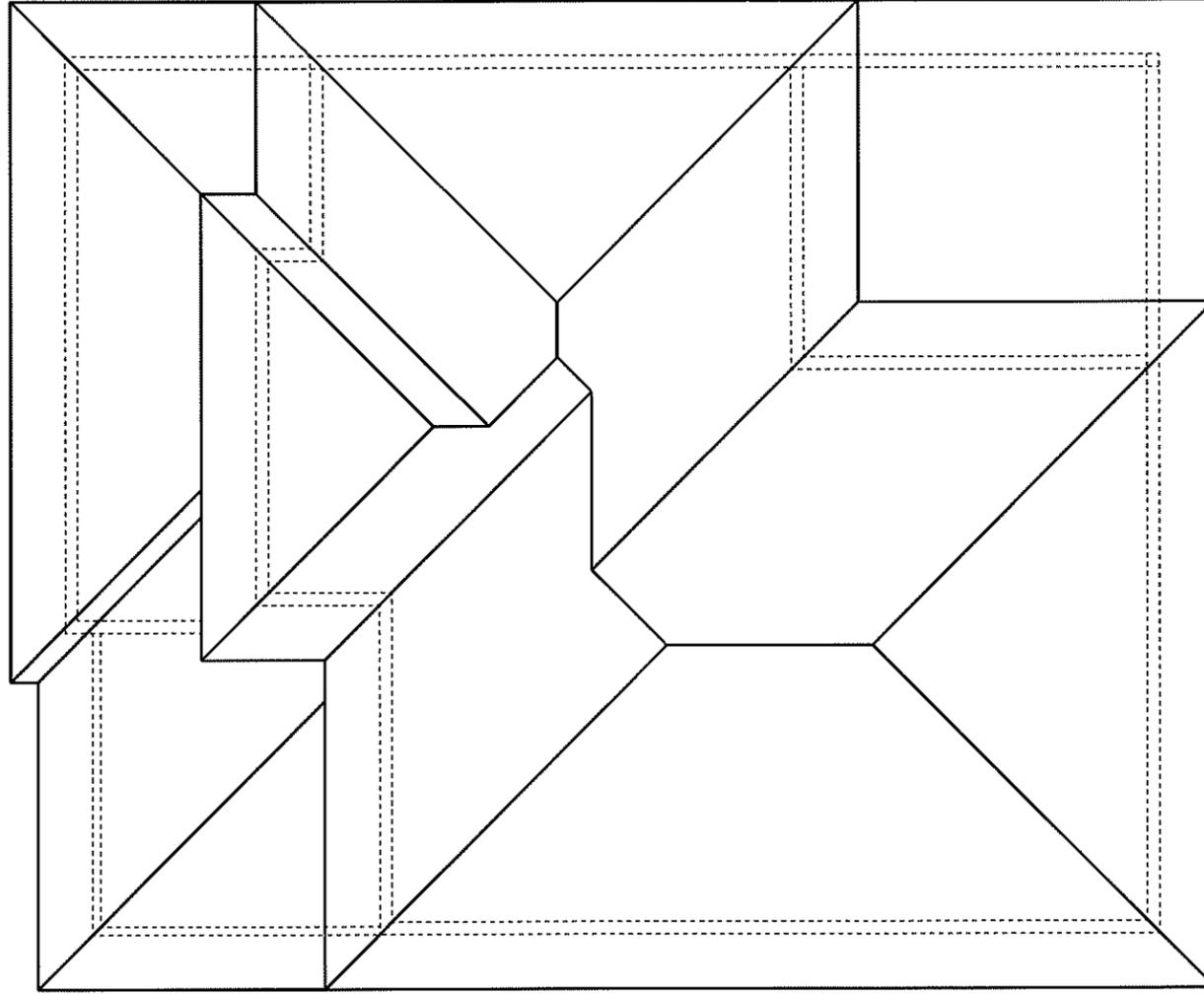


ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
cable tv outlet	1	TV
fan	2	⊗
light	10	⊙
outlet	13	⊕
outlet 220v	1	⊕
smoke detector	4	⊙
split receptacle	2	⊕
switch	9	\$
switch 3 way	3	\$3
telephone	1	∇

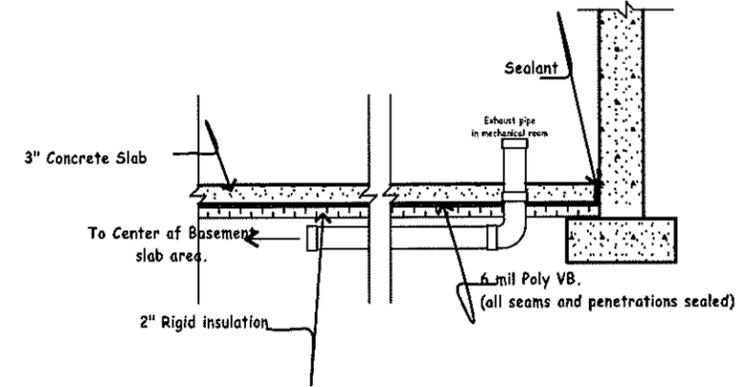
CUSTOMER:	UPPER FLOOR ELECTRICAL		SHEET	7	NUMBER	9
	ADDRESS:	SCALE:	1/8"=1'-0"			
MODEL:	1596 SQ. FT. "BRAXTON" REVERSE		DATE:	NOVEMBER, 2023		
DRAWN BY:	DMD		ID:	O6		

Abbey Platinum
Master Built

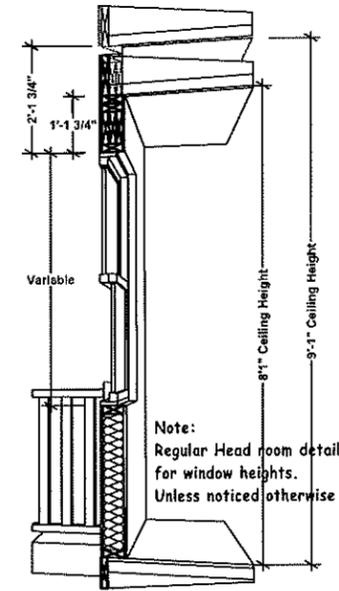
© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM, INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM, INC. FOR CLARIFICATION



ROOF SCHEME

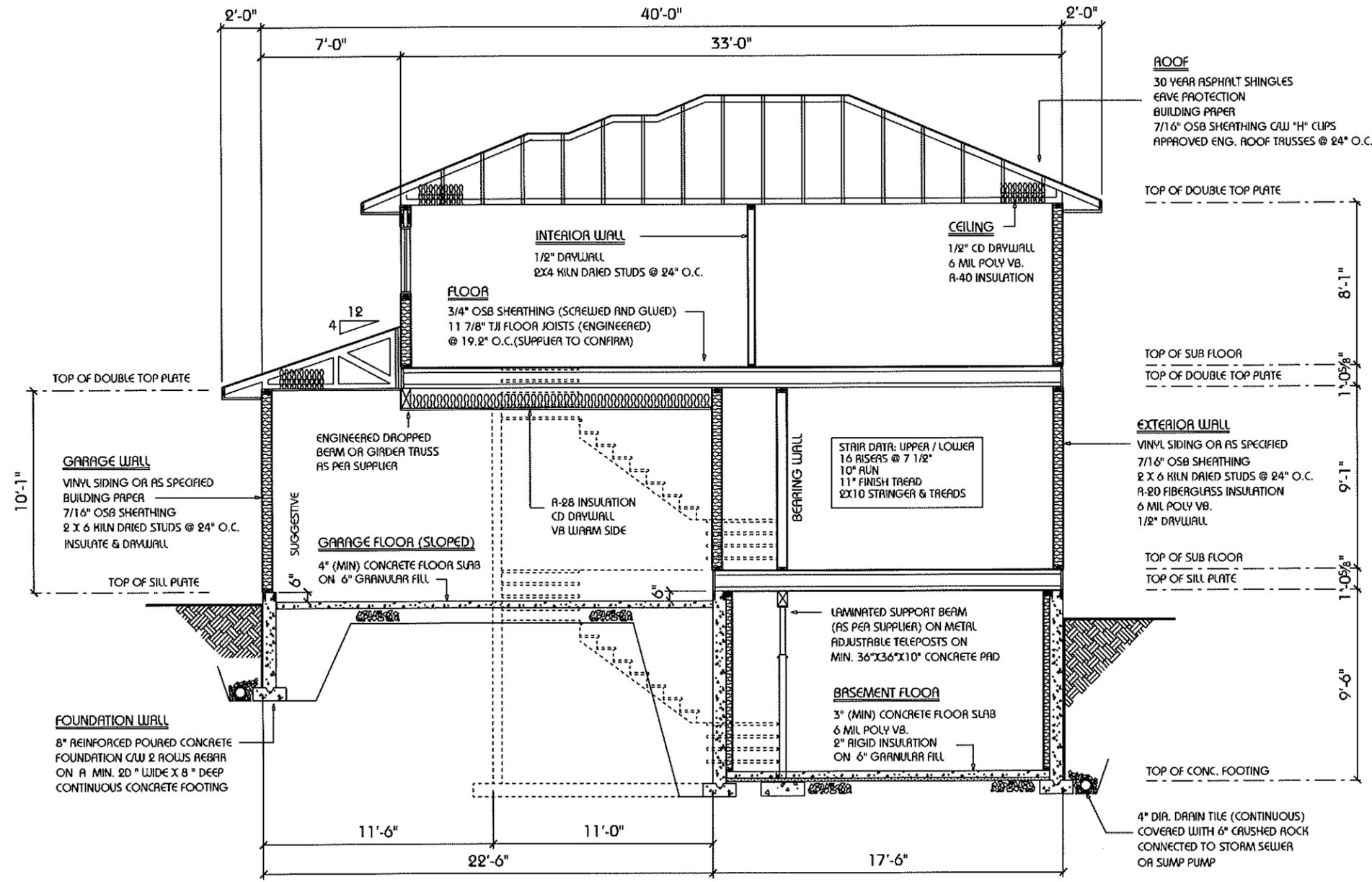


RADON GAS EXTRACTION DETAIL



Standard Window Height

SHEET		NUMBER	
8		9	
DRAWING:	ROOF SCHEME / DETAILS	CUSTOMER:	1596 SQ. FT. "BRAXTON" REVERSE
	SCALE: 1/8"=1'-0"		
DATE:	NOVEMBER, 2023	MODEL:	
ID:	O6	DRAWN BY:	DMD
		<p>© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION</p>	



CROSS SECTION A-A

SHEET		NUMBER	
9		9	
DRAWING:	SECTION A-A	SCALE:	1/8" = 1'-0"
CUSTOMER:		DATE:	NOVEMBER, 2023
ADDRESS:		MODEL:	1596 SQ. FT. "BRAXTON" REVERSE
		DRAWN BY:	DMD
		<p>THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION</p>	



REQD/RECEIVED

23-24



Residential | Commercial | Renovations

Planning and Development
 Town of Blackfalds
 Panorama Estates

To whom it may concern:

With the proposal that we have put forward for the added density on Palmer Circle we aim to help alleviate one of the greater problems facing the population of Central Alberta.

Accessible and affordable housing has been top of government agendas for some time now. The housing crisis has been a top story in Alberta and all of Canada. Municipalities throughout the province have been relaxing bylaws in order to accommodate a wider mix of housing types and styles in order to help in the struggle of people trying to find housing that they can afford.

The added benefit to a community that embraces the ideals of a higher density housing model is that the affordability of these accommodations also adds to the discretionary incomes of the families that reside in these neighborhoods. Studies have shown that these additional dollars are most likely spent within that community.

The attention to detail and variety of elevations and color schemes will also make a streetscape that all residences in the area will enjoy and appreciate for years to come. The addition of two separate parking stalls in the rear of the added units will eliminate concerns over additional traffic and parking on the main streets.

We look forward to a continued partnership with the Town of Blackfalds in building a community that all residents will be proud to call home.

Sincerely

Chris Vanderzee

REQD/RECEIVED
 02-02-2024

www.AbbeyPlatinumMasterBuilt.ca

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
Tuesday February 27, 2024**

TO: Municipal Planning Commission

PREPARED BY Billie Scott, Development Officer II

PRESENTED BY Billie Scott, Development Officer II

DEVELOPMENT: Development Permit 24-24

- Single Family Dwelling w/attached garage, uncovered deck, and accessory suite.

ADDRESS: 66 Palmer Circle (Lot 37, Block 13, Plan 172 0736)

ZONING: Residential Single Dwelling Medium Lot District (R-1S)

PURPOSE:

An application has been submitted by Abbey Platinum Master Built for construction of a single-family dwelling with an attached garage, uncovered deck, and a proposed accessory suite at 66 Palmer Circle.

Pursuant to Land Use Bylaw 1268/22, the number of Dwellings allowed to have an Accessory Suite within a neighbourhood area shall not exceed 10% of the total units in that subdivision, neighbourhood and the Accessory Suites are to have a distance of 10 Dwellings and/or lots between Accessory Suites.

The applicant is requesting to construct 8 single family dwellings with an attached garage, uncovered deck, and accessory suite on Palmer Circle. It is acknowledged, that this request does not exceed the 10% of the total units within that subdivision or neighbourhood, however, does exceed the minimum distance of 10 dwellings and/or lots between each accessory suite.

As there are 8 Accessory Suites being applied for on Palmer Circle that are a discretionary use and do not meet all requirements of Land Use Bylaw 1268/22, it is the opinion of the Development Officer that the Municipal Planning Commission should be the approving Authority.

SUMMARY:

On February 8, 2024, an application was deemed complete by the Planning Department with the applicant requesting to develop a single-family dwelling with an attached garage, uncovered deck, and accessory suite.

This application has been referred to the adjacent landowners for comment. To date, no responses have been received.

POLICY:

Town of Blackfalds Land Use By-law 1268/22 and amendments thereto

- Section 1.14 Definitions – Accessory Suites
- Section 2.2 – Development Authority and Decisions on Development Permit Applications
- Section 4.2 – Accessory Suites
- Section 6.3 – Residential Single Family Small Lot District (R-1S)

RECOMMENDATION:

A. That the Municipal Planning Commission APPROVE the application for the development of a single-family dwelling with an attached garage, uncovered deck, and accessory suite as presented in Development Permit 24-24, located at 66 Palmer Circle (Lot 37, Block 13, Plan 172 0736) subject to the following conditions being met to the satisfaction of the Development Officer:

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.

Prior to Occupancy Conditions:

2. The proposed development shall be undertaken and completed in accordance with the approved plans.
3. Prior to occupancy, the applicant shall place on the front exterior of the dwelling the appropriate civic address numbers in a contrasting colour of not less than 6.0in (15.14cm) in height.
4. Prior to occupancy, the applicant shall place on the front exterior of the dwelling an appropriate mailbox.
5. Occupancy is only permitted once all safety codes inspections (building, plumbing, gas and electrical) are completed and all deficiencies are addressed to the satisfaction of the Safety Codes Officer.

General Development Conditions:

6. If this Development Permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
7. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
8. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure.

9. The applicant is required to submit a “*Final Lot Grading Certificate*” prepared by a professional (e.g., Alberta Land Surveyor, Professional Engineer, or Professional Technologist), acceptable to the Development Authority for approval.
10. All landscaped areas shall be designed to facilitate effective surface drainage consistent with the submitted grading plan. This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.
11. Front yard sod (or other landscaping material approved by the Development Authority), and one (1) front yard tree is required within one (1) year from construction completion.
12. Curb stop must remain visible and at the proper elevation prior to completion of hard surfacing or landscaping.

Ongoing Conditions:

13. An Accessory Suite shall provide 2 additional Off-Street Parking stalls in addition to the minimum requirements of section 3.20. Tandem Parking shall not be allowed as a method for meeting the parking requirements for an Accessory Suite.
14. Parking stalls are to be developed as shown on the approved site plan.
15. The maximum number of Accessory Suites per detached dwelling is limited to 1.
16. A Home Base Business 2 and Home Base Business 3 shall not be allowed within the approved Accessory Suite
17. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
18. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.
19. No front parking stalls are permitted except where an attached garage has been approved. Approved front driveways for attached garages are to be hard surfaced within one (1) year of construction completion.
20. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.

NOTES

1. *The yellow Development Permit card must be displayed during the duration of development.*
2. *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.*
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 and/or regulations affecting such development.*

4. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements and provincial or federal statutes and regulations.*
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. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

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



Billie Scott
Development Officer II

Attachments:

1. Development Permit Application;
2. Plot Plan;
3. Blueprints;
4. Subject Property and Adjacent Landowner Referral Map;
5. Proposed Accessory Suites Map;
6. Rational Letter.



Development Permit #: 24-24

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): Panorama Estates
 Mailing Address: 283 Burnt Park Drive
 City: Red Deer County Prov: Ab Postal Code: T4S 0K7
 Phone: 403-343-6480 Alt Phone: _____
 Email Address: art@abbeyplatinum.ca
 Preferred Method of Correspondence: Email Mail Phone

(Same as Landowner)
 Applicant/Contractor Name(s): Abbey Platinum Master Built
 Mailing Address: 283 Burnt Park Drive
 City: Red Deer County Prov: Ab Postal Code: T4S 0K7
 Phone: 403-343-6480 Alt Phone: _____
 Email Address: terry@abbeyplatinum.ca
 Preferred Method of Correspondence: Email Mail Phone

PROJECT INFORMATION

Proposed Land Use (*please note that one (1) Development Permit Application is required per lot / title):
 SFD Deck (covered/uncovered) Addition Accessory Suite Accessory Building (garage/shed)
 Duplex Four Plex Manufactured/Modular Home Demolition Moved in Building
 Other: _____

Approximate Value of Development: \$ 350,000
 (Building Materials and Labour)

Civic Address of Property to be Developed: 610 Palmer Circle

Lot: 37 Block: 13 Plan: 1720736 Land Use District: R-15

Existing Land Use: R-15

Number of Storeys: 2 Height (avg. from ground level to peak): 21'10"

Lot Area: _____ Uncovered Deck Construction Included: If yes, size: 120 sq m sq ft

Total Parcel Coverage: _____ % (include any deck(s), garage(s) – attached or detached, accessory building(s), verandahs, etc.)

Yard Setbacks - Front Yard: _____ Left Side Yard: _____

Right Side Yard: _____ Rear Yard: _____

Number of off-street parking stalls: 2 in view of property (location and size must be shown in the site/plot plan)

Primary Building: sq. meters sq. feet

Main Floor: 750 Upper Floor: 1058 Basement: _____ Attached Garage: 480

Accessory Building(s): sq. meters sq. feet

Shed: _____ Detached Garage: _____

Accessory Suite Information (if applicable): Existing Suite New Suite

Accessory Suite Total Floor Area: sq. meters sq. feet

Basement Floor (Accessory Suite): 512

Variance Required: Reason for variance: Density of Secondary Suites

Proposed Commencement Date: March 1, 2024 Proposed Completion Date: Sept 15, 2024

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: _____

RECEIVED
17-07-2024

Development Permit #: 24-24

Application Date: 17-07-2024

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/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):

New single family dwelling with a secondary suite for rentals w/ attached garage & deck

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 current 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): Abbey Platinum Master Built

Permit Applicant Signature(s): [Signature]

Landowner Name(s): ART ANASTASI

Landowner Signature(s): Anastasi

FOR OFFICE USE ONLY

Lot: 37 Block: 13 Plan: 1720736 Land Use District: _____ Tax Roll #: 048370

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 #: 586 736 Date Application Deemed Complete: _____

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.

PLOT PLAN SHOWING PROPOSED LOCATION OF BUILDING(S)

Civic Address: 66 Palmer Circle
Town of Blackfalds, Alberta
Legal Description: Lot 37, Block 13, Plan 172 0736

HOUSE TYPE	TWO - STOREY DWELLING
MAIN FLOOR	879.09
TOP OF FOOTING	876.18
BOTTOM OF FOOTING	875.98
FINISHED GARAGE FLOOR	878.36

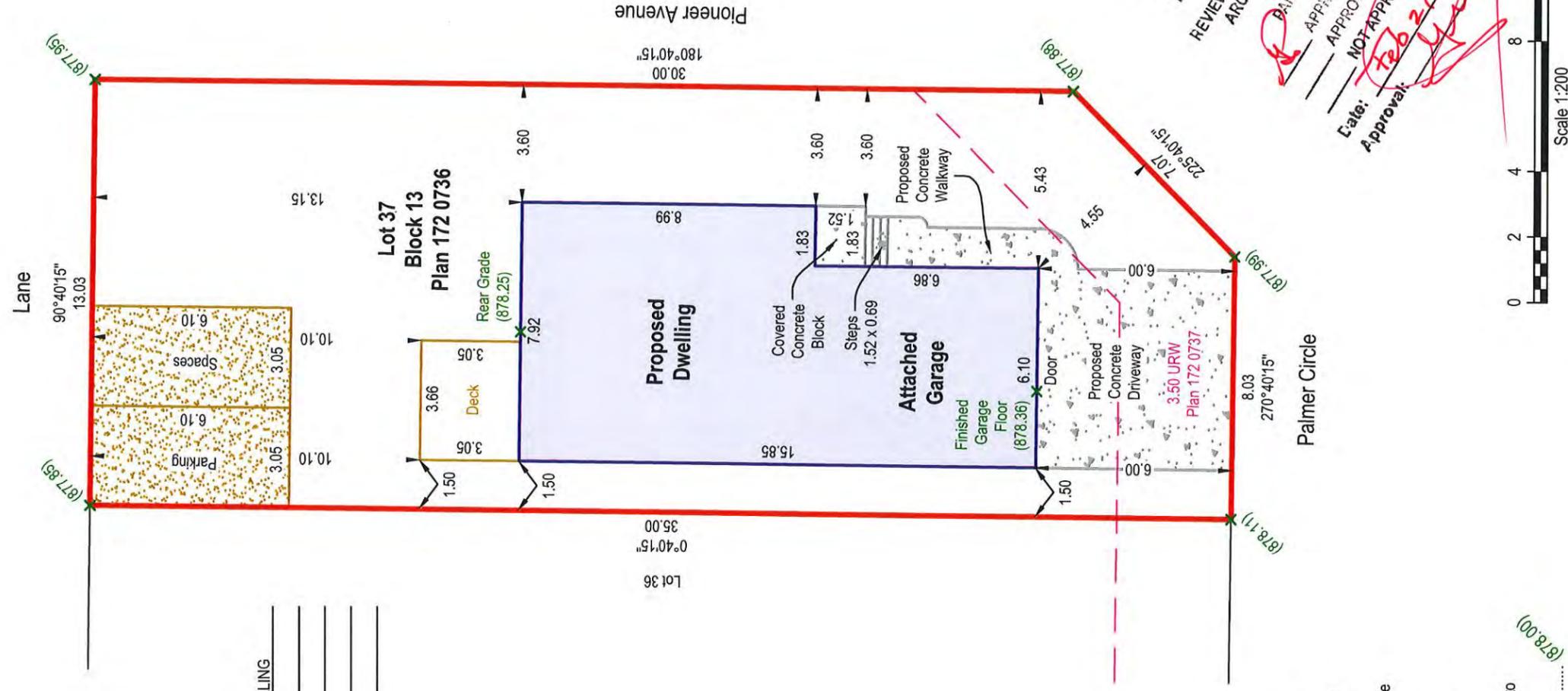
LOT 37 AREA NOTES:	
Lot Area	= 443.5 m ²
Foundation Area	= 113.1 m ²
Covered Conc. Block	= 2.8 m ²
Deck	= 11.1 m ²
Lot Coverage	= 28.6 %
Front Sod Area	= 55.4 m ²
Rear Sod Area	= 179.2 m ²
Landscape Area	= 234.6 m ²
Concrete Walkway	= 7.2 m ²
Concrete Driveway	= 36.6 m ²

APPROVED BY:

B. Feb 6/24
Print Name & Signature
setbacks + parking

NOTES:

- Distances are in metres and decimals thereof. Measurements are shown to the outside face of the proposed building foundation wall at ground level.
- The above ground and buried facilities have not been located and are not shown on this plan. It is the responsibility of the owner(s) and contractor to have the facilities located prior to construction.
- Lot boundaries have been calculated from registered plan and may change due to located survey evidence at the time of staking.
- Steps are scaled from house drawings and actual dimensions need to be verified by builder.
- Proposed grades shown thus (878.00)



PANORAMA ESTATES
BLACKFALDS, ALBERTA
REVIEWED FOR CONFORMANCE WITH
ARCHITECTURAL CONTROLS
GUIDELINES FOR
PANORAMA ESTATES
APPROVED

NOT APPROVED WITH CHANGES
Approval: *Feb 21 2024*



COMPASS

Geomatics Ltd.

11-4608 62nd Street
Red Deer, Alberta T4N 6T3
Office (403) 356-0111 Fax (403) 356-0114
www.compassgeomatics.ca

LAND USE DISTRICT

R-1S -Residential Single Dwelling Small Lot District

REVISION SUMMARY

Original Issue (01/31/24) PC/JW

CLIENT

Abbey Platinum Master Built

REV. **0**

PAGE

1 of 1

COMPASS DWG: 01605-23-PP-P0 SURVEYED BY: _____

24-24

REGU/RECEIVED

02-02-2024

SHEET NUMBER

1

8



FRONT ELEVATION

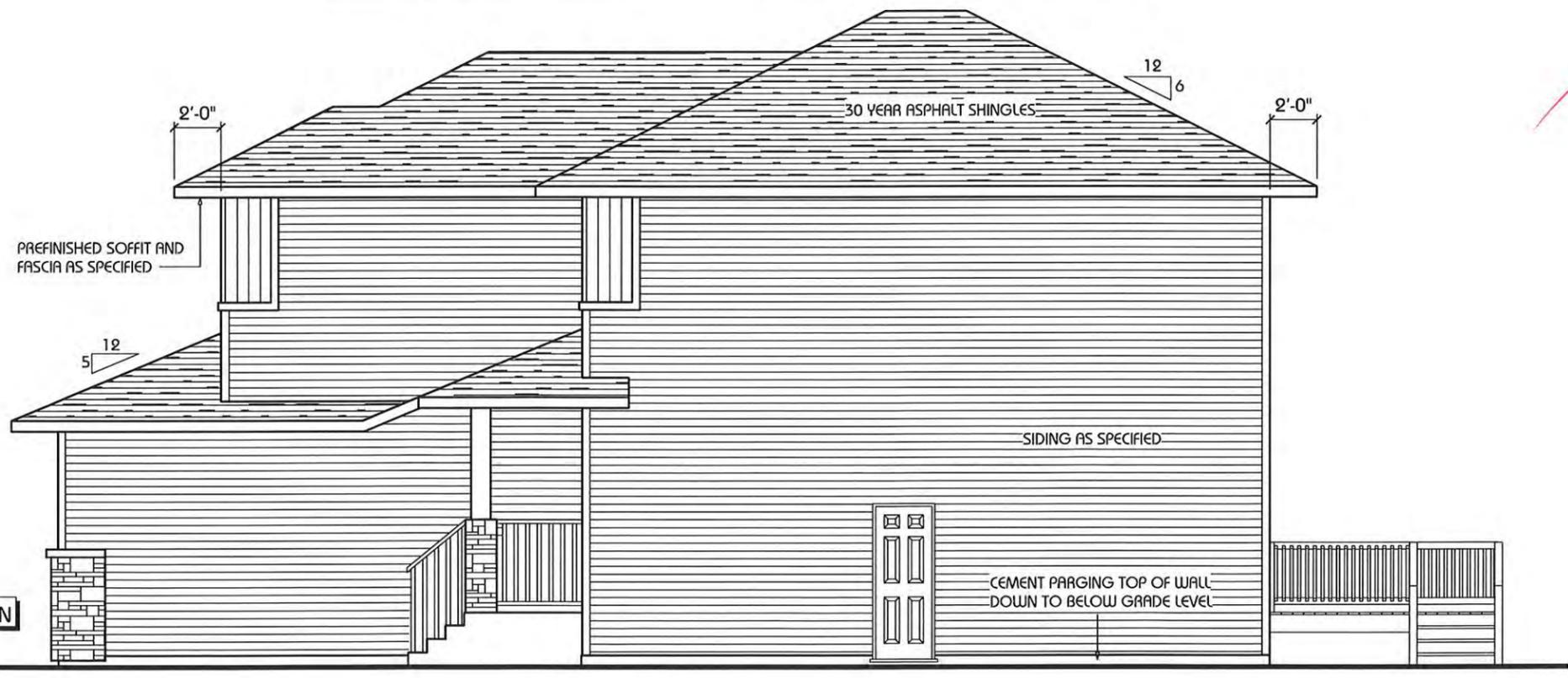
PANORAMA ESTATES

 BLACKFALDS, ALBERTA

REVIEWED FOR CONFORMANCE WITH
 ARCHITECTURAL CONTROLS
 GUIDELINES FOR
 PANORAMA ESTATES

- APPROVED
- APPROVED WITH CHANGES
- NOT APPROVED, RESUBMIT

Date: Feb 2, 2024
 Approval: [Signature]



RIGHT ELEVATION

DRAWING:	ELEVATIONS
SCALE:	1/8" = 1'-0"
DATE:	NOVEMBER, 2023
ID:	O6

CUSTOMER:	MODEL:
ADDRESS:	1808 SQ.FT. 2-STORY "PRESTLEY"
DRAWN BY:	DMD

Abbey Platinum
Master Built

© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION



PANORAMA ESTATES
 BLACKFALDS, ALBERTA

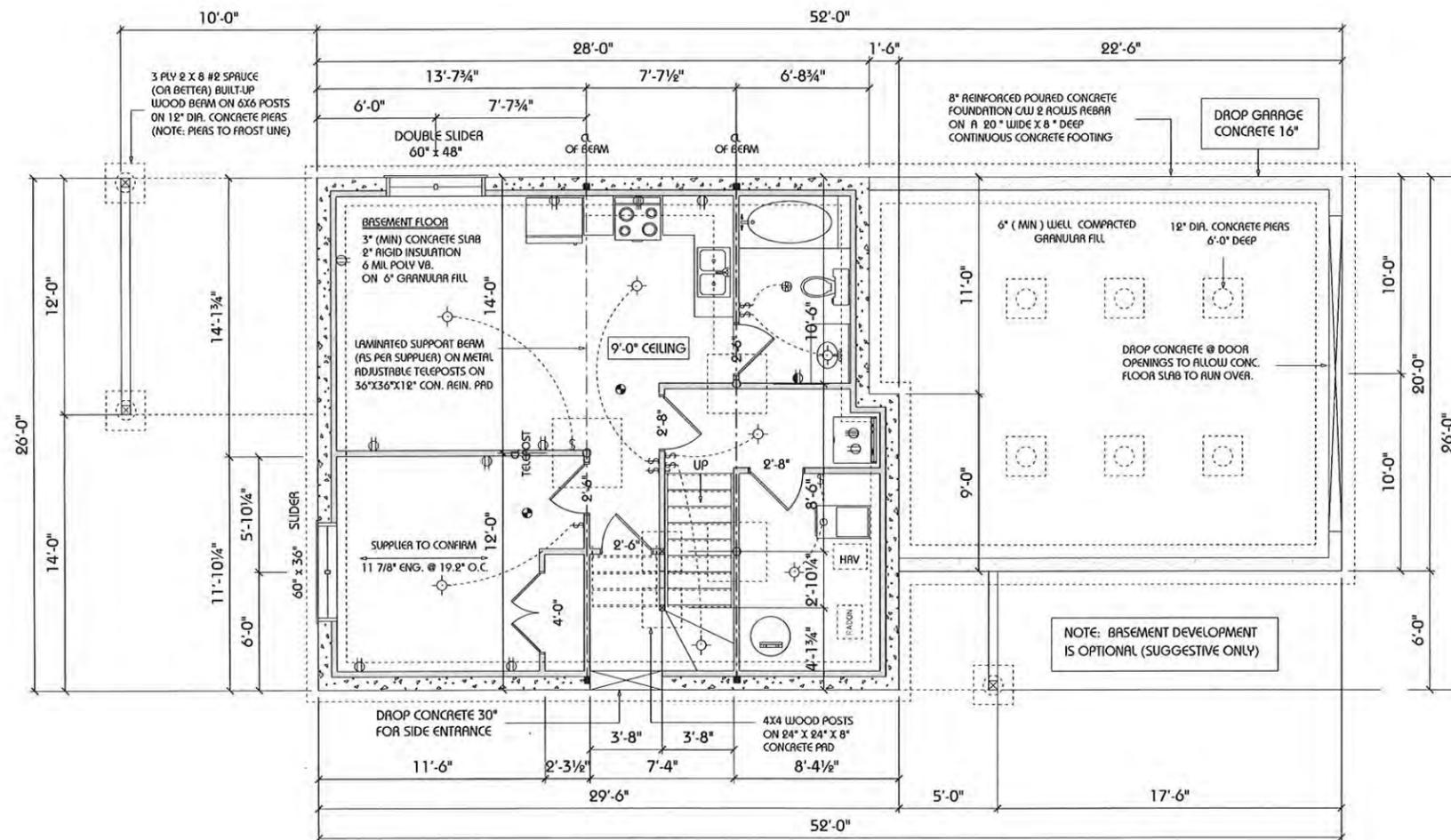
REVIEWED FOR CONFORMANCE WITH
 ARCHITECTURAL CONTROLS
 GUIDELINES FOR
 PANORAMA ESTATES

APPROVED
 APPROVED WITH CHANGES
 NOT APPROVED, RESUBMIT
 Date: Feb 2, 2024
 Approval: [Signature]

SHEET		NUMBER	
2		8	
DRAWING:	ELEVATIONS	CUSTOMER:	1808 SQ. FT. 2-STORY "PRESTLEY"
SCALE:	1/8"=1'-0"	ADDRESS:	
DATE:	NOVEMBER, 2023	MODEL:	DMD
ID:	O6	DRAWN BY:	DMD

Abbey Platinum
Master Built

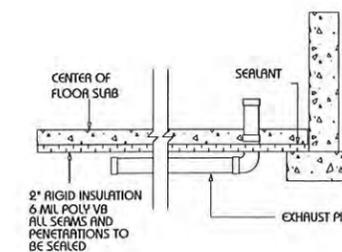
THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
fan	1	⊕
light	7	⊙
outlet	9	⊕
outlet 220v	3	⊕
smoke detector	2	⊕
split receptacle	1	⊕
switch	8	⊕
switch 3 way	1	⊕

FOUNDATION PLAN

512 SQ. FT.
DOES NOT INCLUDE UNDER THE STAIRS OR FURNACE ROOM



RADON GAS EXTRACTION DETAIL

DRAWING: FOUNDATION PLAN

SCALE: 1/8"=1'-0"

DATE: DECEMBER, 2023

ID: O6

CUSTOMER:

ADDRESS:

MODEL: 1808 SQ.FT. "PRESTLEY" REVERSE

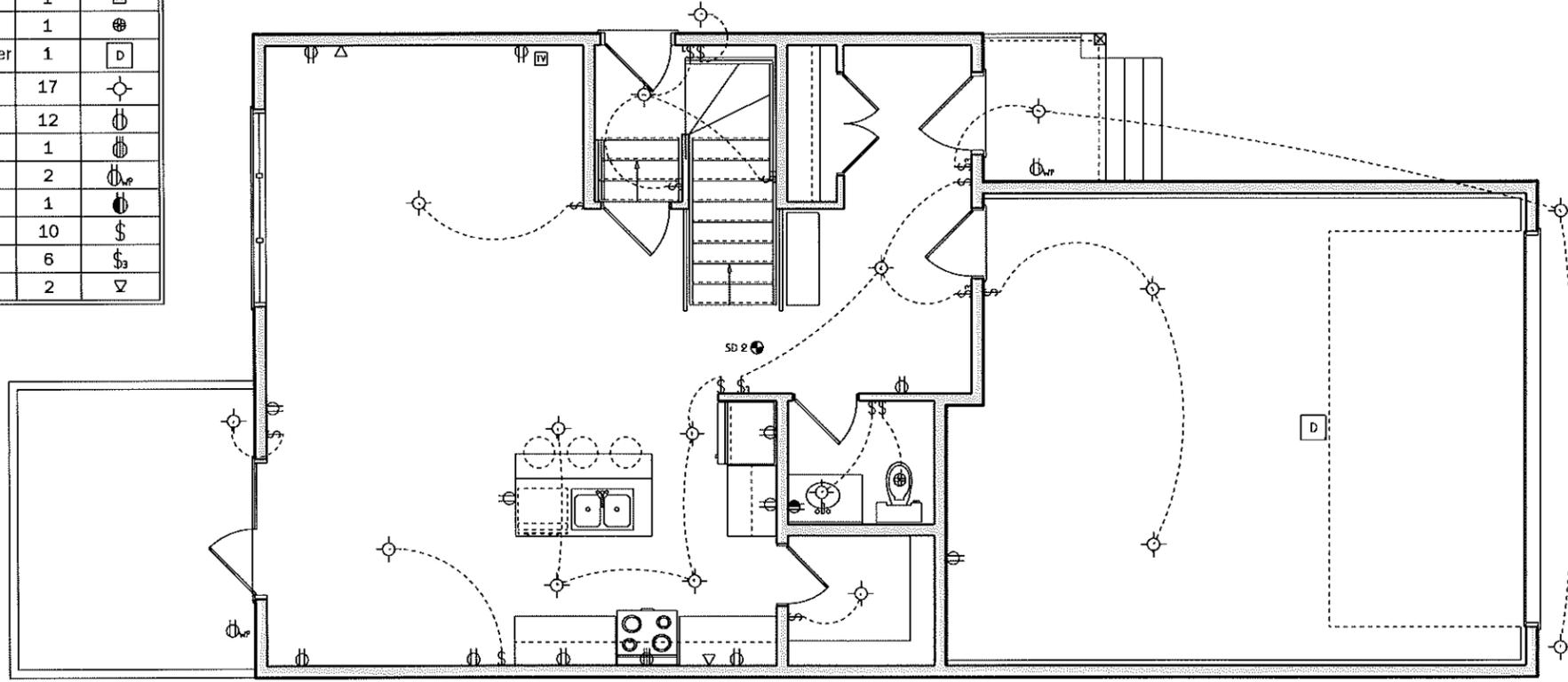
DRAWN BY: DMD

403-343-6480

Abbey Platinum Master Built

THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CO2 SMOKE	1	SD 2
cable tv outlet	1	TV
fan	1	⊗
garage door opener	1	D
light	17	○
outlet	12	⊕
outlet 220v	1	⊕
outlet wp	2	⊕
split receptacle	1	⊕
switch	10	⌞
switch 3 way	6	⌞
telephone	2	▽



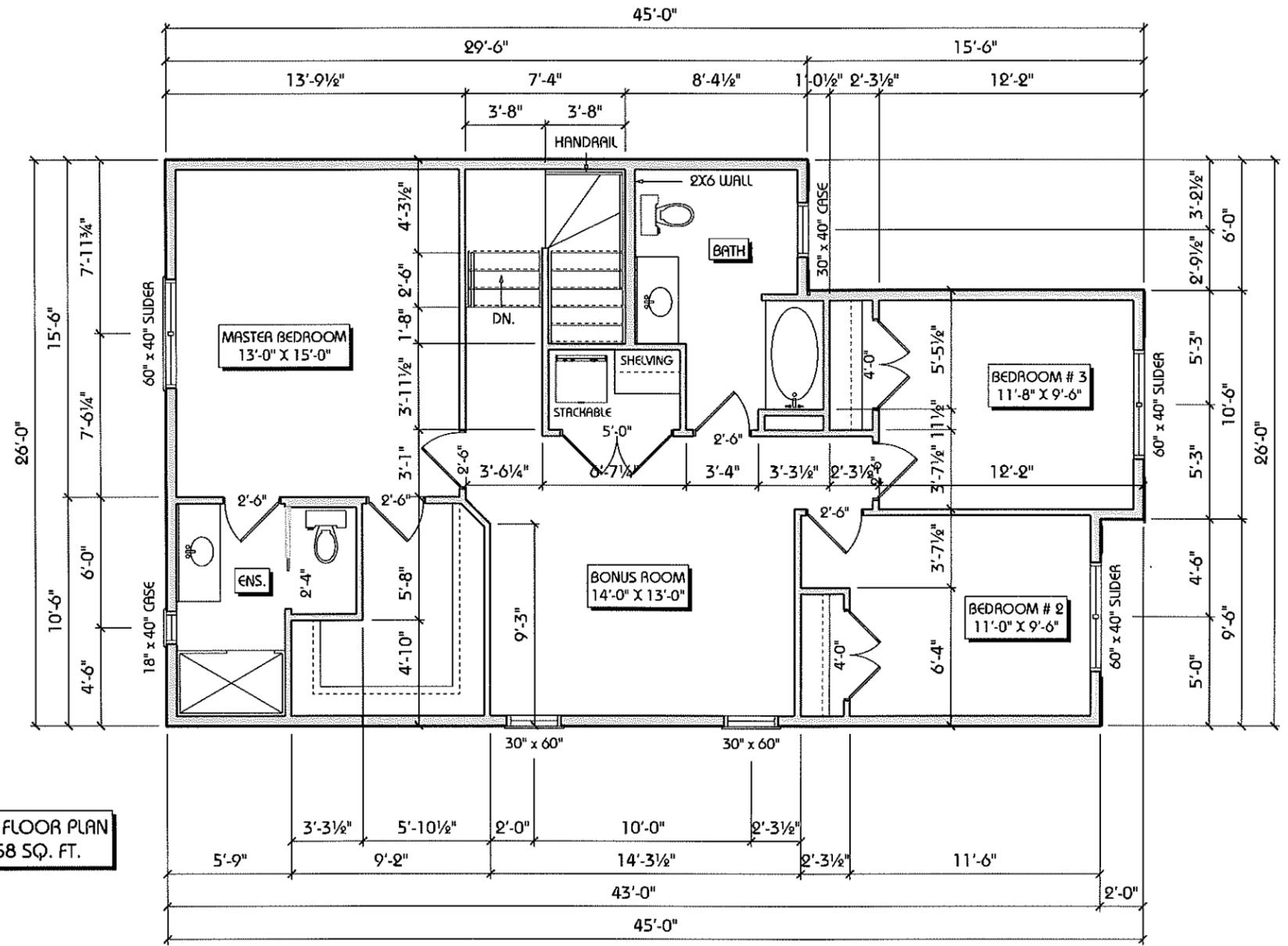
MAIN FLOOR ELECTRICAL
SUGGESTIVE ONLY

CUSTOMER:	DRAWING:	SHEET	NUMBER
	ADDRESS:	5	8
MODEL:	SCALE:	MAIN FLOOR ELECTRICAL	
DRAWN BY:	DATE:	1/8"=1'-0"	
1808 SQ.FT. 2-STOREY "PRESTLEY"		NOVEMBER, 2023	
DMD		O6	

Abbey Platinum
Master Built

© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

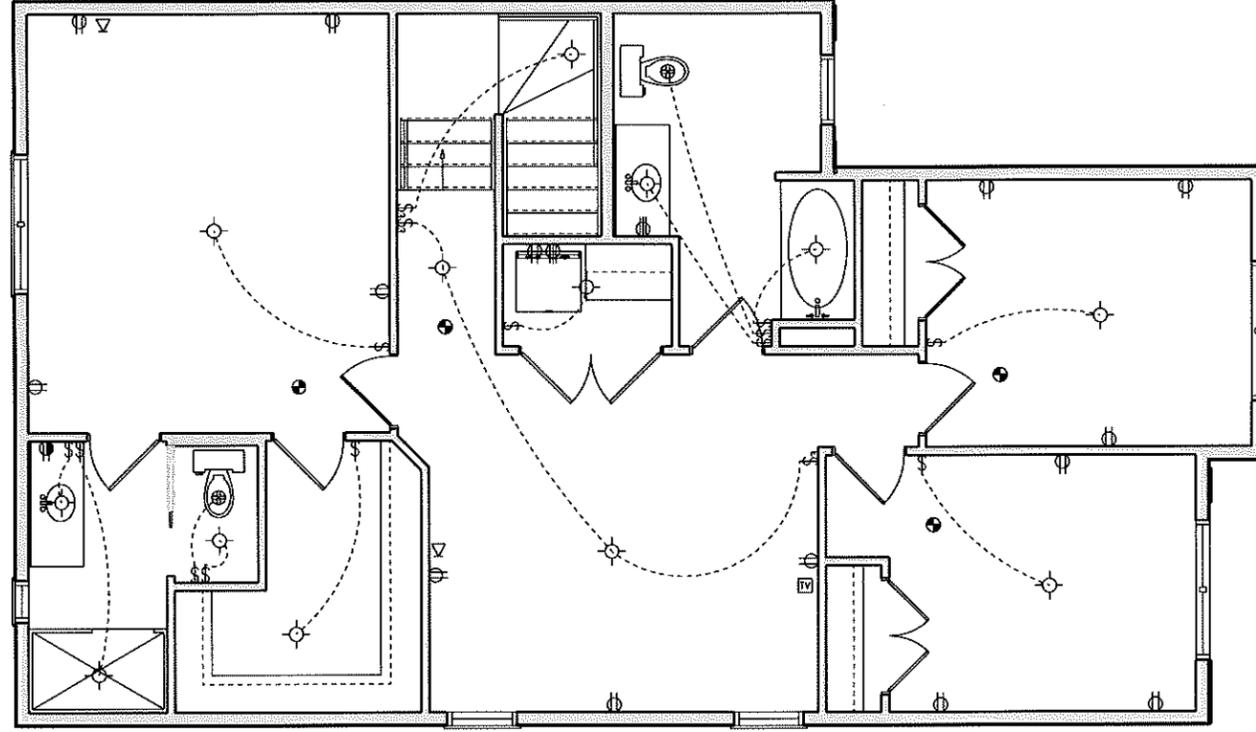
UPPER FLOOR PLAN
1058 SQ. FT.



© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

CUSTOMER:	DRAWING:	SHEET	NUMBER
		1808 SQ. FT. 2-STORY "PRESTLEY"	UPPER FLOOR PLAN
ADDRESS:	SCALE:	6	8
MODEL:	DATE:	1/8"=1'-0"	NOVEMBER, 2023
DRAWN BY:	ID:	DMD	O6

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
cable tv outlet	1	☒
fan	2	⊕
light	13	⊙
outlet	14	⊕
outlet 220v	1	⊕
smoke detector	4	⊙
stove outlet 220v	2	⊕
switch	12	⊙
switch 3 way	3	⊙
telephone	2	∇
split receptacle	1	⊕



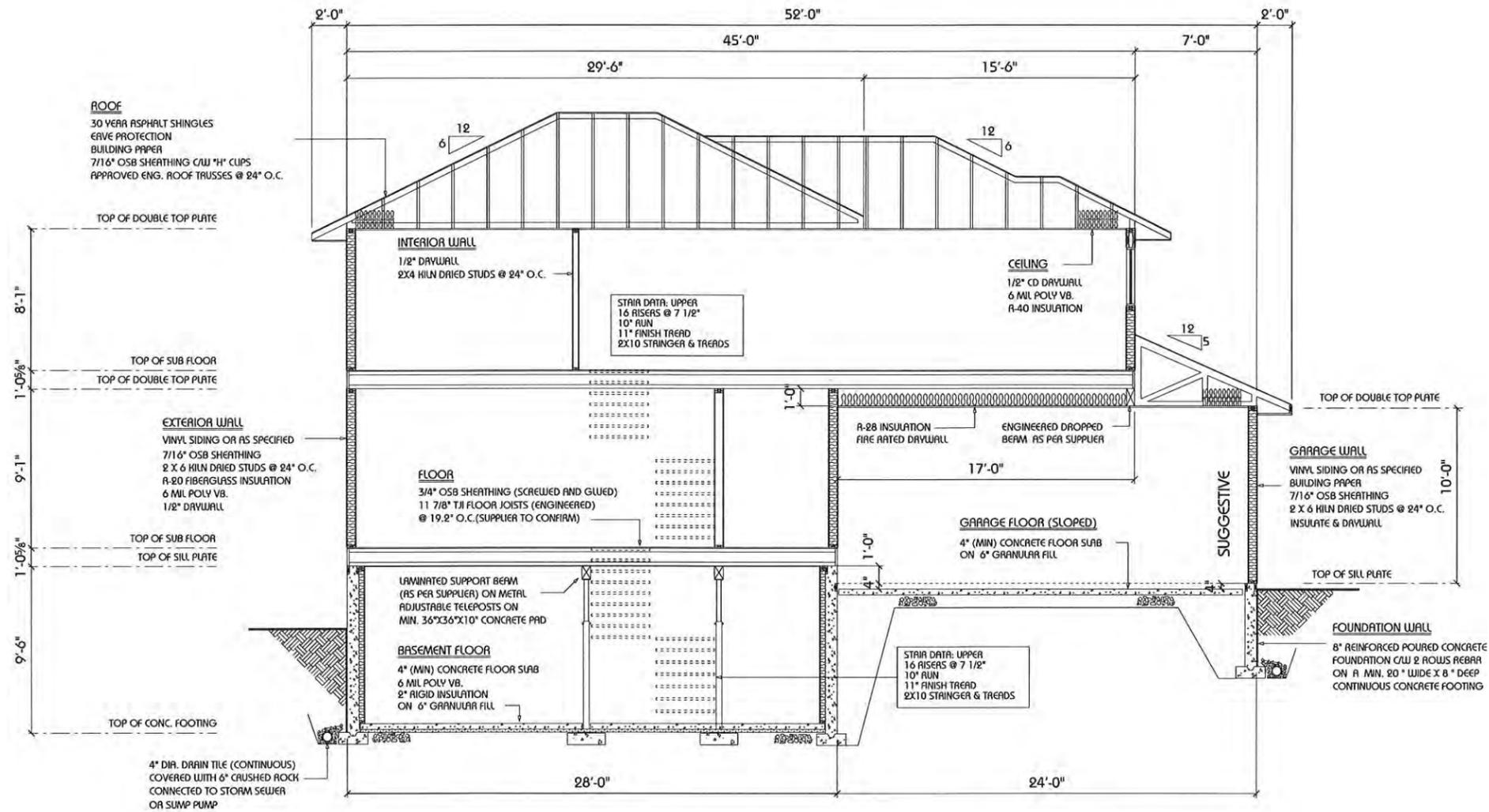
UPPER FLOOR ELECTRICAL
SUGGESTIVE ONLY

SHEET		NUMBER	
7		8	
DRAWING:	UPPER FLOOR ELECTRICAL	CUSTOMER:	Abbey Platinum
SCALE:	1/8"=1'-0"	ADDRESS:	Master Built
DATE:	NOVEMBER, 2023	MODEL:	1808 SQ.FT. 2-STORY "PRESTLEY"
ID:	O6	DRAWN BY:	DMD

Abbey Platinum
Master Built

© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

DMD Drafting
 403-342-2375
 32 AMMETER CLOSE
 RED DEER, ALBERTA



CROSS SECTION A-A

CUSTOMER:	SECTION A-A
ADDRESS:	SCALE: 1/8"=1'-0"
MODEL:	DATE: DECEMBER, 2023
DRAWN BY:	ID: O6

403-343-6480
Abbey Platinum Master Built

THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION



24-24

PANORAMA ESTATES PHASES 7A & 7B



LEGEND

- FULL WALKOUT (2.3m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- TRANSITIONAL WALKOUT LOT (1.8m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- POTENTIAL BI-LEVEL WALKOUT (1.1m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- SPLIT DRAINAGE (LESS THAN 1.1m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- SPLIT DRAINAGE (TOWNHOMES)
- EXISTING DEVELOPMENT
- FUTURE DEVELOPMENT
- MUNICIPAL RESERVE
- STREETLIGHT
- SHAW CABLE PEDESTAL
- TELUS PEDESTAL
- FIRE HYDRANT
- TRANSFORMER
- ▲ PEDESTAL
- PULL BOX
- EXISTING LOT LINES
- FUTURE LOT LINES
- PHASE 7A LOT LINES
- GARAGE PLACEMENT
- MAILBOX
- 126 LOT NUMBER
- 4 BLOCK NUMBER



FUTURE PANORAMA ESTATES PHASING

LOT 2 MR BLOCK 2 PLAN 112 4253



Residential | Commercial | Renovations

Planning and Development

Town of Blackfalds

Panorama Estates

To whom it may concern:

With the proposal that we have put forward for the added density on Palmer Circle we aim to help alleviate one of the greater problems facing the population of Central Alberta.

Accessible and affordable housing has been top of government agendas for some time now. The housing crisis has been a top story in Alberta and all of Canada. Municipalities throughout the province have been relaxing bylaws in order to accommodate a wider mix of housing types and styles in order to help in the struggle of people trying to find housing that they can afford.

The added benefit to a community that embraces the ideals of a higher density housing model is that the affordability of these accommodations also adds to the discretionary incomes of the families that reside in these neighborhoods. Studies have shown that these additional dollars are most likely spent within that community.

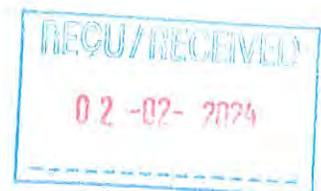
The attention to detail and variety of elevations and color schemes will also make a streetscape that all residences in the area will enjoy and appreciate for years to come. The addition of two separate parking stalls in the rear of the added units will eliminate concerns over additional traffic and parking on the main streets.

We look forward to a continued partnership with the Town of Blackfalds in building a community that all residents will be proud to call home.

Sincerely

Chris Vanderzee

www.AbbeyPlatinumMasterBuilt.ca



**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
Tuesday February 27, 2024**

TO: Municipal Planning Commission

PREPARED BY Billie Scott, Development Officer II

PRESENTED BY Billie Scott, Development Officer II

DEVELOPMENT: Development Permit 25-24

- Single Family Dwelling w/attached garage, uncovered deck, and accessory suite.

ADDRESS: 70 Palmer Circle (Lot 9, Block 10, Plan 172 0736)

ZONING: Residential Single Dwelling Medium Lot District (R-1S)

PURPOSE:

An application has been submitted by Abbey Platinum Master Built for construction of a single-family dwelling with an attached garage, uncovered deck, and a proposed accessory suite at 70 Palmer Circle.

Pursuant to Land Use Bylaw 1268/22, the number of Dwellings allowed to have an Accessory Suite within a neighbourhood area shall not exceed 10% of the total units in that subdivision, neighbourhood and the Accessory Suites are to have a distance of 10 Dwellings and/or lots between Accessory Suites.

The applicant is requesting to construct 8 single family dwellings with an attached garage, uncovered deck, and accessory suite on Palmer Circle. It is acknowledged, that this request does not exceed the 10% of the total units within that subdivision or neighbourhood, however, does exceed the minimum distance of 10 dwellings and/or lots between each accessory suite.

As there are 8 Accessory Suites being applied for on Palmer Circle that are a discretionary use and do not meet all requirements of Land Use Bylaw 1268/22, it is the opinion of the Development Officer that the Municipal Planning Commission should be the approving Authority.

SUMMARY:

On February 8, 2024, an application was deemed complete by the Planning Department with the applicant requesting to develop a single-family dwelling with an attached garage, uncovered deck, and accessory suite.

This application has been referred to the adjacent landowners for comment. To date, no responses have been received.

POLICY:

Town of Blackfalds Land Use By-law 1268/22 and amendments thereto

- Section 1.14 Definitions – Accessory Suites
- Section 2.2 – Development Authority and Decisions on Development Permit Applications
- Section 4.2 – Accessory Suites
- Section 6.3 – Residential Single Family Small Lot District (R-1S)

RECOMMENDATION:

A. That the Municipal Planning Commission APPROVE the application for the development of a single-family dwelling with an attached garage, uncovered deck, and accessory suite as presented in Development Permit 25-24, located at 70 Palmer Circle (Lot 9, Block 10, Plan 172 0736) subject to the following conditions being met to the satisfaction of the Development Officer:

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.

Prior to Occupancy Conditions:

2. The proposed development shall be undertaken and completed in accordance with the approved plans.
3. Prior to occupancy, the applicant shall place on the front exterior of the dwelling the appropriate civic address numbers in a contrasting colour of not less than 6.0in (15.14cm) in height.
4. Prior to occupancy, the applicant shall place on the front exterior of the dwelling an appropriate mailbox.
5. Occupancy is only permitted once all safety codes inspections (building, plumbing, gas and electrical) are completed and all deficiencies are addressed to the satisfaction of the Safety Codes Officer.

General Development Conditions:

6. If this Development Permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
7. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
8. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure.

9. The applicant is required to submit a “*Final Lot Grading Certificate*” prepared by a professional (e.g., Alberta Land Surveyor, Professional Engineer, or Professional Technologist), acceptable to the Development Authority for approval.
10. All landscaped areas shall be designed to facilitate effective surface drainage consistent with the submitted grading plan. This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.
11. Front yard sod (or other landscaping material approved by the Development Authority), and one (1) front yard tree is required within one (1) year from construction completion.
12. Curb stop must remain visible and at the proper elevation prior to completion of hard surfacing or landscaping.

Ongoing Conditions:

13. An Accessory Suite shall provide 2 additional Off-Street Parking stalls in addition to the minimum requirements of section 3.20. Tandem Parking shall not be allowed as a method for meeting the parking requirements for an Accessory Suite.
14. Parking stalls are to be developed as shown on the approved site plan.
15. The maximum number of Accessory Suites per detached dwelling is limited to 1.
16. A Home Base Business 2 and Home Base Business 3 shall not be allowed within the approved Accessory Suite
17. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
18. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.
19. No front parking stalls are permitted except where an attached garage has been approved. Approved front driveways for attached garages are to be hard surfaced within one (1) year of construction completion.
20. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.

NOTES

1. *The yellow Development Permit card must be displayed during the duration of development.*
2. *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.*
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 and/or regulations affecting such development.*

4. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements and provincial or federal statutes and regulations.*
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. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

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



Billie Scott
Development Officer II

Attachments:

1. Development Permit Application;
2. Plot Plan;
3. Blueprints;
4. Subject Property and Adjacent Landowner Referral Map;
5. Proposed Accessory Suites Map;
6. Rational Letter.

Development Permit #: 25-24

Application Date: RECU/RECEIVED

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

02-07-2024

Landowner Name(s): Panorama Estates

Mailing Address: 283 Burnt Park Drive

City: Red Deer County Prov: AB Postal Code: T4S 0K7

Phone: 403-343-6480 Alt Phone: _____

Email Address: art@abbeyplatinum.ca

Preferred Method of Correspondence: Email Mail Phone

(Same as Landowner)

Applicant/Contractor Name(s): Abbey Platinum Master Built

Mailing Address: 283 Burnt Park Drive

City: Red Deer County Prov: AB Postal Code: T4S 0K7

Phone: 403-343-6480 Alt Phone: _____

Email Address: terry@abbeyplatinum.ca

Preferred Method of Correspondence: Email Mail Phone

PROJECT INFORMATION

Proposed Land Use (*please note that one (1) Development Permit Application is required per lot / title):

SFD Deck (covered/uncovered) Addition Accessory Suite Accessory Building (garage/shed)

Duplex Four Plex Manufactured/Modular Home Demolition Moved in Building

Other: _____

Approximate Value of Development: \$ 350,000
(Building Materials and Labour)

Civic Address of Property to be Developed: 70 Palmer Circle

Lot: 9 Block: 10 Plan: 1720736 Land Use District: R-15

Existing Land Use: R-15

Number of Storeys: 2 Height (avg. from ground level to peak): 25'8"

Lot Area: 530 Uncovered Deck Construction Included: If yes, size: 140 sq m sq ft

Total Parcel Coverage: 26.3 % (include any deck(s), garage(s) – attached or detached, accessory building(s), verandahs, etc.)

Yard Setbacks - Front Yard: 8.01 Left Side Yard: 3.03

Right Side Yard: 1.50 Rear Yard: 11.75

Number of off-street parking stalls: 2 in rear of property (location and size must be shown in the site/plot plan)

Primary Building: sq. meters sq. feet

Main Floor: 752 Upper Floor: 844 Basement: _____ Attached Garage: 565

Accessory Building(s): sq. meters sq. feet

Shed: _____ Detached Garage: _____

Accessory Suite Information (if applicable): Existing Suite New Suite

Accessory Suite Total Floor Area: sq. meters sq. feet

Basement Floor (Accessory Suite): 576

Variance Required: Reason for variance: Density of Secondary Suites

Proposed Commencement Date: March 1, 2024 Proposed Completion Date: Sept 15, 2024

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: _____

Development Permit #: 25-24

Application Date: 07-07-2024

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/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):

New single family dwelling with a secondary suite for rentals w/attached garage to deck

NOTES:

- This Application constitutes part of the permit.
- Every Development Application shall be completed and submitted in accordance with the Town of Blackfalds current Land Use Bylaw in force.
- Failure to comply with this form fully and lack of the required information and plans may cause delays in processing this Development Application.
- 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.
- 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:

- if it is issued by the Development Authority, twenty-one (21) days after the date of decision.
- if it is issued by Town Council with respect to a development in a Direct Control District, upon the date of its issue, or
- 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 current 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): Abbey Platinum Master Built

Permit Applicant Signature(s): [Signature]

Landowner Name(s): ART ANASTASI

Landowner Signature(s): [Signature]

FOR OFFICE USE ONLY

Lot: 9 Block: 10 Plan: 1720736 Land Use District: R-15 Tax Roll #: 047820

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 #: 586736 Date Application Deemed Complete: 07-07-2024

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.

PLOT PLAN

SHOWING PROPOSED

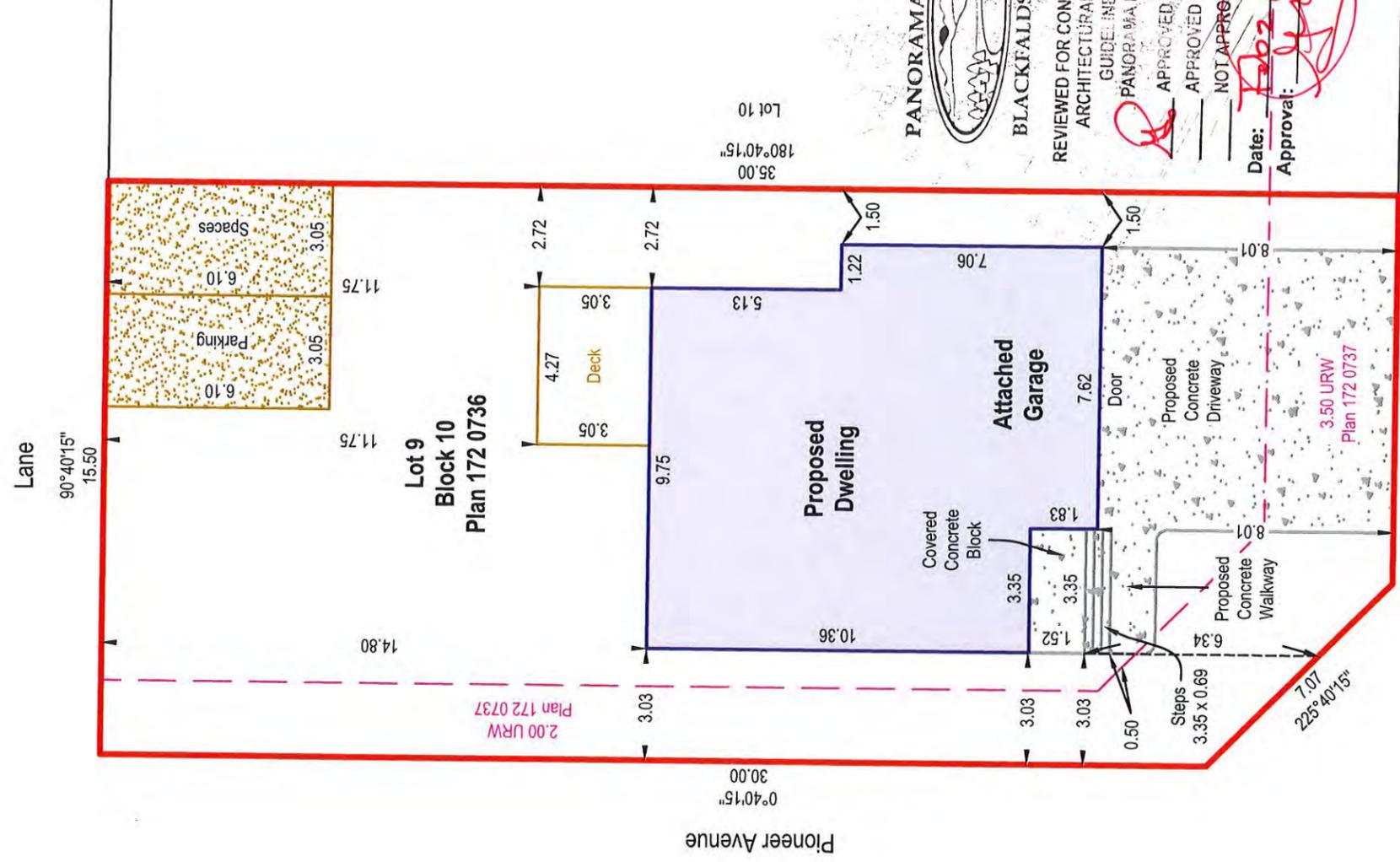
LOCATION OF BUILDING(S)

Civic Address: 70 Palmer Circle
 Town of Blackfalds, Alberta
 Legal Description: Lot 9, Block 10, Plan 172 0736

REC'D/RECEIVED
 12-02-2024



LOT 9 AREA NOTES:	
Lot Area	= 530.0 m ²
Foundation Area	= 121.4 m ²
Covered Conc. Block	= 5.1 m ²
Deck	= 13.0 m ²
Lot Coverage	= 26.3 %
Front Sod Area	= 50.8 m ²
Rear Sod Area	= 235.1 m ²
Landscape Area	= 285.9 m ²
Concrete Walkway	= 4.1 m ²
Concrete Driveway	= 61.0 m ²



APPROVED BY:

P. Feb 6, 2024
 Print Name & Signature
Setbacks + Parking.

NOTES:

- Distances are in metres and decimals thereof. Measurements are shown to the outside face of the proposed building foundation wall at ground level.
- The above ground and buried facilities have not been located and are not shown on this plan. It is the responsibility of the owner(s) and contractor to have the facilities located prior to construction.
- Lot boundaries have been calculated from registered plan and may change due to located survey evidence at the time of staking.
- Steps are scaled from house drawings and actual dimensions need to be verified by builder.

PANORAMA ESTATES
 BLACKFALDS, ALBERTA
 REVIEWED FOR CONFORMANCE WITH
 ARCHITECTURAL CONTROLS
 GUIDELINES FOR
 PANORAMA ESTATES

APPROVED
 APPROVED WITH CHANGES
 NOT APPROVED, RESUBMIT

Date: Feb 2, 2024
 Approval: *[Signature]*



LAND USE DISTRICT

R-1S - Residential Single Dwelling Small Lot District

REVISION SUMMARY

- △ Add Parking Spaces (11/27/23) PC/JW
- △ Original Issue (11/24/23) PC/JW

CLIENT

Abbey Platinum Master Built

PAGE

1 of 1



COMPASS
 Geomatics Ltd.

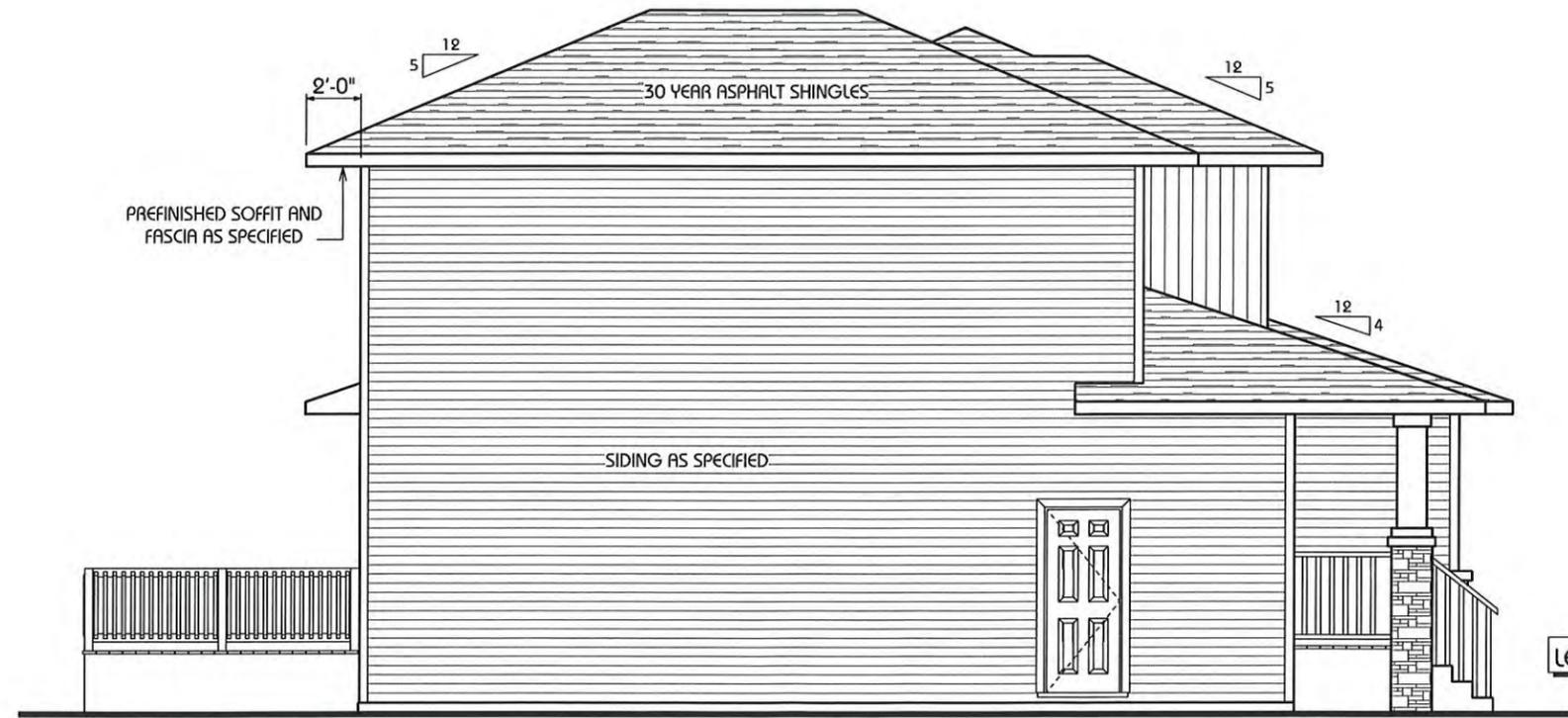
11-4608 62nd Street
 Red Deer, Alberta T4N 6T3
 Office (403) 356-0111 Fax (403) 356-0114
 www.compassgeomatics.ca

COMPASS DWG: 01606-23-PP-R1 SURVEYED BY: _

REC'D/RECEIVED
02-02-2024



FRONT ELEVATION



LEFT ELEVATION



BLACKFALDS, ALBERTA
REVIEWED FOR COMPLIANCE WITH
ARCHITECTURAL CONTROLS
GUIDELINES FOR
PANORAMA ESTATES

APPROVED
APPROVED WITH CHANGES
NOT APPROVED, RESUBMIT

Date: Feb 2, 2024
Approval: [Signature]

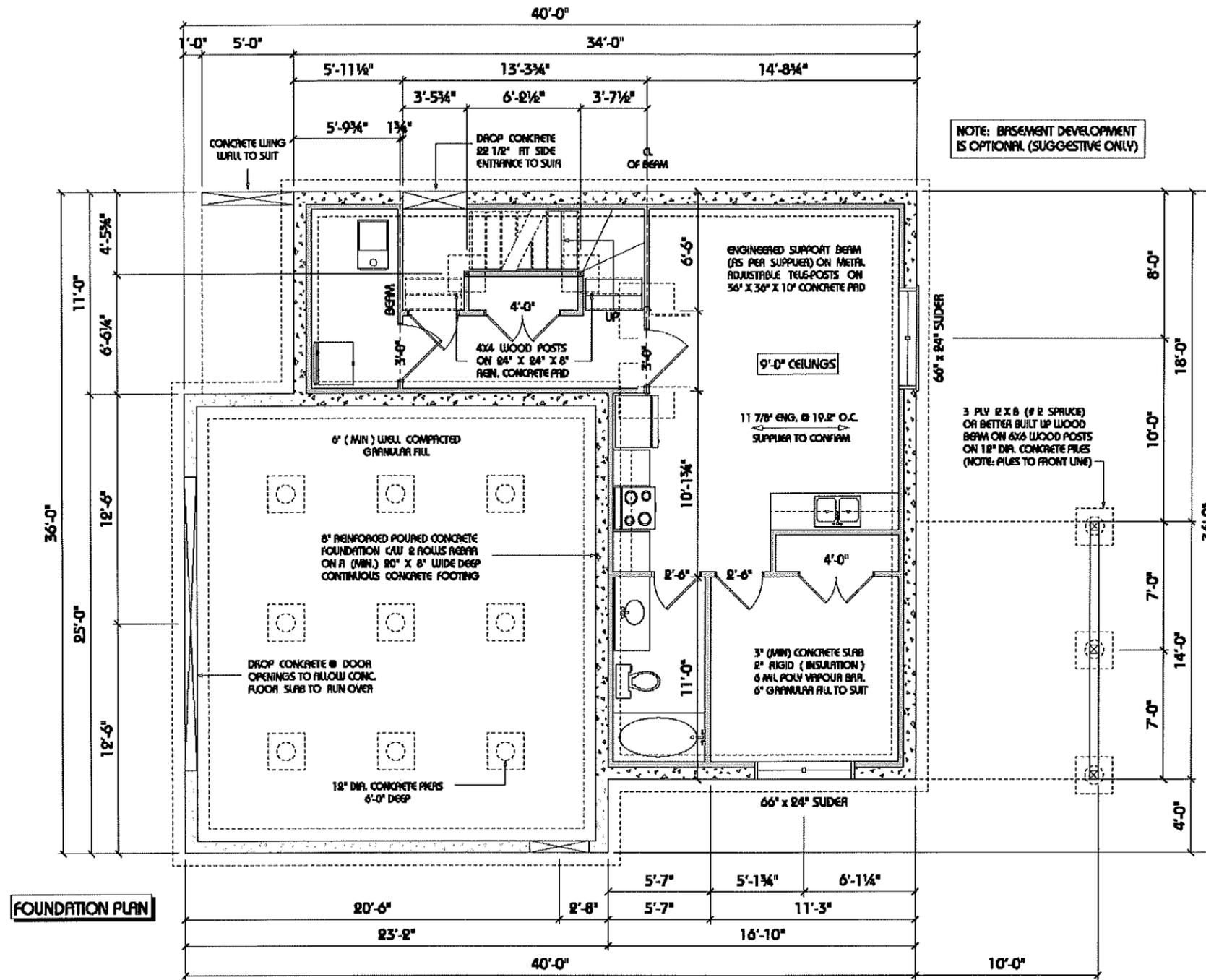
DRAWING:	ELEVATIONS	CUSTOMER:	Abbey Platinum Master Built
	SCALE: 1/8" = 1'-0"		
DATE: NOVEMBER, 2023	ID: O6	MODEL:	1596 SQ. FT. "BRAXTON 2"
		DRAWN BY: DMD	
<p>© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION</p>			



REVIEWED FOR CONFORMANCE WITH
 ARCHITECTURAL CONTROLS
 GUIDE NUMBER
 PANORAMA ESTATES

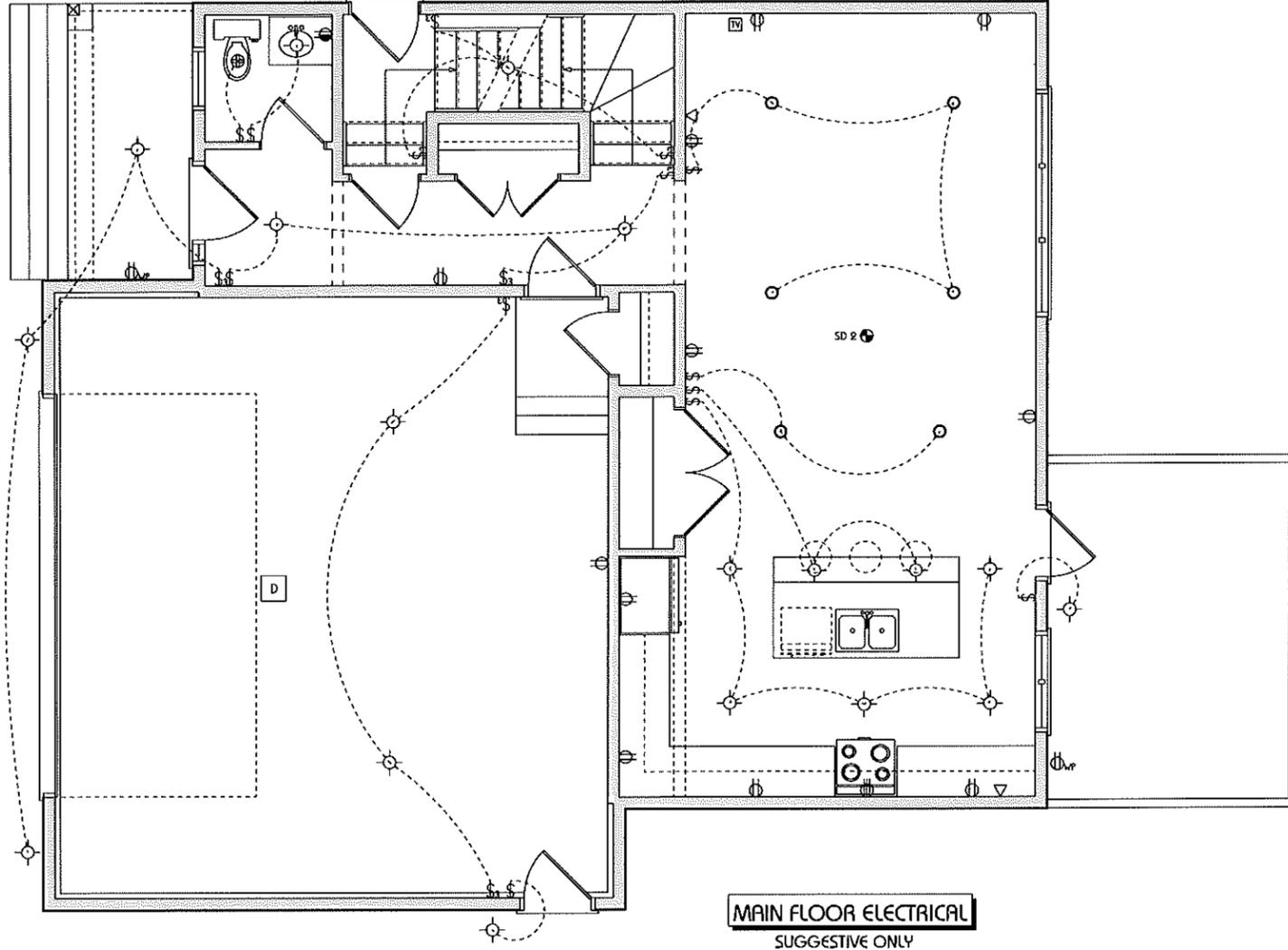
Date: Feb 2, 2024
 Approved: [Signature]

SHEET		NUMBER	
2		9	
DRAWING:	ELEVATIONS	CUSTOMER:	1596 SQ. FT. "BRAXTON 2"
SCALE:	1/8"=1'-0"	ADDRESS:	
DATE:	NOVEMBER, 2023	MODEL:	
ID:	O6	DRAWN BY:	DMD
		<p>THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION</p>	



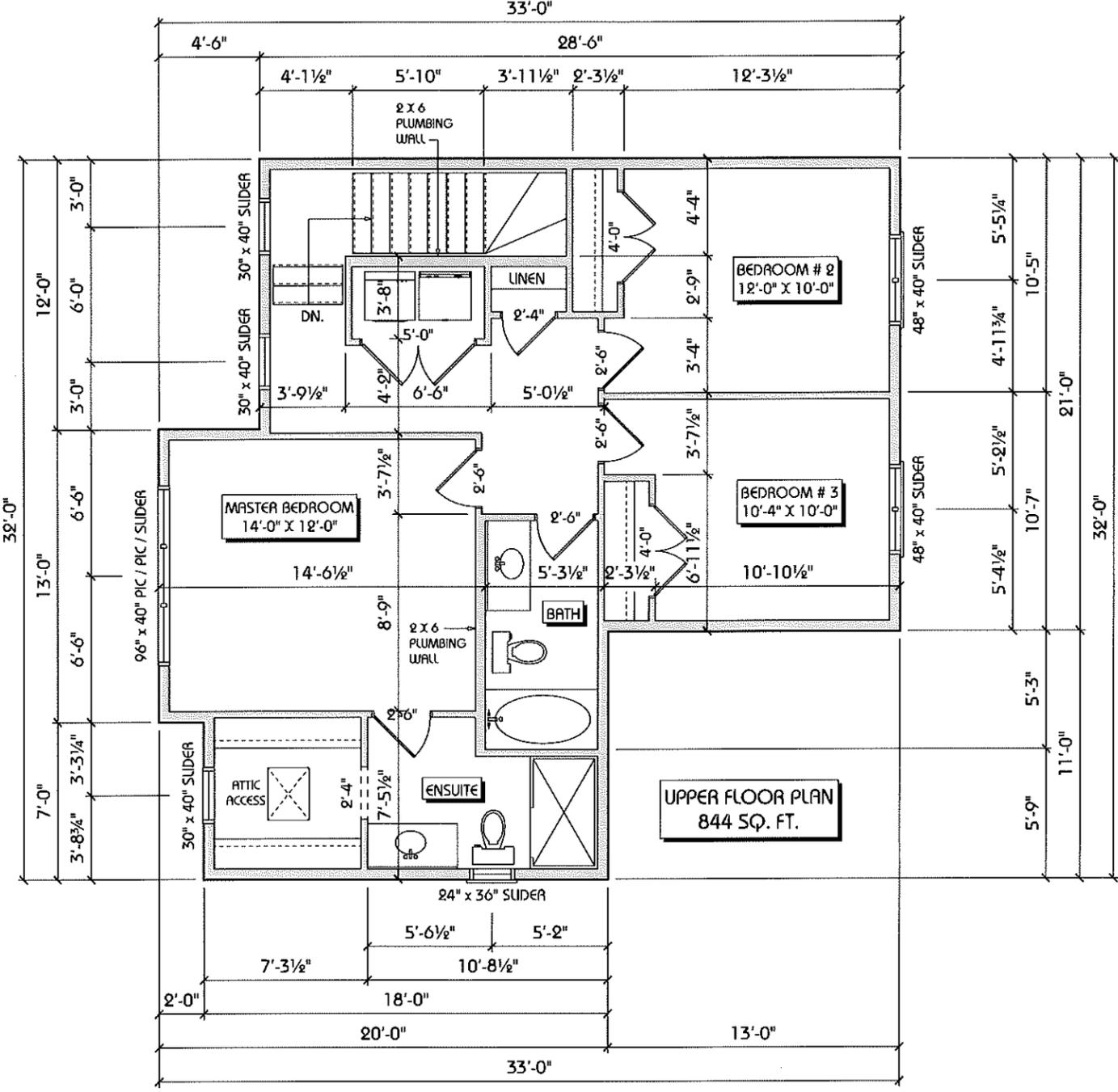
SHEET		NUMBER	
3		9	
DRAWING:	FOUNDATION PLAN	DATE:	NOVEMBER, 2023
SCALE:	1/8" = 1'-0"	ID:	06
CUSTOMER:		MODEL:	1596 SQ. FT. "BRAXTON 2"
ADDRESS:		DRAWN BY:	DMD
		THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED, ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION	

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CO2 SMOKE	1	SD 2
cable tv outlet	1	□
fan	1	⊕
garage door opener	1	D
light	18	○
outlet	11	⊖
outlet 220v	1	⊖
outlet wp	2	⊖
split receptacle	1	⊖
switch	9	⋄
switch 3 way	8	⋄
telephone	2	▽
can light 6inch	6	○



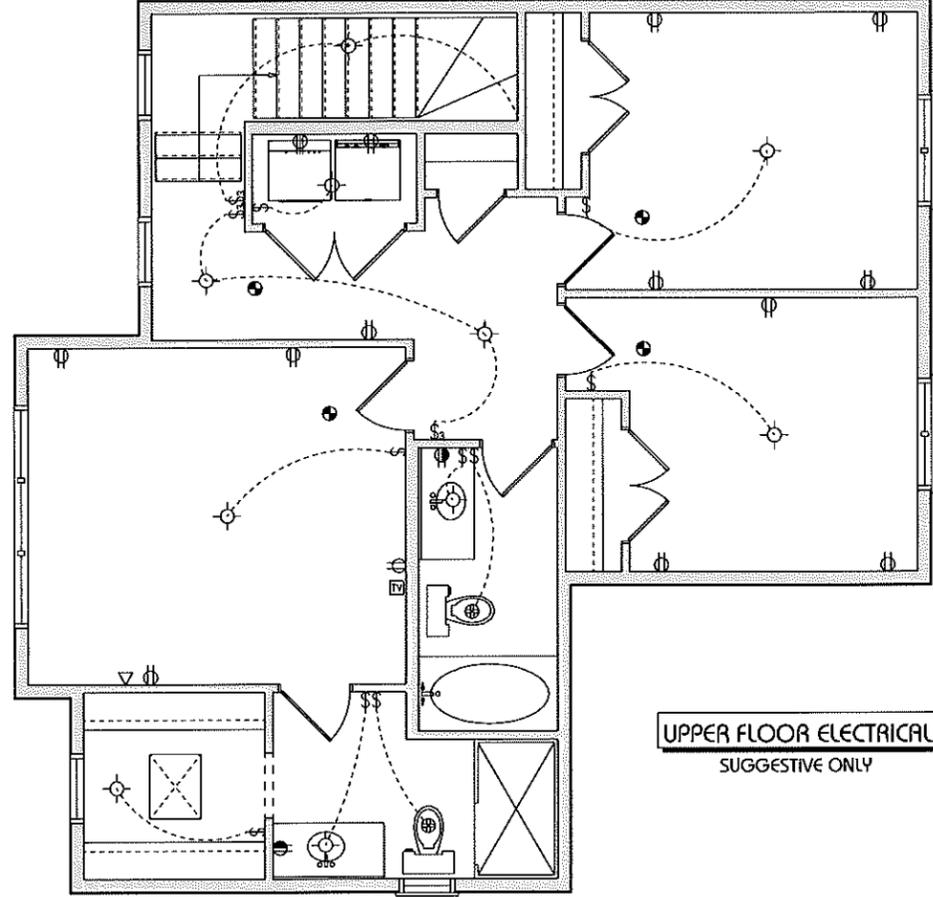
MAIN FLOOR ELECTRICAL
SUGGESTIVE ONLY

	Abbey Platinum Master Built		CUSTOMER:	
	<small>© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION</small>		ADDRESS:	
			MODEL:	1596 SQ. FT. "BARRATON 2"
			DRAWN BY:	DMD
			SCALE:	1/8"=1'-0"
			DATE:	NOVEMBER, 2023
			ID:	O6
			DRAWING:	MAIN FLOOR ELECTRICAL
			SHEET	5
			NUMBER	9



THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

CUSTOMER:		DRAWING:	
ADDRESS:		UPPER FLOOR PLAN	
MODEL:	1596 SQ. FT. "BRAXTON 2"	SCALE:	1/8" = 1'-0"
DRAWN BY:	DMD	DATE:	NOVEMBER, 2023
		ID:	O6
SHEET		NUMBER	
6		9	

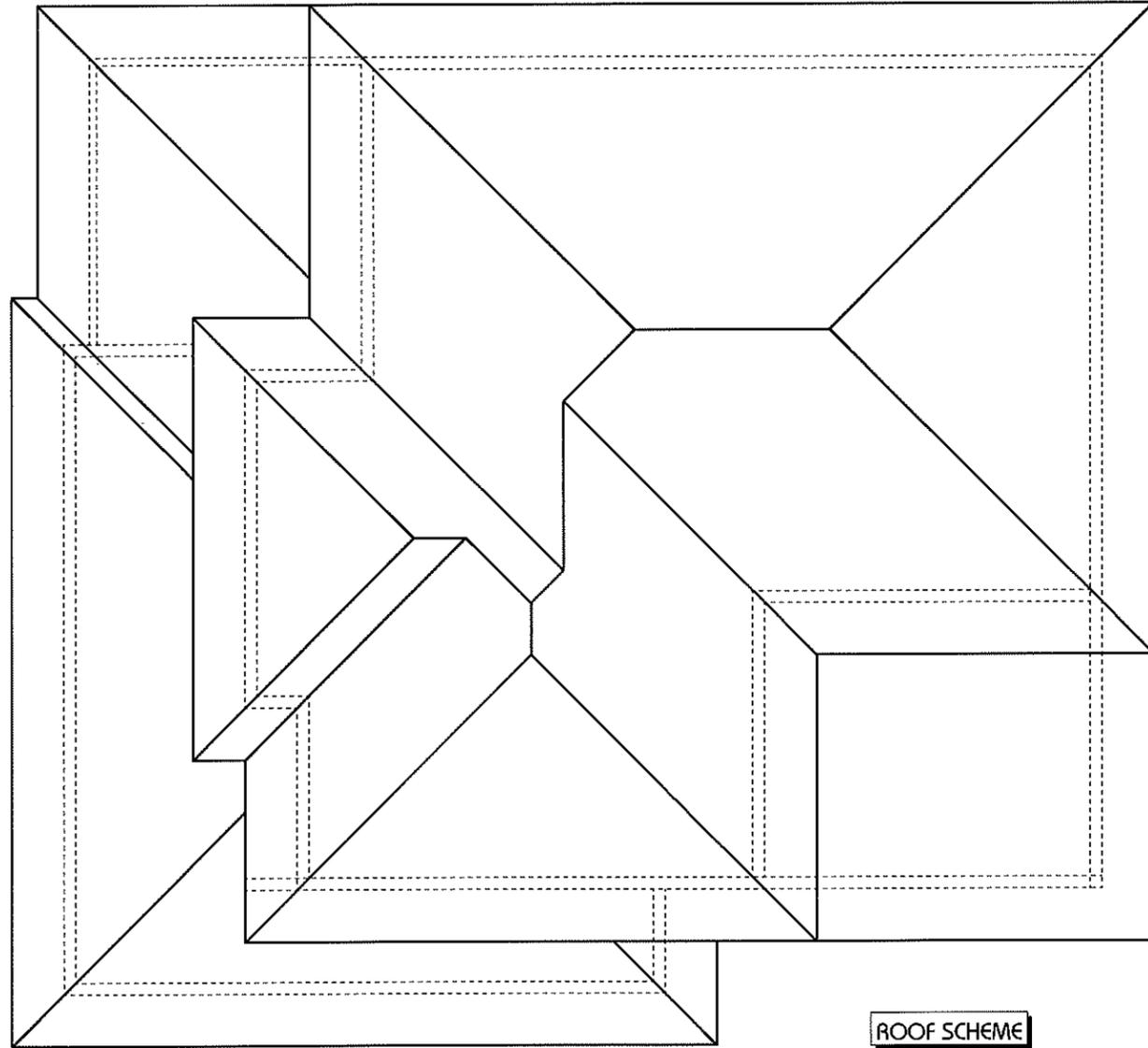


ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
cable tv outlet	1	☒
fan	2	⊗
light	10	⊙
outlet	13	⊕
outlet 220v	1	⊕⊕
smoke detector	4	⊙*
split receptacle	2	⊕⊖
switch	9	⌘
switch 3 way	3	⌘₃
telephone	1	∇

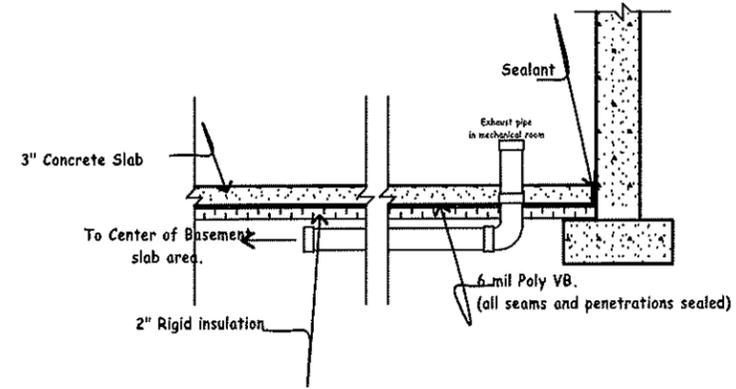
Abbey Platinum
Master Built

© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

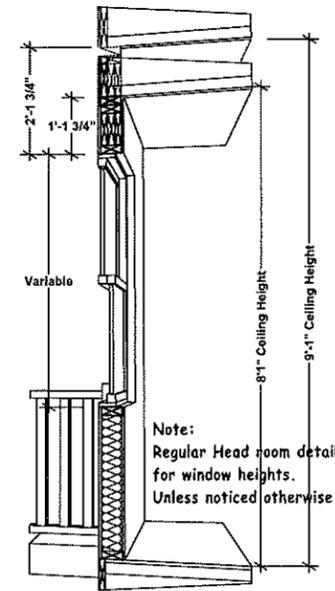
CUSTOMER:	DRAWING:	SHEET	NUMBER
ADDRESS:	UPPER FLOOR ELECTRICAL	7	9
MODEL:	SCALE:	1/8" = 1'-0"	
DRAWN BY:	DATE:	NOVEMBER, 2023	
DMD	ID:	O6	



ROOF SCHEME

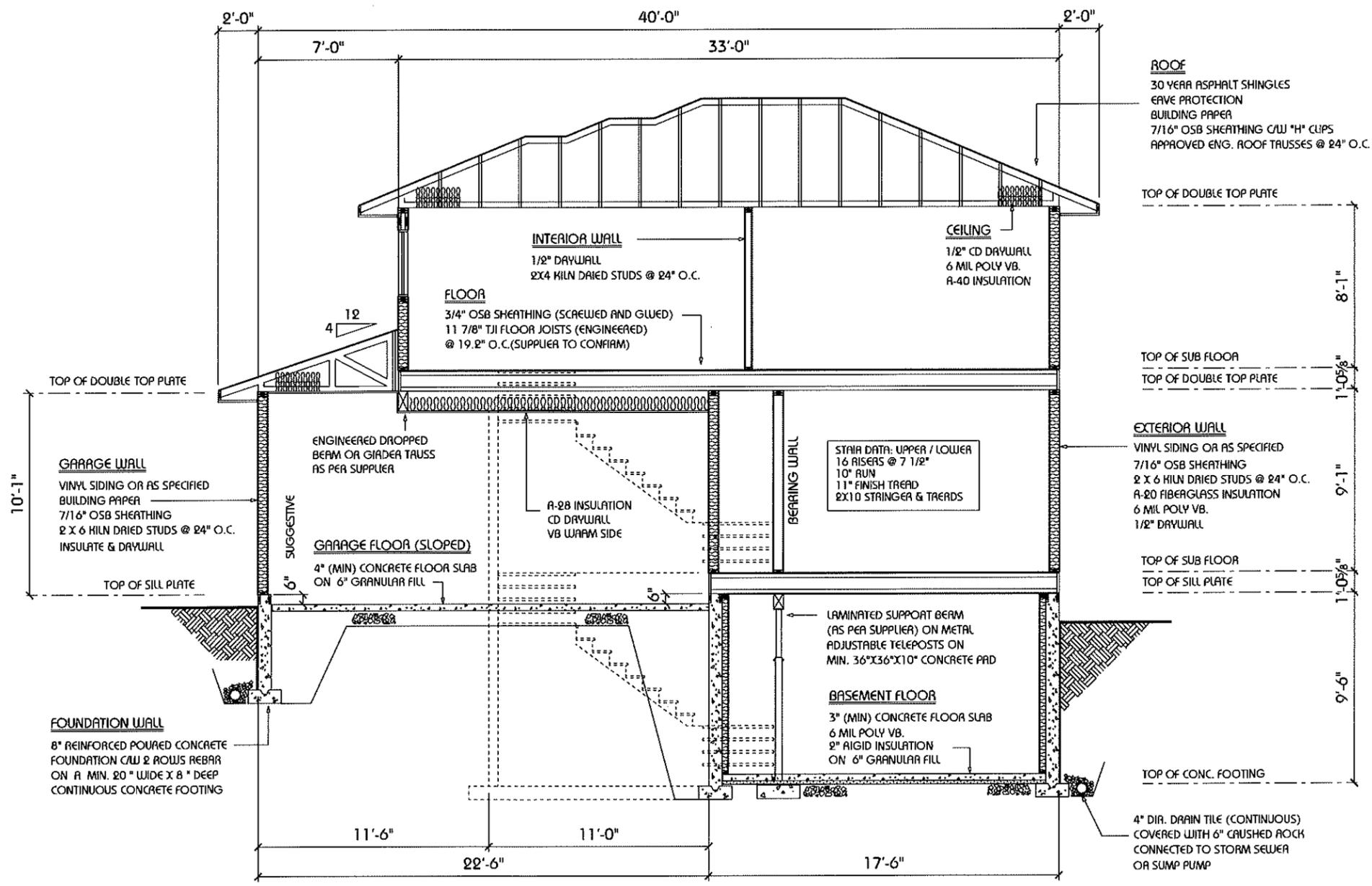


RADON GAS EXTRACTION DETAIL



Standard Window Height

DRAWING: ROOF SCHEME / DETAILS	SHEET	NUMBER
	8	9
CUSTOMER: Abbey Platinum Master Built	SCALE: 1/8" = 1'-0"	DATE: NOVEMBER, 2023
	ADDRESS:	
MODEL: 1596 SQ. FT. "BRAXTON 2"	DRAWN BY: DMD	
<p>© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM, INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION</p>		



CROSS SECTION A-A

SHEET		NUMBER	
9		9	
DRAWING:	SECTION A-A	SCALE:	1/8" = 1'-0"
	CUSTOMER:		DATE:
ADDRESS:	1596 SQ. FT. BRAXTON 2"	ID:	06
		MODEL:	DMD
<p>THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM, INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM, INC. FOR CLARIFICATION</p>			



Residential | Commercial | Renovations

Planning and Development

Town of Blackfalds

Panorama Estates

To whom it may concern:

With the proposal that we have put forward for the added density on Palmer Circle we aim to help alleviate one of the greater problems facing the population of Central Alberta.

Accessible and affordable housing has been top of government agendas for some time now. The housing crisis has been a top story in Alberta and all of Canada. Municipalities throughout the province have been relaxing bylaws in order to accommodate a wider mix of housing types and styles in order to help in the struggle of people trying to find housing that they can afford.

The added benefit to a community that embraces the ideals of a higher density housing model is that the affordability of these accommodations also adds to the discretionary incomes of the families that reside in these neighborhoods. Studies have shown that these additional dollars are most likely spent within that community.

The attention to detail and variety of elevations and color schemes will also make a streetscape that all residences in the area will enjoy and appreciate for years to come. The addition of two separate parking stalls in the rear of the added units will eliminate concerns over additional traffic and parking on the main streets.

We look forward to a continued partnership with the Town of Blackfalds in building a community that all residents will be proud to call home.

Sincerely

Chris Vanderzee

www.AbbeyPlatinumMasterBuilt.ca



**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
Tuesday February 27, 2024**

TO: Municipal Planning Commission

PREPARED BY Billie Scott, Development Officer II

PRESENTED BY Billie Scott, Development Officer II

DEVELOPMENT: Development Permit 26-24

- Single Family Dwelling w/attached garage, uncovered deck, and accessory suite.

ADDRESS: 82 Palmer Circle (Lot 12, Block 10, Plan 172 0736)

ZONING: Residential Single Dwelling Medium Lot District (R-1S)

PURPOSE:

An application has been submitted by Abbey Platinum Master Built for construction of a single-family dwelling with an attached garage, uncovered deck, and a proposed accessory suite at 82 Palmer Circle.

Pursuant to Land Use Bylaw 1268/22, the number of Dwellings allowed to have an Accessory Suite within a neighbourhood area shall not exceed 10% of the total units in that subdivision, neighbourhood and the Accessory Suites are to have a distance of 10 Dwellings and/or lots between Accessory Suites.

The applicant is requesting to construct 8 single family dwellings with an attached garage, uncovered deck, and accessory suite on Palmer Circle. It is acknowledged, that this request does not exceed the 10% of the total units within that subdivision or neighbourhood, however, does exceed the minimum distance of 10 dwellings and/or lots between each accessory suite.

As there are 8 Accessory Suites being applied for on Palmer Circle that are a discretionary use and do not meet all requirements of Land Use Bylaw 1268/22, it is the opinion of the Development Officer that the Municipal Planning Commission should be the approving Authority.

SUMMARY:

On February 8, 2024, an application was deemed complete by the Planning Department with the applicant requesting to develop a single-family dwelling with an attached garage, uncovered deck, and accessory suite.

This application has been referred to the adjacent landowners for comment. To date, no responses have been received.

POLICY:

Town of Blackfalds Land Use By-law 1268/22 and amendments thereto

- Section 1.14 Definitions – Accessory Suites
- Section 2.2 – Development Authority and Decisions on Development Permit Applications
- Section 4.2 – Accessory Suites
- Section 6.3 – Residential Single Family Small Lot District (R-1S)

RECOMMENDATION:

A. That the Municipal Planning Commission APPROVE the application for the development of a single-family dwelling with an attached garage, uncovered deck, and accessory suite as presented in Development Permit 26-24, located at 82 Palmer Circle (Lot 12, Block 10, Plan 172 0736) subject to the following conditions being met to the satisfaction of the Development Officer:

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.

Prior to Occupancy Conditions:

2. The proposed development shall be undertaken and completed in accordance with the approved plans.
3. Prior to occupancy, the applicant shall place on the front exterior of the dwelling the appropriate civic address numbers in a contrasting colour of not less than 6.0in (15.14cm) in height.
4. Prior to occupancy, the applicant shall place on the front exterior of the dwelling an appropriate mailbox.
5. Occupancy is only permitted once all safety codes inspections (building, plumbing, gas and electrical) are completed and all deficiencies are addressed to the satisfaction of the Safety Codes Officer.

General Development Conditions:

6. If this Development Permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
7. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
8. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure.

9. The applicant is required to submit a “*Final Lot Grading Certificate*” prepared by a professional (e.g., Alberta Land Surveyor, Professional Engineer, or Professional Technologist), acceptable to the Development Authority for approval.
10. All landscaped areas shall be designed to facilitate effective surface drainage consistent with the submitted grading plan. This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.
11. Front yard sod (or other landscaping material approved by the Development Authority), and one (1) front yard tree is required within one (1) year from construction completion.
12. Curb stop must remain visible and at the proper elevation prior to completion of hard surfacing or landscaping.

Ongoing Conditions:

13. An Accessory Suite shall provide 2 additional Off-Street Parking stalls in addition to the minimum requirements of section 3.20. Tandem Parking shall not be allowed as a method for meeting the parking requirements for an Accessory Suite.
14. Parking stalls are to be developed as shown on the approved site plan.
15. The maximum number of Accessory Suites per detached dwelling is limited to 1.
16. A Home Base Business 2 and Home Base Business 3 shall not be allowed within the approved Accessory Suite
17. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
18. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.
19. No front parking stalls are permitted except where an attached garage has been approved. Approved front driveways for attached garages are to be hard surfaced within one (1) year of construction completion.
20. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.

NOTES

1. *The yellow Development Permit card must be displayed during the duration of development.*
2. *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.*
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 and/or regulations affecting such development.*

4. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements and provincial or federal statutes and regulations.*
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. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

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



Billie Scott
Development Officer II

Attachments:

1. Development Permit Application;
2. Plot Plan;
3. Blueprints;
4. Subject Property and Adjacent Landowner Referral Map;
5. Proposed Accessory Suites Map;
6. Rational Letter.

Development Permit #: 26-24

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): Panorama Estates
 Mailing Address: 283 Burnt Park Drive
 City: Red Deer County Prov: AB Postal Code: T4S 0K7
 Phone: 403-343-6480 Alt Phone: _____
 Email Address: art@abbeyplatinum.ca
 Preferred Method of Correspondence: Email Mail Phone

(Same as Landowner)
 Applicant/Contractor Name(s): Abbey Platinum Master Built
 Mailing Address: 283 Burnt Park Drive
 City: Red Deer County Prov: AB Postal Code: T4S 0K7
 Phone: 403-343-6480 Alt Phone: _____
 Email Address: terry@abbeyplatinum.ca
 Preferred Method of Correspondence: Email Mail Phone

PROJECT INFORMATION

Proposed Land Use (*please note that one (1) Development Permit Application is required per lot / title):

SFD Deck (covered/uncovered) Addition Accessory Suite Accessory Building (garage/shed)
 Duplex Four Plex Manufactured/Modular Home Demolition Moved in Building
 Other: _____

Approximate Value of Development: \$ 350,000
 (Building Materials and Labour)

Civic Address of Property to be Developed: 82 Palmer Circle

Lot: 12 Block: 10 Plan: 1720736 Land Use District: R-15

Existing Land Use: R-15

Number of Storeys: 2 Height (avg. from ground level to peak): 26'10"

Lot Area: 469 m2 Uncovered Deck Construction Included: If yes, size: 120 sq m sq ft

Total Parcel Coverage: 28.1 % (include any deck(s), garage(s) – attached or detached, accessory building(s), verandahs, etc.)

Yard Setbacks - Front Yard: 6.0 Left Side Yard: 1.50

Right Side Yard: 3.37 Rear Yard: 9.80

Number of off-street parking stalls: 2 in rear of property (location and size must be shown in the site/plot plan)

Primary Building: sq. meters sq. feet

Main Floor: 746 Upper Floor: 840 Basement: _____ Attached Garage: 528

Accessory Building(s): sq. meters sq. feet

Shed: _____ Detached Garage: _____

Accessory Suite Information (if applicable): Existing Suite New Suite

Accessory Suite Total Floor Area: sq. meters sq. feet

Basement Floor (Accessory Suite): 546

Variance Required: Reason for variance: Density of Secondary Suites

Proposed Commencement Date: March 1, 2024 Proposed Completion Date: Sept 15, 2024

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: _____

Development Permit #: 26-24

Application Date: 02-02-2024

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/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):
New single family dwelling with a secondary suite for rentals w/attached garage & elect.

- NOTES:**
- This Application constitutes part of the permit.
 - Every Development Application shall be completed and submitted in accordance with the Town of Blackfalds current Land Use Bylaw in force.
 - Failure to comply with this form fully and lack of the required information and plans may cause delays in processing this Development Application.
 - 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.
 - 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:

- if it is issued by the Development Authority, twenty-one (21) days after the date of decision.
- if it is issued by Town Council with respect to a development in a Direct Control District, upon the date of its issue, or
- 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 current 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): Abbey Platinum Master Built
Permit Applicant Signature(s): [Signature]
Landowner Name(s): ART ANASTASI
Landowner Signature(s): Anastasi

FOR OFFICE USE ONLY

Lot: 12 Block: 10 Plan: 1720736 Land Use District: R-15 Tax Roll #: 047850
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 #: 586738 Date Application Deemed Complete: _____

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

PLOT PLAN SHOWING PROPOSED LOCATION OF BUILDING(S)

Civic Address: 82 Palmer Circle
Town of Blackfalds, Alberta
Legal Description: Lot 12, Block 10, Plan 172 0736

HOUSE TYPE	TWO - STOREY DWELLING
MAIN FLOOR	879.16
TOP OF FOOTING	876.26
BOTTOM OF FOOTING	876.06
FINISHED GARAGE FLOOR	878.55

LOT 12 AREA NOTES:

Lot Area	=	469.0 m ²
Foundation Area	=	118.1 m ²
Covered Conc. Block	=	2.8 m ²
Deck	=	11.1 m ²
Lot Coverage	=	28.1 %
Front Sod Area	=	62.3 m ²
Rear Sod Area	=	188.9 m ²
Landscape Area	=	251.2 m ²
Concrete Walkway	=	7.5 m ²
Concrete Driveway	=	40.2 m ²



REVIEWED FOR CONFORMANCE WITH
ARCHITECTURAL CONTROLS
GUIDELINES FOR

PANORAMA ESTATES

APPROVED

APPROVED WITH CHANGES

NOT APPROVED, RESUBMIT

Date: Feb 2, 2004

Approval: *[Signature]*

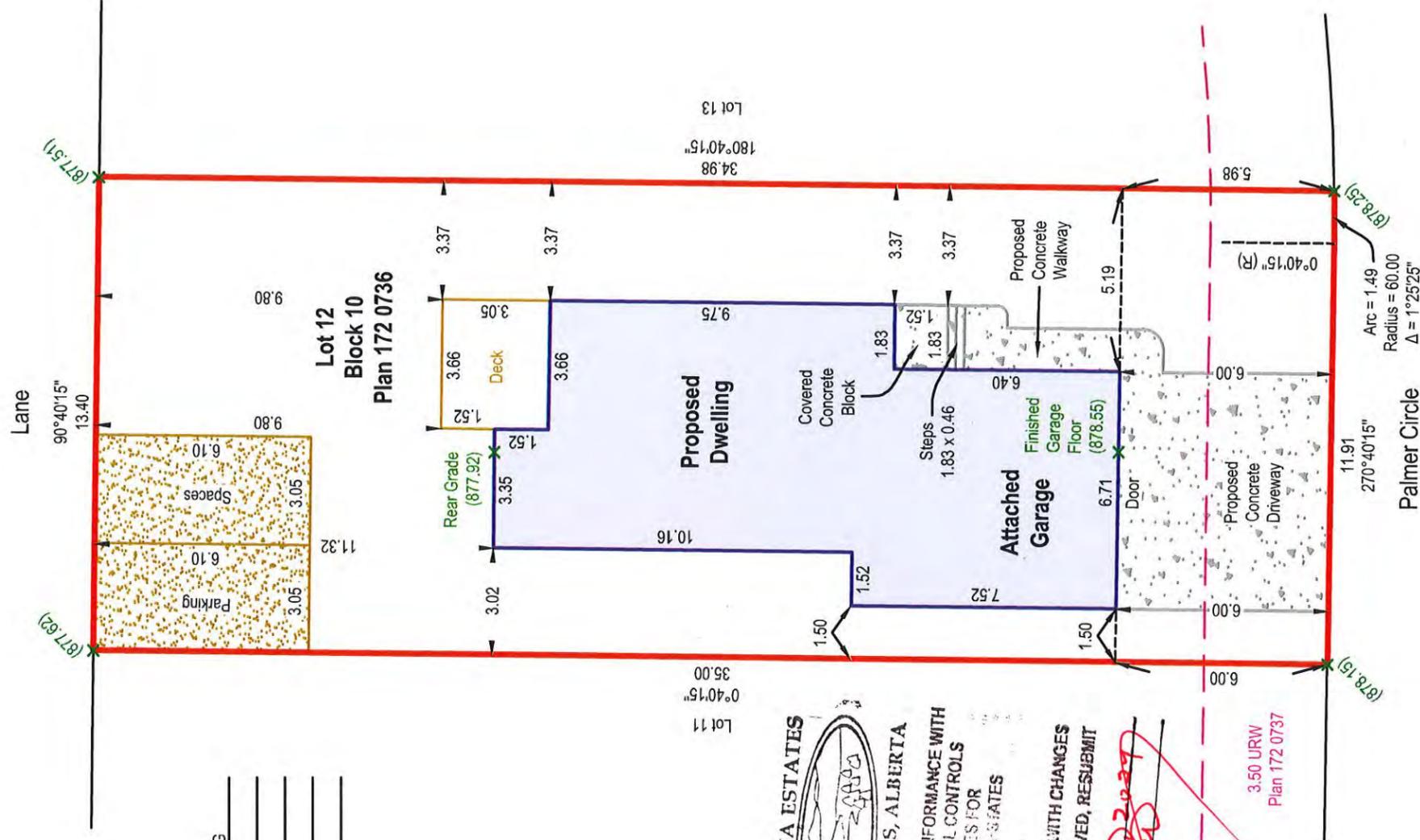
APPROVED BY:

[Signature] Feb 6, 2004
Print Name & Signature

Setbacks & parking.

NOTES:

- Distances are in metres and decimals thereof. Measurements are shown to the outside face of the proposed building foundation wall at ground level.
- The above ground and buried facilities have not been located and are not shown on this plan. It is the responsibility of the owner(s) and contractor to have the facilities located prior to construction.
- Lot boundaries have been calculated from registered plan and may change due to located survey evidence at the time of staking.
- Steps are scaled from house drawings and actual dimensions need to be verified by builder.
- Proposed grades shown thus



11-4608 62nd Street
Red Deer, Alberta T4N 6T3
Office (403) 356-0111 Fax (403) 356-0114
www.compassgeomatics.ca

COMPASS DWG: 00144-24-PP-R0 SURVEYED BY: _



LAND USE DISTRICT

R-1S -Residential Single Dwelling Small Lot District

REVISION SUMMARY

Original Issue (01/31/24) PC/JW

CLIENT

Abbey Platinum Master Built

REV. 0

PAGE

1 of 1

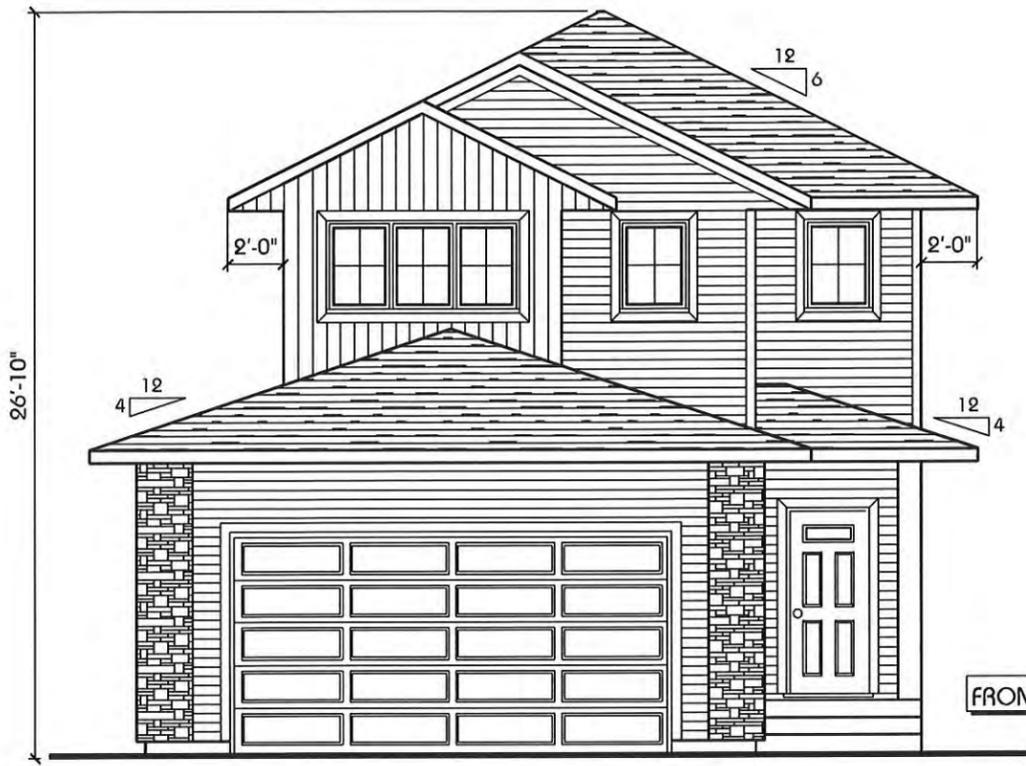
26-24

REC'D/RECEIVED

02-02-2004

REQ/RECEIVED
02-02-2024

SHEET	NUMBER
1	9



DRAWING:	ELEVATIONS
SCALE:	1/8" = 1'-0"
DATE:	JANUARY, 2024
ID:	O6
MODEL:	1586 SQ. FT. "RUBY" (28 WIDE)
ADDRESS:	82 PALMER CIRCLE
CUSTOMER:	
DRAWN BY:	DMD

PANORAMA ESTATES
 BLACKFALDS, ALBERTA
 REVIEWED FOR CONFORMANCE WITH
 ARCHITECTURAL CONTROLS
 GUIDELINES FOR
 PANORAMA STATES

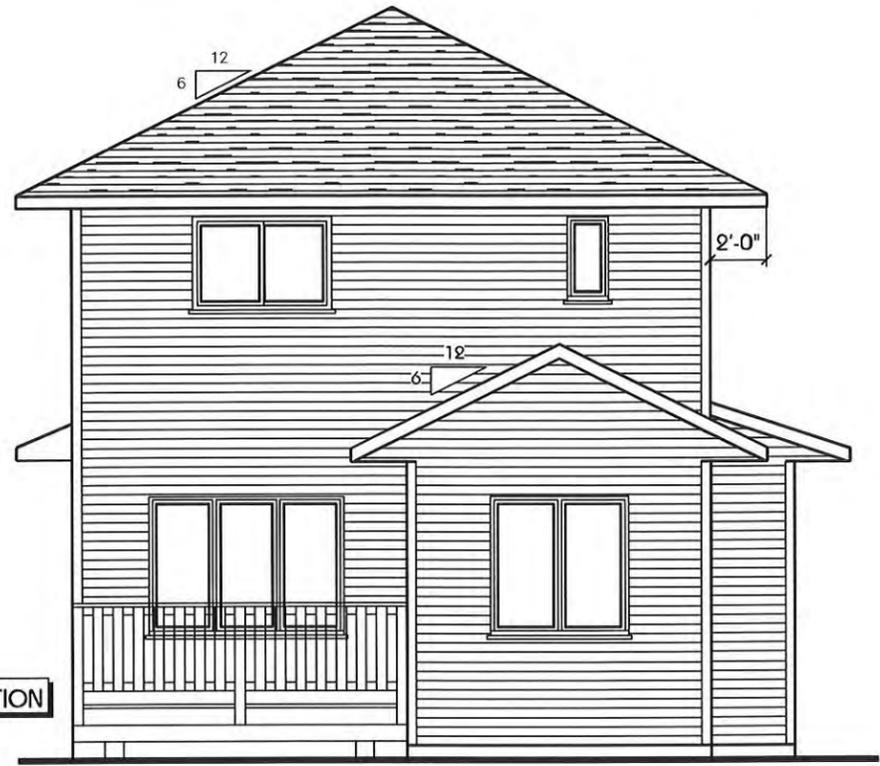
APPROVED
 APPROVED WITH CHANGES
 NOT APPROVED, RESUBMIT

Date: Feb 2, 2024
 Approval: *[Signature]*

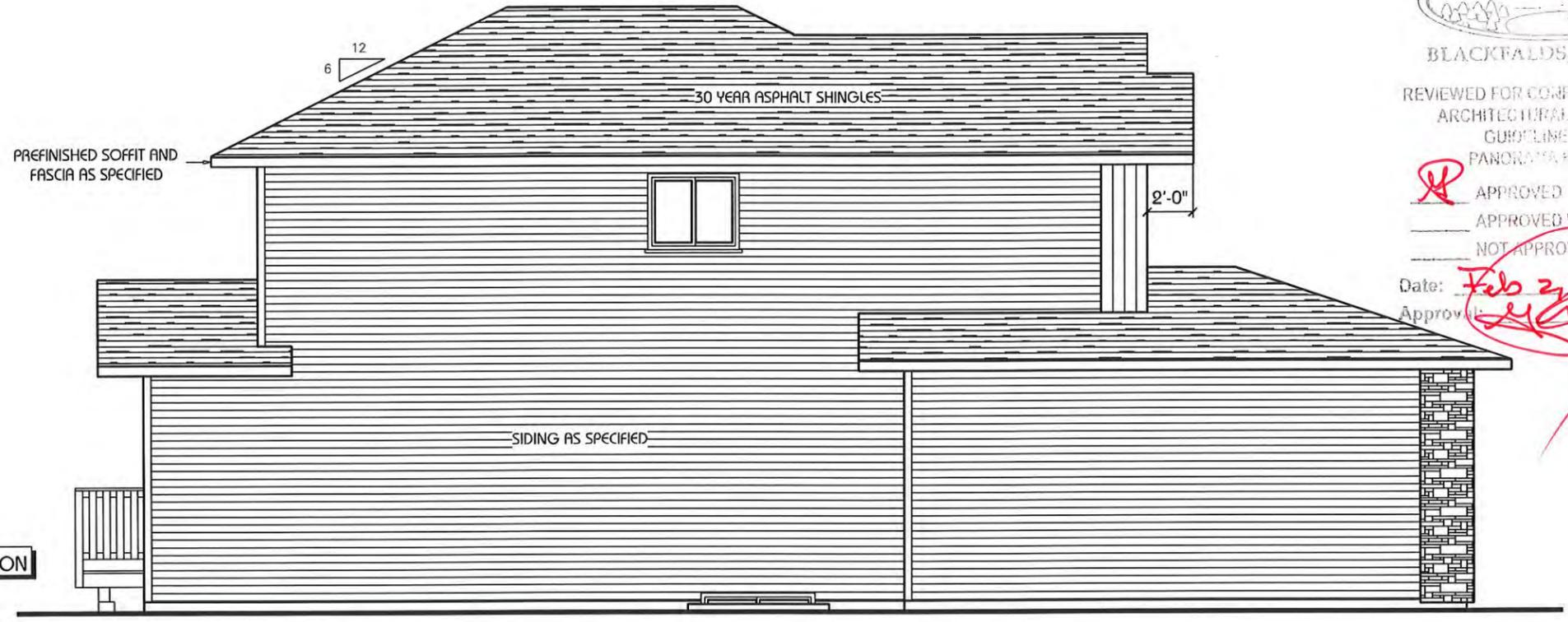
DESIGNED TO 2019 ABC / ENERGY CODE 9.36



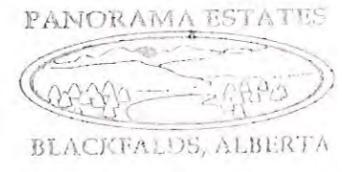
THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION



REAR ELEVATION



LEFT ELEVATION



REVIEWED FOR CONFORMANCE WITH ARCHITECTURAL CONTROLS GUIDELINES FOR PANORAMA ESTATES

- APPROVED
- APPROVED WITH CHANGES
- NOT APPROVED, RESUBMIT

Date: Feb 27, 2024
 Approved: [Signature]

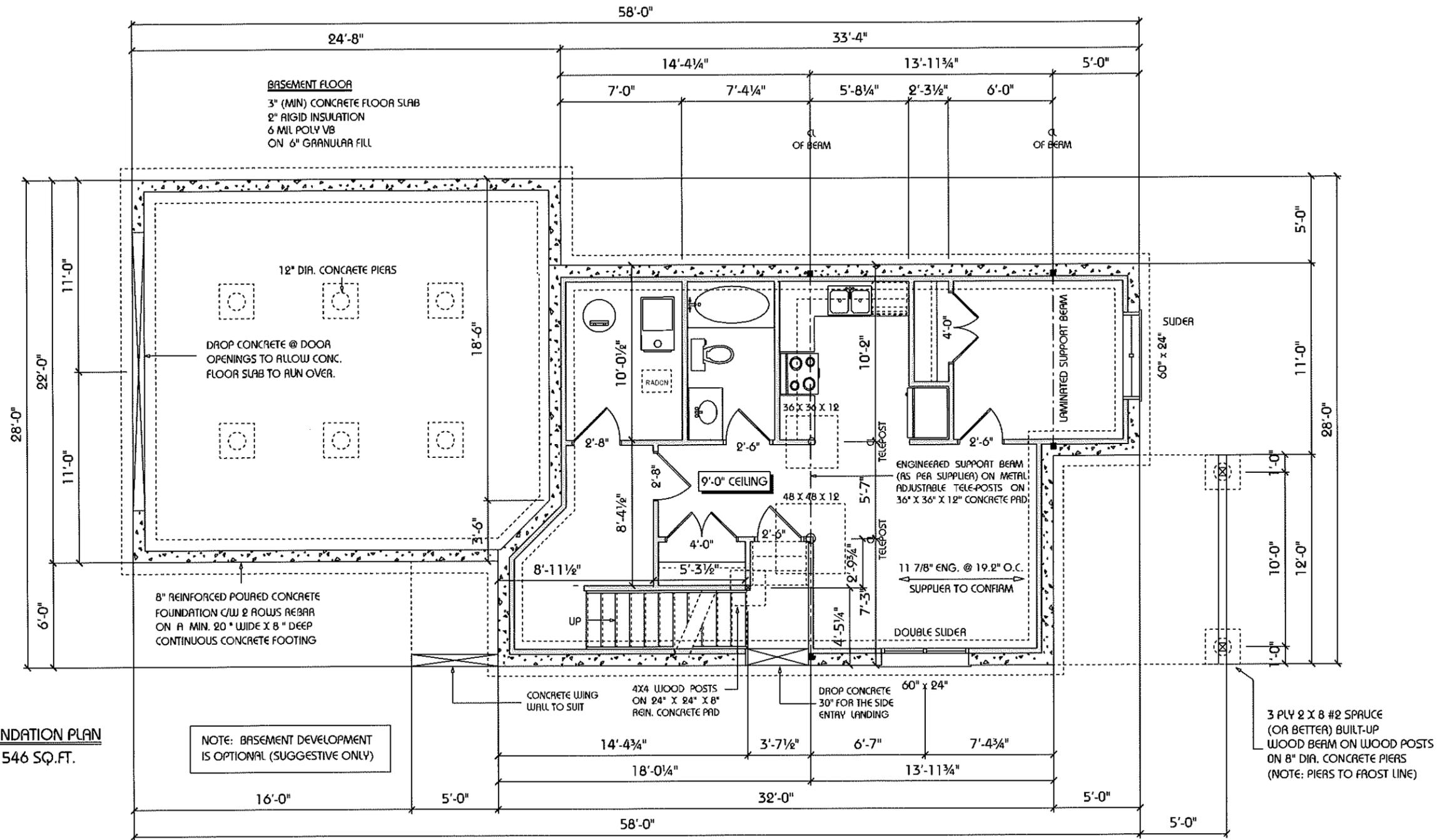
SHEET		NUMBER	
2		9	
DRAWING:	ELEVATIONS	MODEL:	1586 SQ. FT. "RUBY"
SCALE:	1/8"=1'-0"	ADDRESS:	82 PRUMER CIRCLE
DATE:	JANUARY, 2024	CUSTOMER:	
ID:	O6	DRAWN BY:	DMD

DESIGNED TO 2019 ABC / ENERGY CODE 9.36



THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

FOUNDATION PLAN
546 SQ.FT.

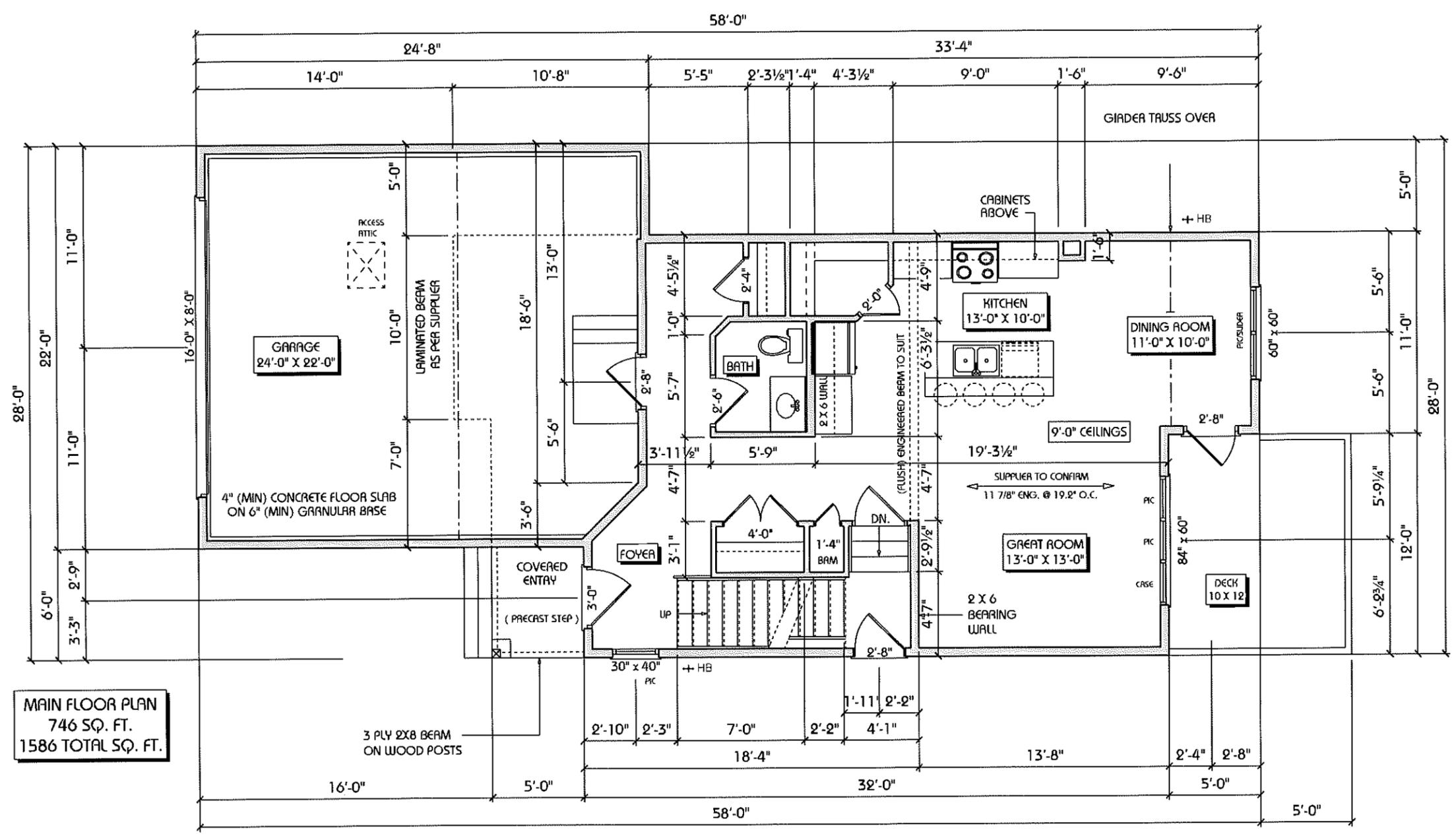


DESIGNED TO 2019 ABC / ENERGY CODE 9.36



THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM, INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM, INC. FOR CLARIFICATION

SHEET		NUMBER	
3		9	
MODEL:	1586 SQ. FT. "RUBY" (28 WIDE)	DRAWING:	FOUNDATION
ADDRESS:	82 PRUMER CIRCLE	SCALE:	1/8"=1'-0"
CUSTOMER:		DATE:	JANUARY, 2024
DRAWN BY:	DMD	ID:	O6



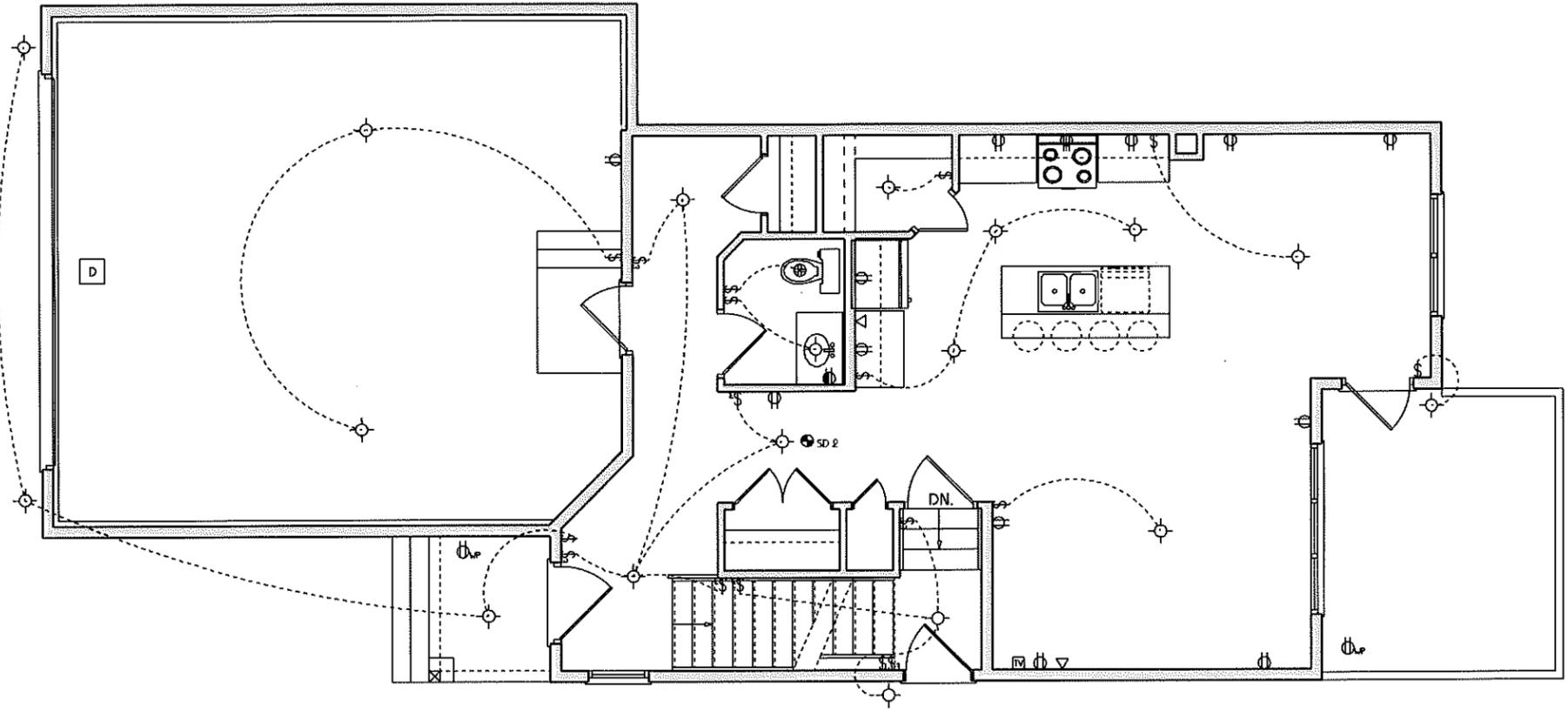
DESIGNED TO 2019 ABC / ENERGY CODE 9.36



THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

SHEET		NUMBER	
4		9	
DRAWING:	MAIN FLOOR PLAN	SCALE:	1/8" = 1'-0"
MODEL:	1586 SQ. FT. "RUBY" (28 WIDE)	DATE:	JANUARY, 2024
ADDRESS:	82 PRUMER CIRCLE	ID:	06
CUSTOMER:		DRAWN BY:	DMD

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CO2 SMOKE	1	SD 2
cable tv outlet	1	TV
fan	1	FAN
garage door opener	1	D
light	18	LIGHT
outlet	12	OUTLET
outlet 220v	1	220V
outlet wp	2	WP
split receptacle	1	SP
switch	10	SW
switch 3 way	7	3SW
telephone	2	TEL



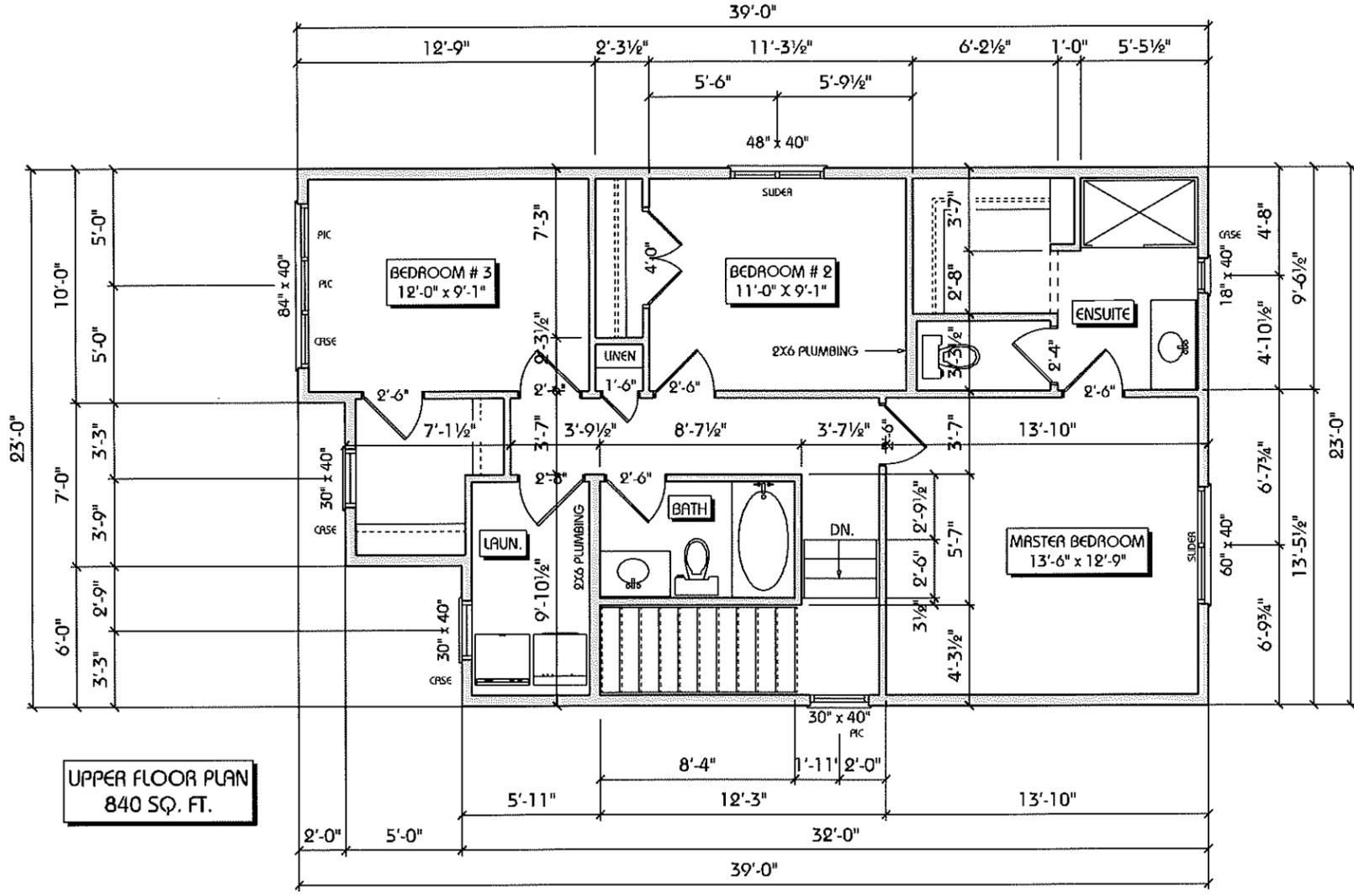
MAIN FLOOR ELECTRICAL
SUGGESTIVE ONLY

DESIGNED TO 2019 ABC / ENERGY CODE 9.36



THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

DRAWING: MAIN FLOOR ELECTRICAL		SHEET	NUMBER
MODEL: 1586 SQ. FT. "RUBY" (28 WIDE)	SCALE: 1/8" = 1'-0"	5	9
ADDRESS: 82 PRUMER CIRCLE	DATE: JANUARY, 2024		
CUSTOMER: DMD	ID: O6		



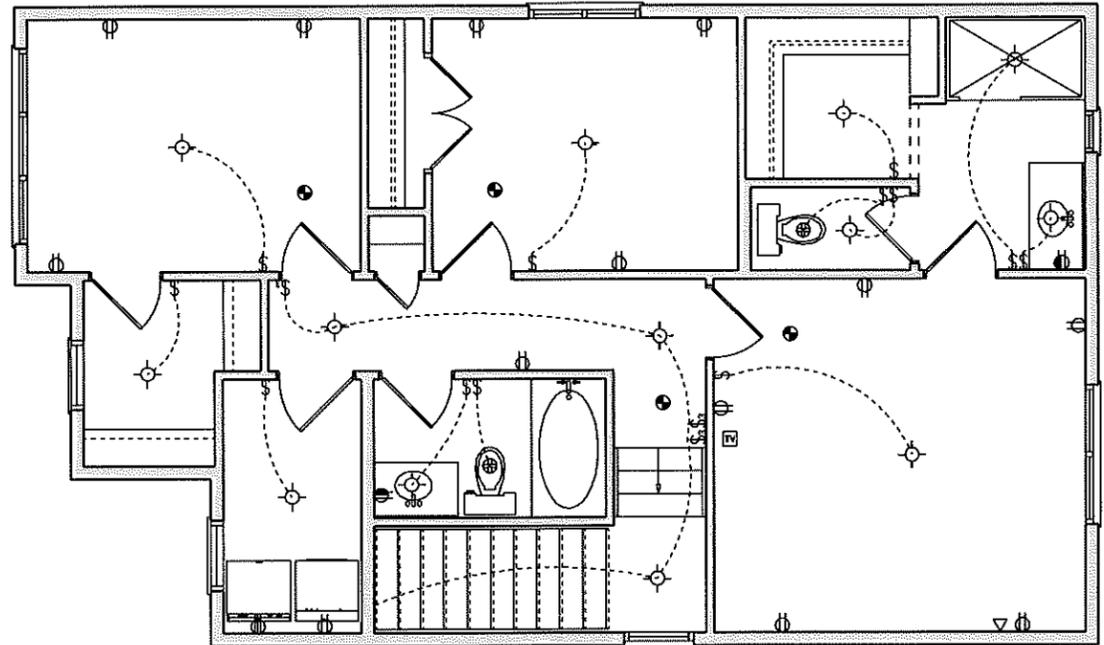
DESIGNED TO 2019 ABC / ENERGY CODE 9.36



Abbey Platinum
Master Built

© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

MODEL:	1586 SQ. FT. "RUBY" (28 WIDE)	DRAWING:	UPPER FLOOR PLAN	SHEET	6
ADDRESS:	82 PALMER CIRCLE	SCALE:	1/8" = 1'-0"	NUMBER	9
CUSTOMER:		DATE:	JANUARY, 2024		
DRAWN BY:	DMD	ID:	O6		



UPPER FLOOR ELECTRICAL
SUGGESTIVE ONLY

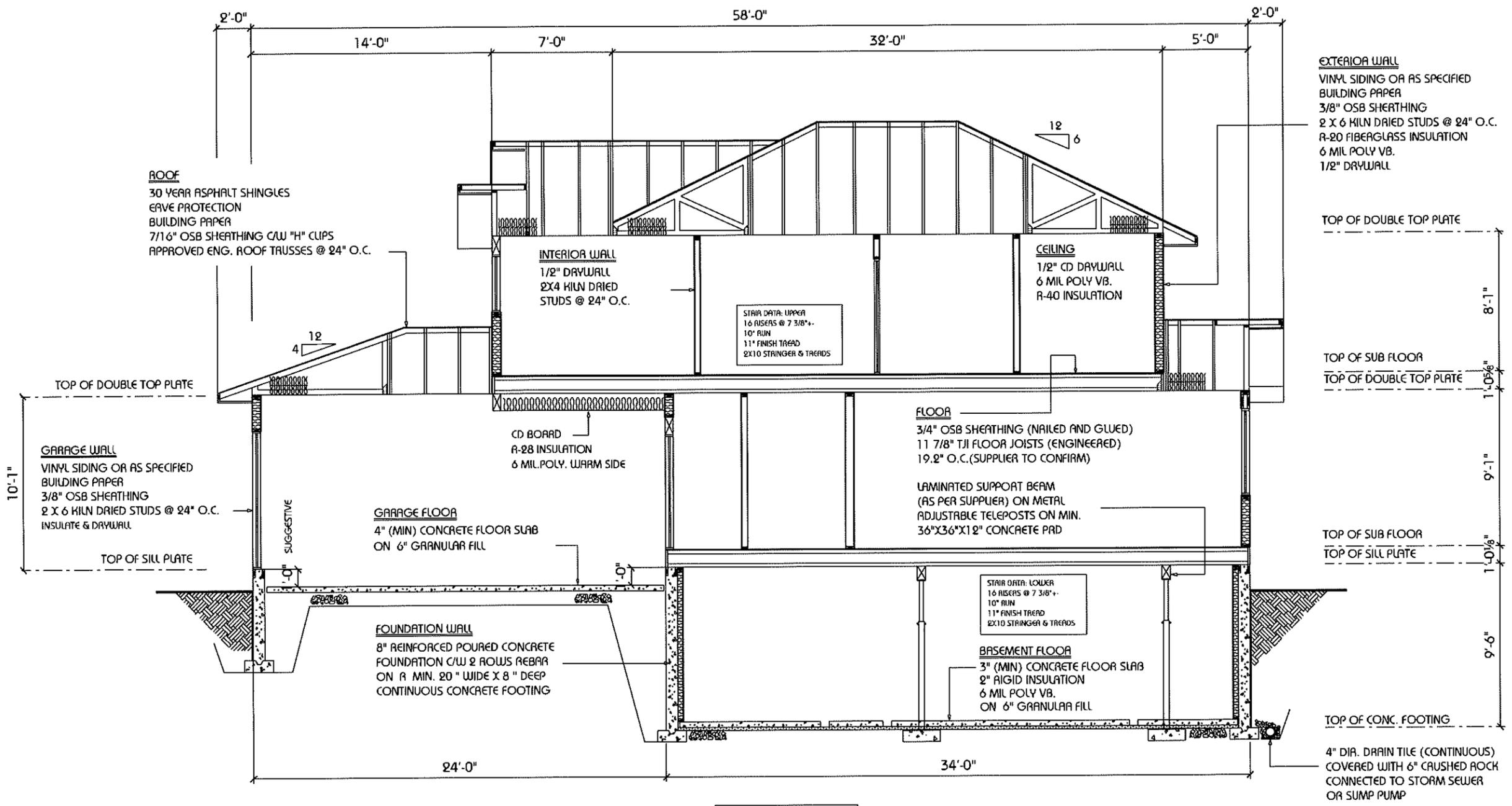
ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
cable tv outlet	1	TV
fan	2	⊗
light	13	⊙
outlet	13	⊕
outlet 220v	1	⊕⊕
smoke detector	4	⊙⊕
split receptacle	2	⊕⊕
switch	12	⊕
switch 3 way	3	⊕
telephone	1	▽

DESIGNED TO 2019 ABC / ENERGY CODE 9.36



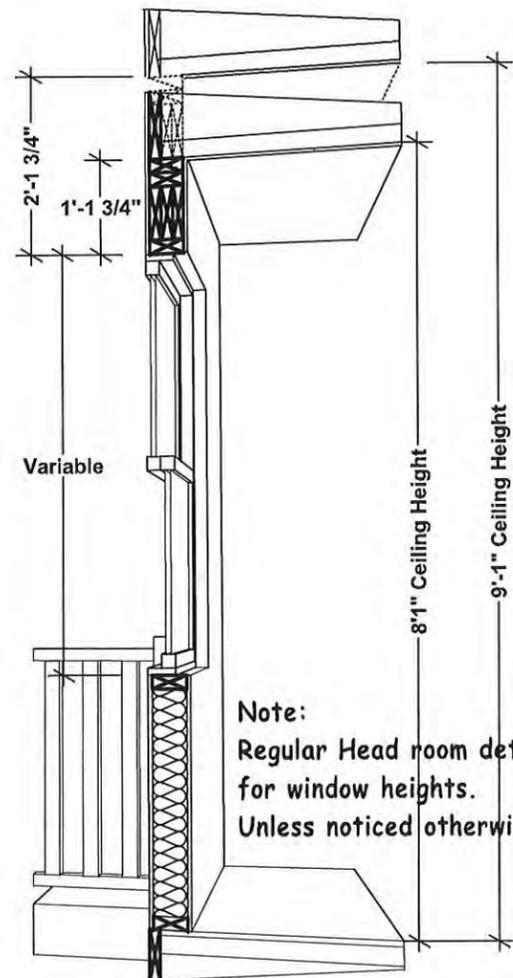
THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

MODEL:	1 586 SQ. FT. "RUBY" (28 WIDE)	DRAWING:	UPPER FLOOR ELECTRICAL	SHEET	7	NUMBER	9
ADDRESS:	82 PALMER CIRCLE	SCALE:	1/8" = 1'-0"				
CUSTOMER:		DATE:	JANUARY, 2024				
DRAWN BY:	DMD	ID:	O6				

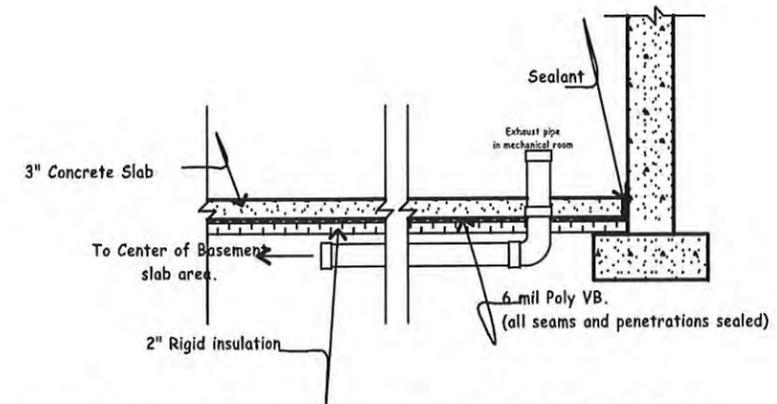
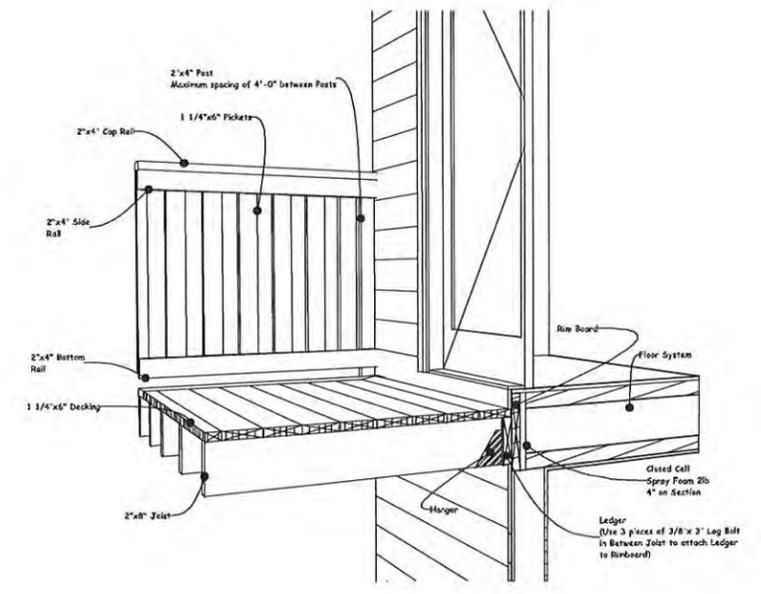
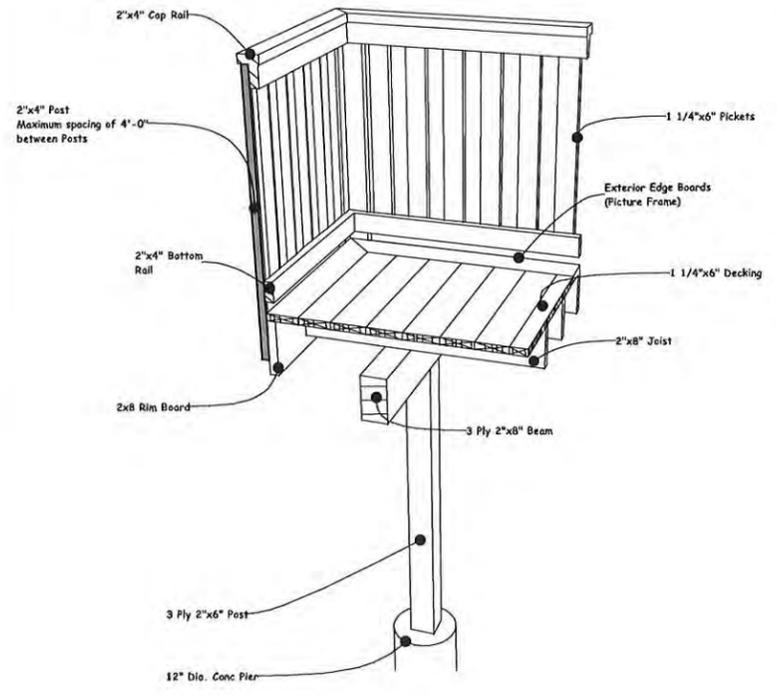


CROSS SECTION A-A

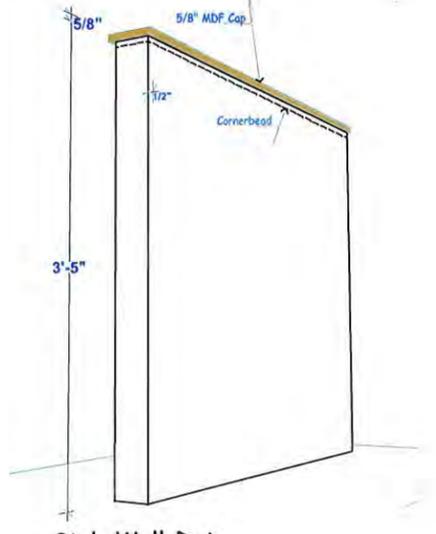
SHEET		NUMBER	
8		9	
DRAWING:	SECTION A-A	SCALE:	1/8" = 1'-0"
MODEL:	1586 SQ. FT. "RUBY" (28 WIDE)	DATE:	JANUARY, 2024
ADDRESS:	82 PALMER CIRCLE	ID:	06
CUSTOMER:		DRAWN BY:	DMD
		THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION	
		DESIGNED TO 2019 ABC / ENERGY CODE 9.36	



Standard Window Height



RADON GAS EXTRACTION DETAIL



Stub Wall Det.

Client Name	Site Address	Stub Wall Det.
#Client Full Name	#Site Full Address	

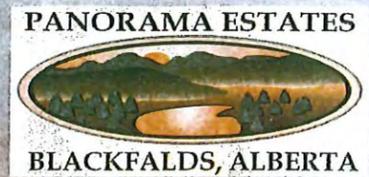
DESIGNED TO 2019 ABC / ENERGY CODE 9.36

Abbey Platinum Master Built

THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

MODEL:	1586 SQ. FT. "RUBY" (28 WIDE)	DRAWING:	DETAILS	SHEET	9	NUMBER	9
ADDRESS:	82 PRUMER CIRCLE	SCALE:	1/8"=1'-0"				
CUSTOMER:		DATE:	JANUARY, 2024				
DRAWN BY:	DMD	ID:	O6				

PANORAMA ESTATES PHASES 7A & 7B



LEGEND

- FULL WALKOUT (2.3m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- TRANSITIONAL WALKOUT LOT (1.8m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- POTENTIAL BI-LEVEL WALKOUT (1.1m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- SPLIT DRAINAGE (LESS THAN 1.1m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- SPLIT DRAINAGE (TOWNHOMES)
- EXISTING DEVELOPMENT
- FUTURE DEVELOPMENT
- MUNICIPAL RESERVE
- STREETLIGHT
- SHAW CABLE PEDESTAL
- TELUS PEDESTAL
- FIRE HYDRANT
- TRANSFORMER
- PEDESTAL
- PULL BOX
- EXISTING LOT LINES
- FUTURE LOT LINES
- PHASE 7A LOT LINES
- GARAGE PLACEMENT
- MAILBOX
- LOT NUMBER
- BLOCK NUMBER



26-24



LOT 2 MR BLOCK 2 PLAN 112 4253





Residential | Commercial | Renovations

Planning and Development

Town of Blackfalds

Panorama Estates

To whom it may concern:

With the proposal that we have put forward for the added density on Palmer Circle we aim to help alleviate one of the greater problems facing the population of Central Alberta.

Accessible and affordable housing has been top of government agendas for some time now. The housing crisis has been a top story in Alberta and all of Canada. Municipalities throughout the province have been relaxing bylaws in order to accommodate a wider mix of housing types and styles in order to help in the struggle of people trying to find housing that they can afford.

The added benefit to a community that embraces the ideals of a higher density housing model is that the affordability of these accommodations also adds to the discretionary incomes of the families that reside in these neighborhoods. Studies have shown that these additional dollars are most likely spent within that community.

The attention to detail and variety of elevations and color schemes will also make a streetscape that all residences in the area will enjoy and appreciate for years to come. The addition of two separate parking stalls in the rear of the added units will eliminate concerns over additional traffic and parking on the main streets.

We look forward to a continued partnership with the Town of Blackfalds in building a community that all residents will be proud to call home.

Sincerely

Chris Vanderzee



www.AbbeyPlatinumMasterBuilt.ca

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
Tuesday February 27, 2024**

TO: Municipal Planning Commission

PREPARED BY Billie Scott, Development Officer II

PRESENTED BY Billie Scott, Development Officer II

DEVELOPMENT: Development Permit 27-24

- Single Family Dwelling w/attached garage, uncovered deck, and accessory suite.

ADDRESS: 114 Palmer Circle (Lot 21, Block 10, Plan 172 0736)

ZONING: Residential Single Dwelling Medium Lot District (R-1S)

PURPOSE:

An application has been submitted by Abbey Platinum Master Built for construction of a single-family dwelling with an attached garage, uncovered deck, and a proposed accessory suite at 82 Palmer Circle.

Pursuant to Land Use Bylaw 1268/22, the number of Dwellings allowed to have an Accessory Suite within a neighbourhood area shall not exceed 10% of the total units in that subdivision, neighbourhood and the Accessory Suites are to have a distance of 10 Dwellings and/or lots between Accessory Suites.

The applicant is requesting to construct 8 single family dwellings with an attached garage, uncovered deck, and accessory suite on Palmer Circle. It is acknowledged, that this request does not exceed the 10% of the total units within that subdivision or neighbourhood, however, does exceed the minimum distance of 10 dwellings and/or lots between each accessory suite.

As there are 8 Accessory Suites being applied for on Palmer Circle that are a discretionary use and do not meet all requirements of Land Use Bylaw 1268/22, it is the opinion of the Development Officer that the Municipal Planning Commission should be the approving Authority.

SUMMARY:

On February 8, 2024, an application was deemed complete by the Planning Department with the applicant requesting to develop a single-family dwelling with an attached garage, uncovered deck, and accessory suite.

This application has been referred to the adjacent landowners for comment. To date, no responses have been received.

POLICY:

Town of Blackfalds Land Use By-law 1268/22 and amendments thereto

- Section 1.14 - Definitions – Accessory Suites
- Section 2.2 – Development Authority and Decisions on Development Permit Applications
- Section 2.16 – Variances
- Section 4.2 – Accessory Suites
- Section 6.3 – Residential Single Family Small Lot District (R-1S)

RECOMMENDATION:

A. That the Municipal Planning Commission APPROVE the application for the development of a single-family dwelling with an attached garage, uncovered deck, and accessory suite as presented in Development Permit 26-24, located at 82 Palmer Circle (Lot 12, Block 10, Plan 172 0736) subject to the following conditions being met to the satisfaction of the Development Officer:

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.

Prior to Occupancy Conditions:

2. The proposed development shall be undertaken and completed in accordance with the approved plans.
3. Prior to occupancy, the applicant shall place on the front exterior of the dwelling the appropriate civic address numbers in a contrasting colour of not less than 6.0in (15.14cm) in height.
4. Prior to occupancy, the applicant shall place on the front exterior of the dwelling an appropriate mailbox.
5. Occupancy is only permitted once all safety codes inspections (building, plumbing, gas and electrical) are completed and all deficiencies are addressed to the satisfaction of the Safety Codes Officer.

General Development Conditions:

6. If this Development Permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
7. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
8. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure.

9. The applicant is required to submit a “*Final Lot Grading Certificate*” prepared by a professional (e.g., Alberta Land Surveyor, Professional Engineer, or Professional Technologist), acceptable to the Development Authority for approval.
10. All landscaped areas shall be designed to facilitate effective surface drainage consistent with the submitted grading plan. This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.
11. Front yard sod (or other landscaping material approved by the Development Authority), and one (1) front yard tree is required within one (1) year from construction completion.
12. Curb stop must remain visible and at the proper elevation prior to completion of hard surfacing or landscaping.

Ongoing Conditions:

13. An Accessory Suite shall provide 2 additional Off-Street Parking stalls in addition to the minimum requirements of section 3.20. Tandem Parking shall not be allowed as a method for meeting the parking requirements for an Accessory Suite.
14. Parking stalls are to be developed as shown on the approved site plan.
15. The maximum number of Accessory Suites per detached dwelling is limited to 1.
16. A Home Base Business 2 and Home Base Business 3 shall not be allowed within the approved Accessory Suite
17. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
18. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.
19. No front parking stalls are permitted except where an attached garage has been approved. Approved front driveways for attached garages are to be hard surfaced within one (1) year of construction completion.
20. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.

NOTES

1. *The yellow Development Permit card must be displayed during the duration of development.*
2. *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.*
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 and/or regulations affecting such development.*

4. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements and provincial or federal statutes and regulations.*
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. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

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



Billie Scott
Development Officer II

Attachments:

1. Development Permit Application;
2. Plot Plan;
3. Blueprints;
4. Subject Property and Adjacent Landowner Referral Map;
5. Proposed Accessory Suites Map;
6. Rational Letter.



Development Permit #: 07-24

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): Panorama Estates

Mailing Address: 283 Burnt Park Drive

City: Red Deer County Prov: AB Postal Code: T4S 0K7

Phone: 403-343-6480 Alt Phone: _____

Email Address: art@abbeyplatinum.ca

Preferred Method of Correspondence: Email Mail Phone

(Same as Landowner)

Applicant/Contractor Name(s): Abbey Platinum Master Built

Mailing Address: 283 Burnt Park Drive

City: Red Deer County Prov: AB Postal Code: T4S 0K7

Phone: 403-343-6480 Alt Phone: _____

Email Address: terry@abbeyplatinum.ca

Preferred Method of Correspondence: Email Mail Phone

PROJECT INFORMATION

Proposed Land Use (*please note that one (1) Development Permit Application is required per lot / title):

SFD Deck (covered/uncovered) Addition Accessory Suite Accessory Building (garage/shed)

Duplex Four Plex Manufactured/Modular Home Demolition Moved in Building

Other: _____

Approximate Value of Development: \$ 350,000
(Building Materials and Labour)

Civic Address of Property to be Developed: 114 Palmer Circle

Lot: 21 Block: 10 Plan: 1720736 Land Use District: R-15

Existing Land Use: R-15

Number of Storeys: 2 Height (avg. from ground level to peak): 26'10"

Lot Area: 384 Uncovered Deck Construction Included: If yes, size: _____ sq m sq ft

Total Parcel Coverage: 33.2 % (include any deck(s), garage(s) – attached or detached, accessory building(s), verandahs, etc.)

Yard Setbacks - Front Yard: 6.00 Left Side Yard: 1.52

Right Side Yard: 1.52 Rear Yard: 9.80

Number of off-street parking stalls: 2 in view of property (location and size must be shown in the site/plot plan)

Primary Building: sq. meters sq. feet

Main Floor: 746 Upper Floor: 828 Basement: _____ Attached Garage: 480

Accessory Building(s): sq. meters sq. feet

Shed: _____ Detached Garage: _____

Accessory Suite Information (if applicable): Existing Suite New Suite

Accessory Suite Total Floor Area: sq. meters sq. feet

Basement Floor (Accessory Suite): 546

Variance Required: Reason for variance: Density of Secondary Suites

Proposed Commencement Date: March 1, 2024 Proposed Completion Date: Sept 15, 2024

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: _____

RECU/RECEIVED
07-02-2024

Development Permit #: 27-24

Application Date: _____

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/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):

New single family dwellings with a secondary suite for rentals w/attached garage + deck.

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 current 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 conditons of approval. By submitting this application I hereby allow right of entry for inspection purposes.

Permit Applicant Name(s): Abbey Platinum Master Built

Permit Applicant Signature(s): [Signature]

Landowner Name(s): ART ANASTASI

Landowner Signature(s): [Signature]

FOR OFFICE USE ONLY

Lot: 21 Block: 10 Plan: 1720736 Land Use District: R-15 Tax Roll #: 047940
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 #: 586738 Date Application Deemed Complete: _____

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.

REGU/RECEIVED

02 02 2024

PLOT PLAN SHOWING PROPOSED LOCATION OF BUILDING(S)

Civic Address: 114 Palmer Circle
Town of Blackfalds, Alberta
Legal Description: Lot 21, Block 10, Plan 172 0736

PANORAMA ESTATES



BLACKFALDS, ALBERTA

REVIEWED FOR CONFORMANCE WITH
ARCHITECTURAL CONTROLS
GUIDELINES FOR
PANORAMA ESTATES

APPROVED
 APPROVED WITH CHANGES
 NOT APPROVED, RESUBMIT

Date: Feb 2, 2024

Approval: *[Signature]*

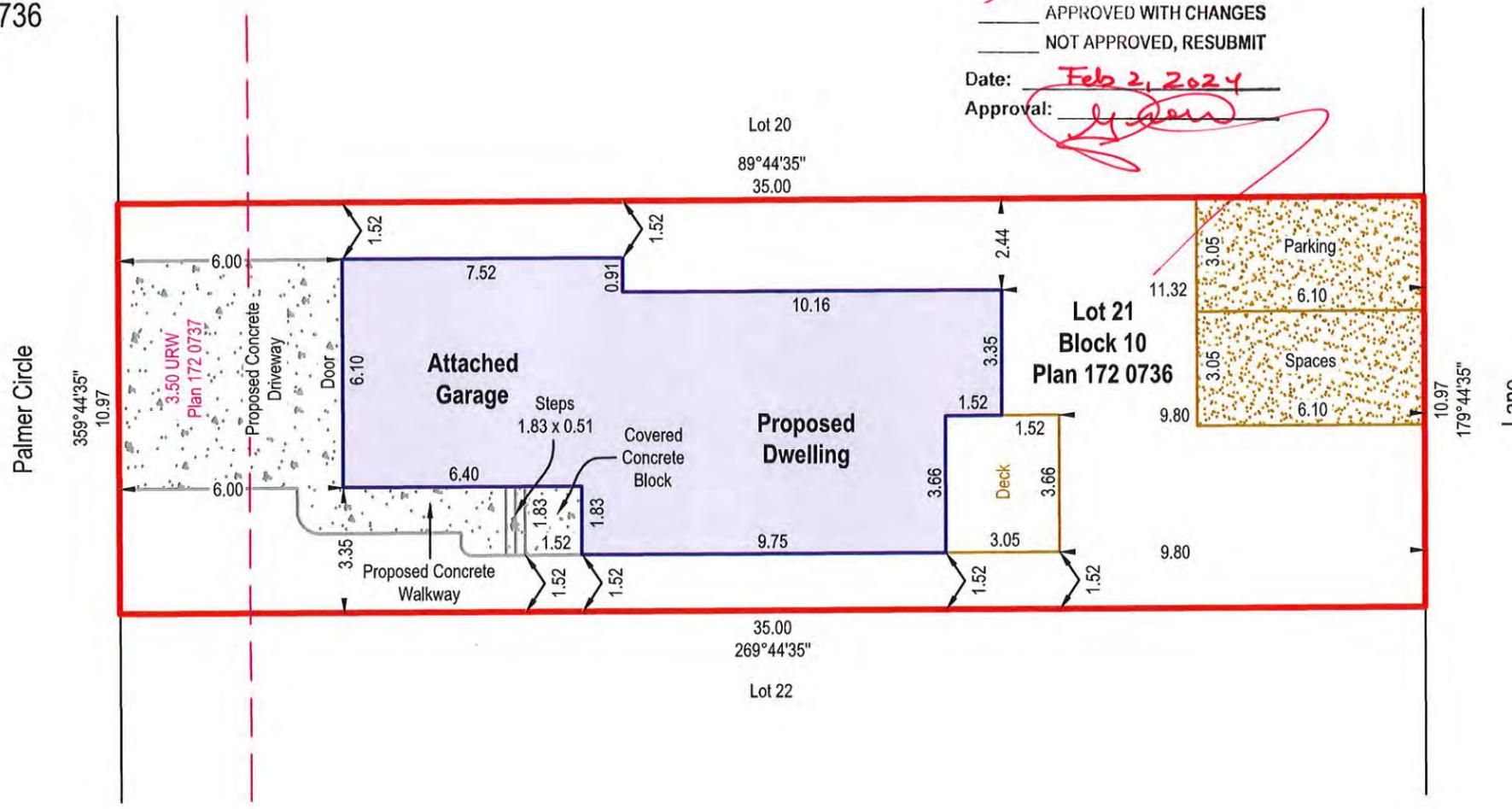


APPROVED BY:

[Signature] Feb 6, 2024
Print Name & Signature
Setbacks & parking

NOTES:

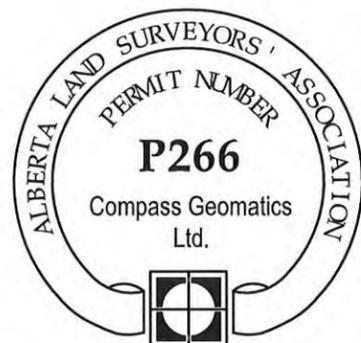
- Distances are in metres and decimals thereof. Measurements are shown to the outside face of the proposed building foundation wall at ground level.
- The above ground and buried facilities have not been located and are not shown on this plan. It is the responsibility of the owner(s) and contractor to have the facilities located prior to construction.
- Lot boundaries have been calculated from registered plan and may change due to located survey evidence at the time of staking.
- Steps are scaled from house drawings and actual dimensions need to be verified by builder.



LOT 21 AREA NOTES:	
Lot Area	= 384.0 m ²
Foundation Area	= 113.5 m ²
Covered Conc. Block	= 2.8 m ²
Deck	= 11.1 m ²
Lot Coverage	= 33.2 %
Front Sod Area	= 39.5 m ²
Rear Sod Area	= 134.8 m ²
Landscape Area	= 174.3 m ²
Concrete Walkway	= 7.5 m ²
Concrete Driveway	= 36.6 m ²

COMPASS
Geomatics Ltd.

11-4608 62nd Street
Red Deer, Alberta T4N 6T3
Office (403) 356-0111 Fax (403) 356-0114
www.compassgeomatics.ca



LAND USE DISTRICT

R-1S -Residential Single Dwelling Small Lot District

REVISION SUMMARY

[Symbol] Original Issue (11/28/23) PC/JW

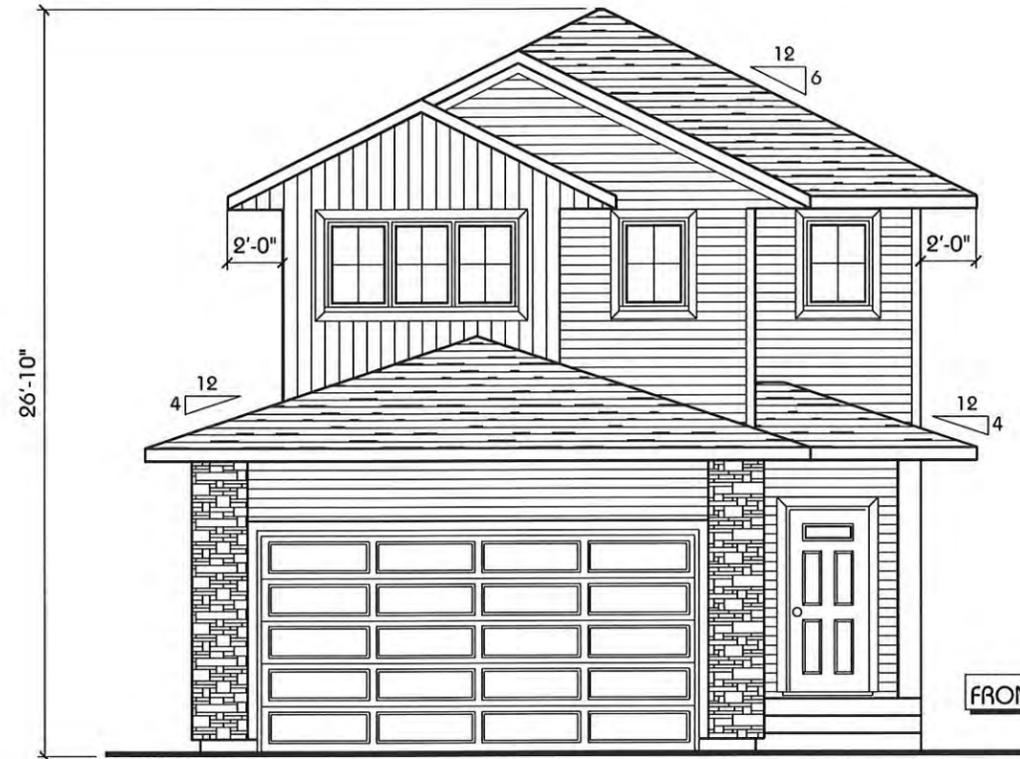
CLIENT

Abbey Platinum Master Built

REV.	PAGE
<i>[Symbol]</i> 0	1 of 1

REQU/RECEIVED
02-07-2024

27-24



PANORAMA ESTATES
BLACKFALDS, ALBERTA

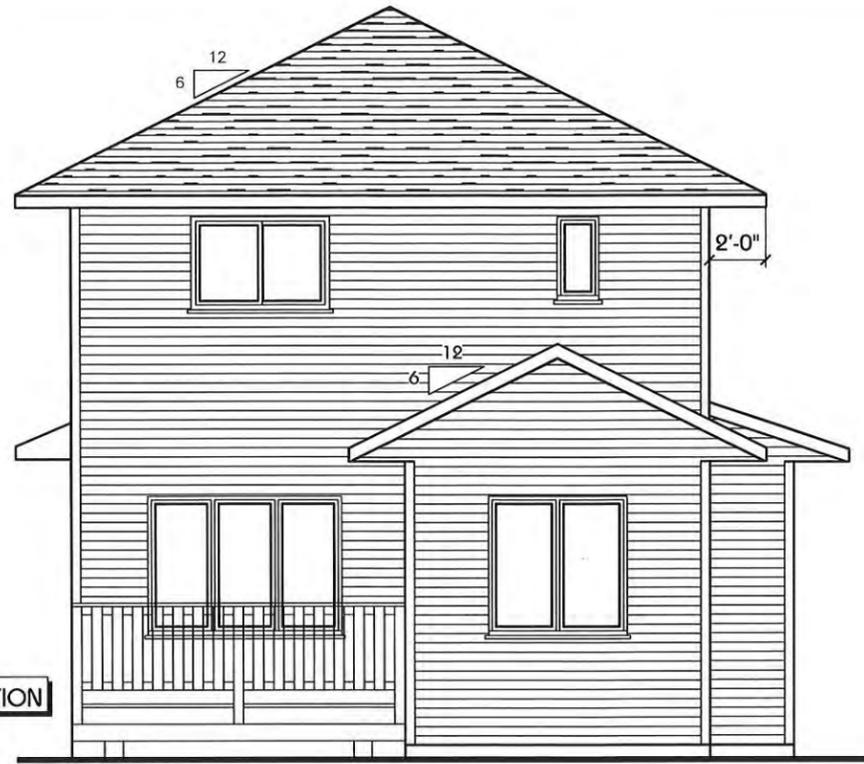
REVIEWED FOR CONFORMANCE WITH
ARCHITECTURAL CONTROLS
GUIDELINES FOR
PANORAMA ESTATES

APPROVED
APPROVED WITH CHANGES
NOT APPROVED, RESUBMIT

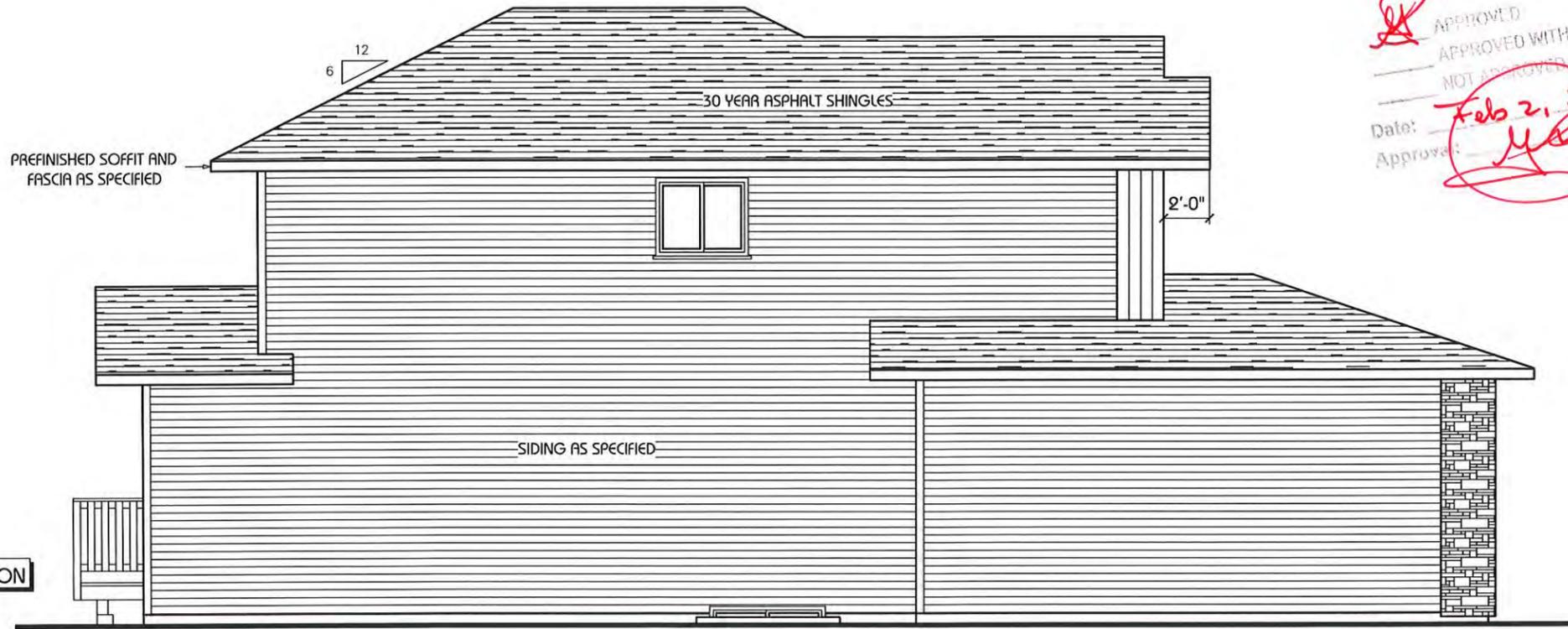
Date: Feb 21 2024
Approval: [Signature]



SHEET 1		NUMBER 9	
DRAWING: ELEVATIONS	SCALE: 1/8" = 1'-0"	DATE: NOVEMBER, 2023	ID: O6
MODEL: 1586 SQ. FT. "RUBY"	ADDRESS:	CUSTOMER:	DRAWN BY: DMD
DESIGNED TO 2019 ABC / ENERGY CODE 9.36 Abbey Platinum Master Built		© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION	



REAR ELEVATION



LEFT ELEVATION

PANORAMA ESTATES
 BLACKFALDS, ALBERTA
 REVIEWED FOR CONFORMANCE WITH
 ARCHITECTURAL CONTROLS
 GUIDELINES FOR
 PANORAMA ESTATES
 APPROVED
 APPROVED WITH CHANGES
 NOT APPROVED, RESUBMIT
 Date: Feb 21, 2024
 Approved: *[Signature]*

SHEET
2
 NUMBER
9

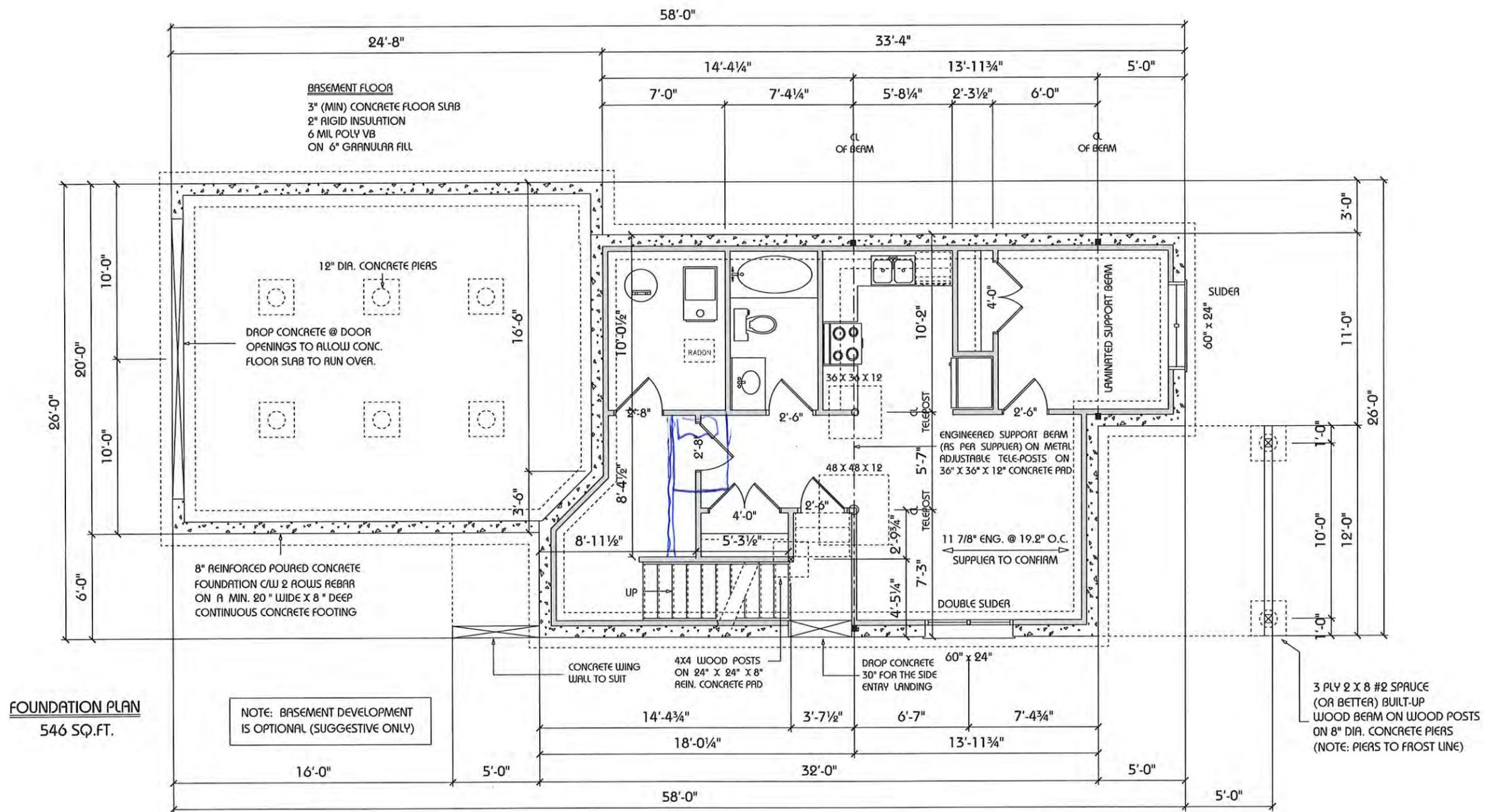
DRAWING: ELEVATIONS
 SCALE: 1/8" = 1'-0"
 DATE: NOVEMBER, 2023
 ID: O6

MODEL: 1586 SQ. FT. "RUBY"
 ADDRESS:
 CUSTOMER:
 DRAWN BY: DMD

DESIGNED TO 2019 ABC / ENERGY CODE 9.36



© THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION



FOUNDATION PLAN
546 SQ. FT.

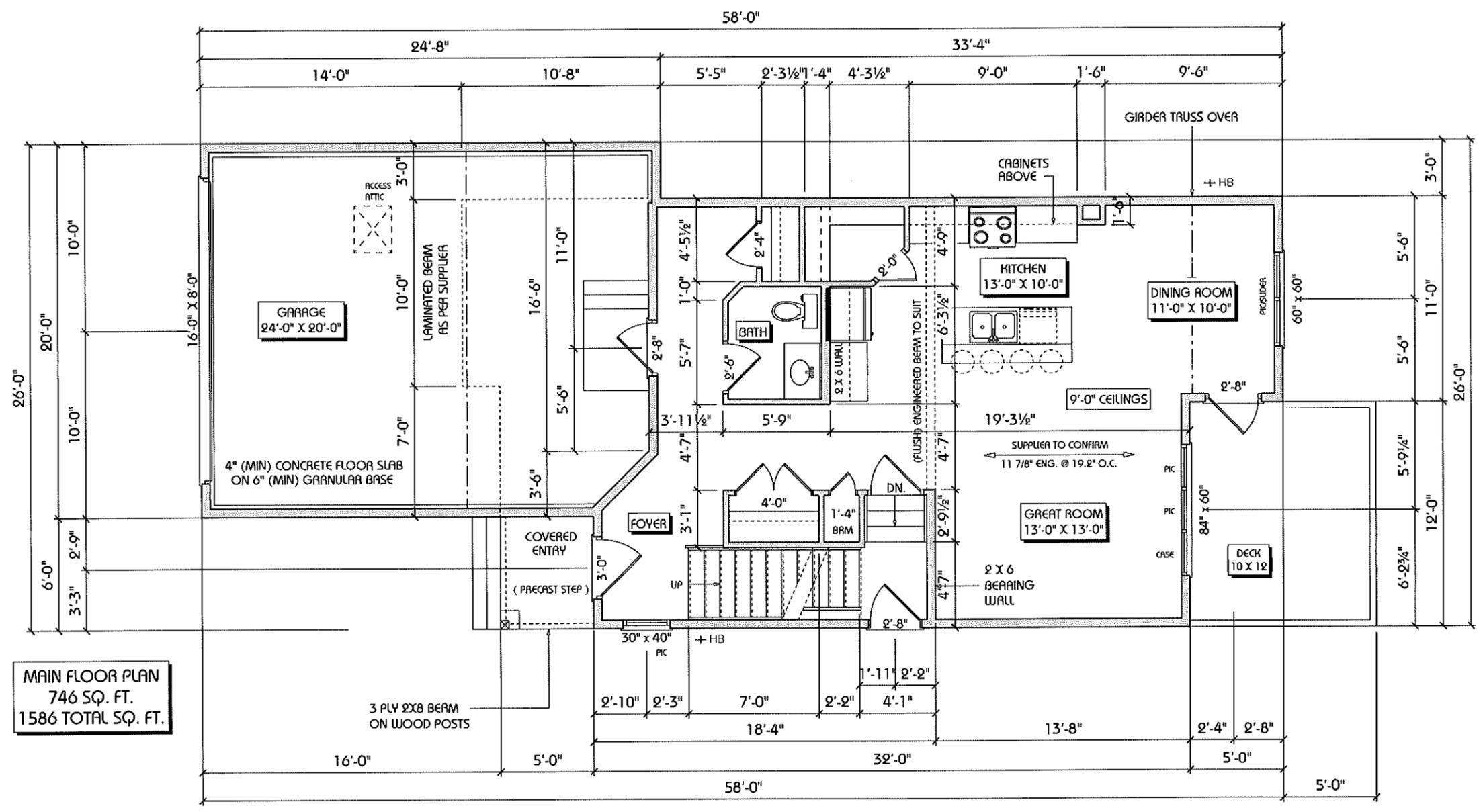
NOTE: BASEMENT DEVELOPMENT IS OPTIONAL (SUGGESTIVE ONLY)

DESIGNED TO 2019 ABC / ENERGY CODE 9.36



THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

MODEL:	1586 SQ. FT. "RUBY"
ADDRESS:	
CUSTOMER:	
DRAWN BY:	DMD
DRAWING:	FOUNDATION
SCALE:	1/8" = 1'-0"
DATE:	NOVEMBER, 2023
ID:	O6



MAIN FLOOR PLAN
746 SQ. FT.
1586 TOTAL SQ. FT.

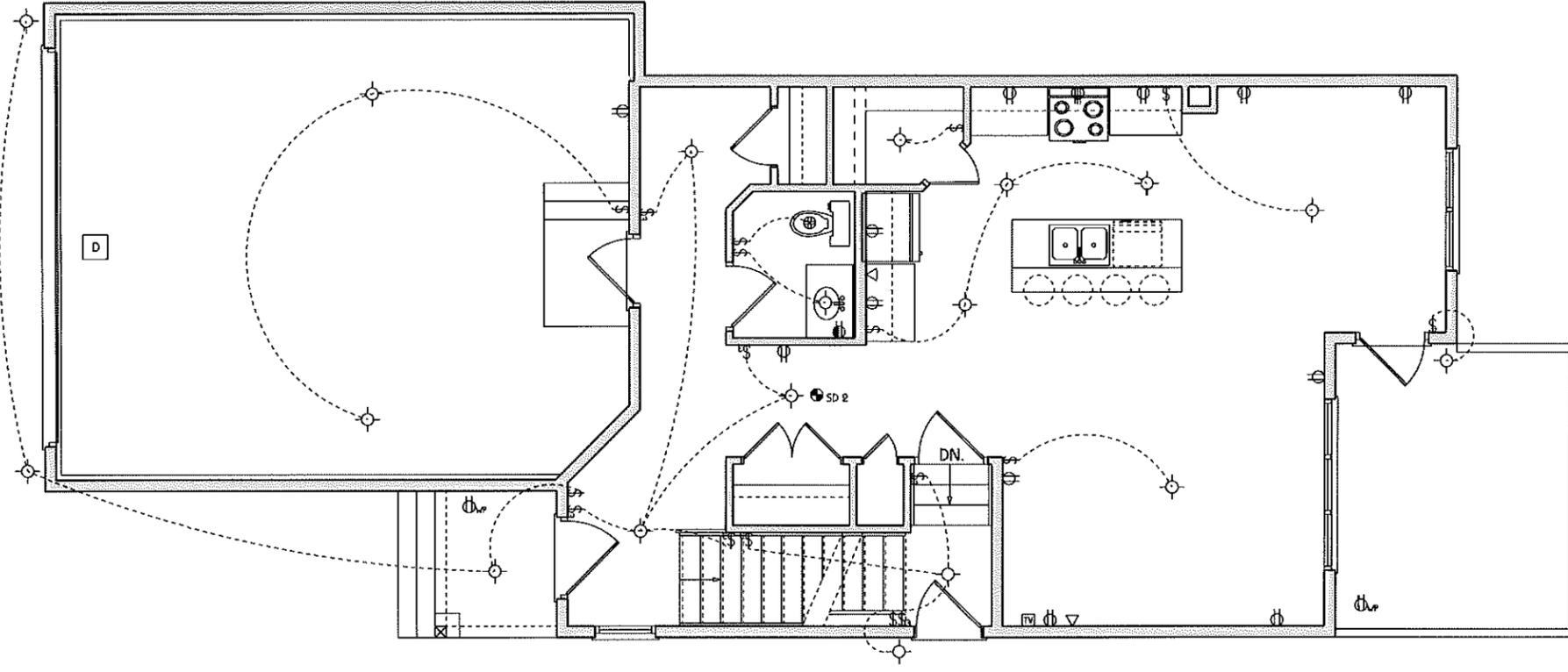
DESIGNED TO 2019 ABC / ENERGY CODE 9.36



THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

MODEL:	1586 SQ. FT. "RUBY"	DRAWING:	MAIN FLOOR PLAN
ADDRESS:		SCALE:	1/8" = 1'-0"
CUSTOMER:		DATE:	NOVEMBER, 2023
DRAWN BY:	DMD	ID:	O6
SHEET		NUMBER	
4		9	

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CO2 SMOKE	1	SD 2
cable tv outlet	1	TV
fan	1	FAN
garage door opener	1	D
light	18	○
outlet	12	○
outlet 220v	1	○
outlet wp	2	○
split receptacle	1	○
switch	10	⌞
switch 3 way	7	⌞
telephone	2	▽



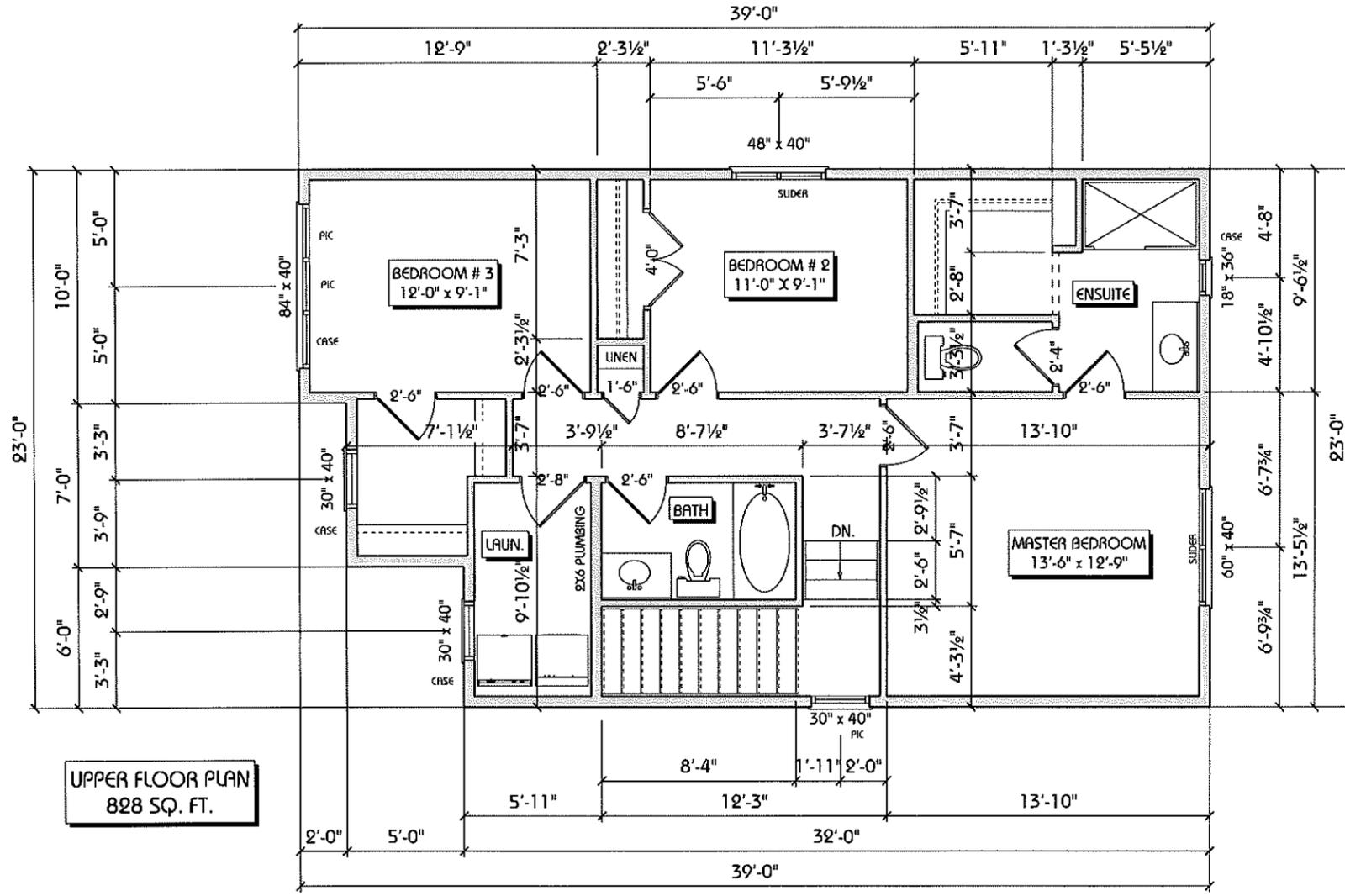
MAIN FLOOR ELECTRICAL
SUGGESTIVE ONLY

DESIGNED TO 2019 ABC / ENERGY CODE 9.36



THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

MODEL: 1586 SQ. FT. "RUBY"		DRAWING: MAIN FLOOR ELECTRICAL	
ADDRESS:		SCALE: 1/8"=1'-0"	
CUSTOMER:		DATE: NOVEMBER, 2023	
DRAWN BY: DMD		ID: O6	
SHEET 5		NUMBER 9	

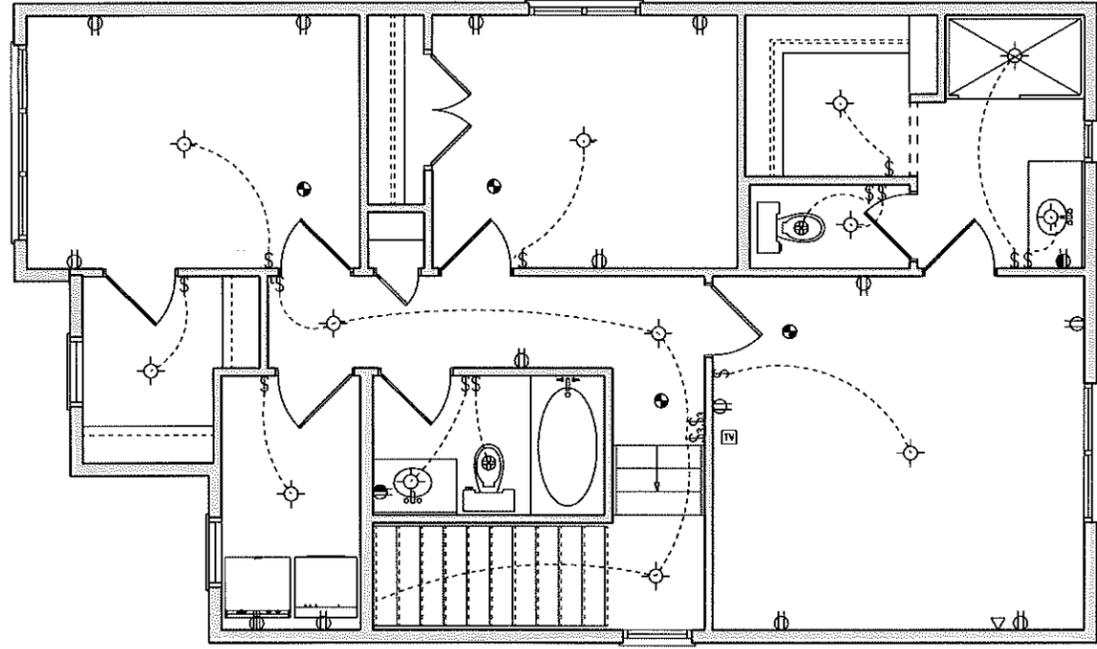


DESIGNED TO 2019 ABC / ENERGY CODE 9.36



THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

MODEL:	1586 5Q. FT. "RUBY"	DRAWING:	UPPER FLOOR PLAN	SHEET	6
ADDRESS:		SCALE:	1/8"=1'-0"	NUMBER	9
CUSTOMER:		DATE:	NOVEMBER, 2023		
DRAWN BY:	DMD	ID:	O6		



UPPER FLOOR ELECTRICAL
SUGGESTIVE ONLY

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
cable tv outlet	1	TV
fan	2	FAN
light	13	LIGHT
outlet	13	OUTLET
outlet 220v	1	220V
smoke detector	4	SD
split receptacle	2	SR
switch	12	SW
switch 3 way	3	3SW
telephone	1	TEL

DESIGNED TO 2019 ABC / ENERGY CODE 9.36



Abbey Platinum
Master Built

THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

MODEL: 1586 SQ. FT. "RUBY"

DRAWING: UPPER FLOOR ELECTRICAL

SCALE: 1/8"=1'-0"

SHEET
7

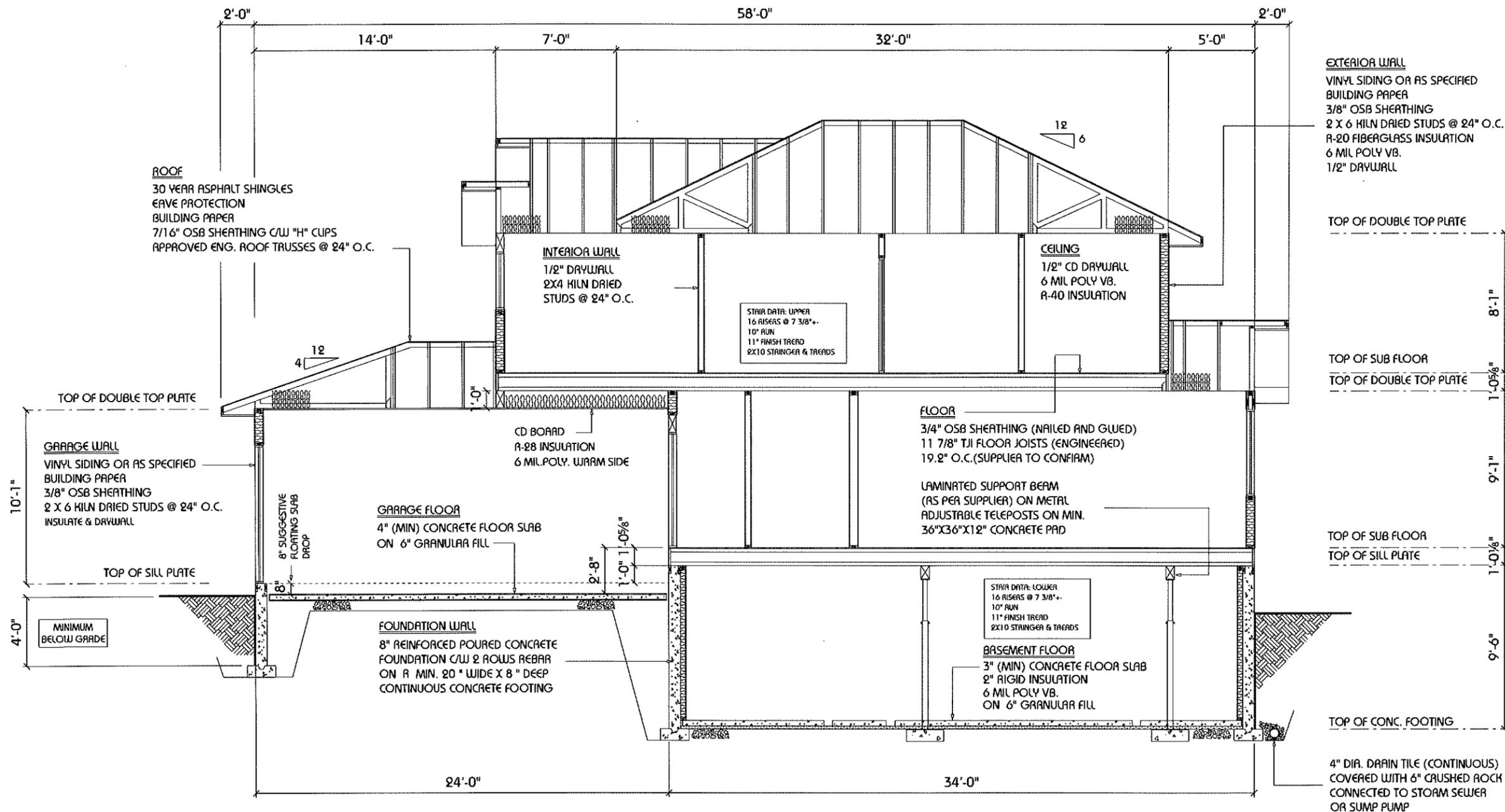
CUSTOMER:

DATE: NOVEMBER, 2023

NUMBER
9

DRAWN BY: DMD

ID: O6



CROSS SECTION R-A

DESIGNED TO 2019 ABC / ENERGY CODE 9.36



THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ABBEY MASTER PLATINUM INC. DRAWINGS NOT TO BE SCALED. ERRORS, OMISSIONS AND DISCREPANCIES MUST BE REPORTED TO ABBEY MASTER PLATINUM INC. FOR CLARIFICATION

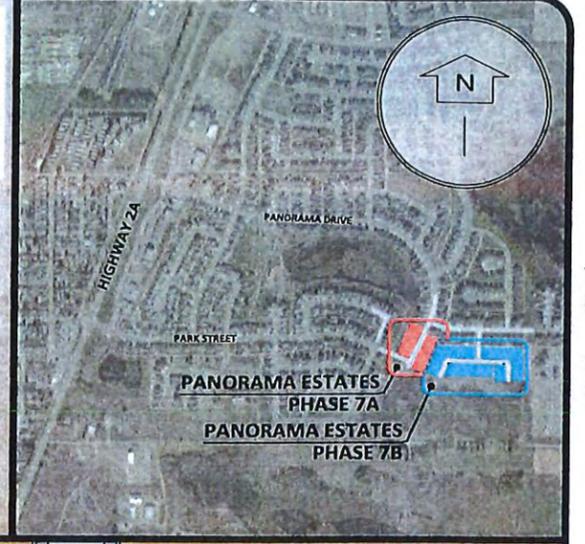
SHEET		NUMBER	
8		9	
DRAWING:	SECTION R-A	SCALE:	1/8"=1'-0"
MODEL:	1586 SQ. FT. "RUBY"	DATE:	DECEMBER, 2023
ADDRESS:		ID:	O6
CUSTOMER:		DRAWN BY:	DMD

PANORAMA ESTATES PHASES 7A & 7B



LEGEND

- FULL WALKOUT (2.3m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- TRANSITIONAL WALKOUT LOT (1.8m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- POTENTIAL BI-LEVEL WALKOUT (1.1m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- SPLIT DRAINAGE (LESS THAN 1.1m DIFFERENCE BETWEEN FRONT & REAR LANDSCAPE GRADES)
- SPLIT DRAINAGE (TOWNHOMES)
- EXISTING DEVELOPMENT
- FUTURE DEVELOPMENT
- MUNICIPAL RESERVE
- STREETLIGHT
- SHAW CABLE PEDESTAL
- TELUS PEDESTAL
- FIRE HYDRANT
- TRANSFORMER
- PEDESTAL
- PULL BOX
- EXISTING LOT LINES
- FUTURE LOT LINES
- PHASE 7A LOT LINES
- GARAGE PLACEMENT
- MAILBOX
- LOT NUMBER
- BLOCK NUMBER



27-24



LOT 2 MR BLOCK 2 PLAN 112 4253





Residential | Commercial | Renovations

Planning and Development

Town of Blackfalds

Panorama Estates

To whom it may concern:

With the proposal that we have put forward for the added density on Palmer Circle we aim to help alleviate one of the greater problems facing the population of Central Alberta.

Accessible and affordable housing has been top of government agendas for some time now. The housing crisis has been a top story in Alberta and all of Canada. Municipalities throughout the province have been relaxing bylaws in order to accommodate a wider mix of housing types and styles in order to help in the struggle of people trying to find housing that they can afford.

The added benefit to a community that embraces the ideals of a higher density housing model is that the affordability of these accommodations also adds to the discretionary incomes of the families that reside in these neighborhoods. Studies have shown that these additional dollars are most likely spent within that community.

The attention to detail and variety of elevations and color schemes will also make a streetscape that all residences in the area will enjoy and appreciate for years to come. The addition of two separate parking stalls in the rear of the added units will eliminate concerns over additional traffic and parking on the main streets.

We look forward to a continued partnership with the Town of Blackfalds in building a community that all residents will be proud to call home.

Sincerely



Chris Vanderzee

www.AbbeyPlatinumMasterBuilt.ca

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
TUESDAY, February 27, 2024**

TO: Municipal Planning Commission

FROM: Billie Scott, Planning and Development Officer II

DEVELOPMENT: Development Permit 28-24

- Side yard relaxation of 1.45m (32.4%)

ADDRESS: 5677 Vista Trail (Lot 4, Block 13, Plan 162 0173)

ZONING: Residential Multi Dwelling District (R-2)

PURPOSE

An application has been submitted by Falcon Homes requesting a side yard relaxation to ensure that all six units are the same size for this Multi Family project at 5677 Vista Trail.

Pursuant to Land Use Bylaw 1268/22, a minimum side yard setback of 4.50m is to be maintained adjacent to a collector road. The applicant is requesting a side yard setback relaxation of 1.45m (32.4%).

As the relaxation request being sought after is outside the 17% tolerance permitted by the Development Officer, the Municipal Planning Commission is the approving Authority.

SUMMARY

On February 5, 2024, an application was deemed complete by the Planning Department with the applicant requesting a side yard relaxation for the property.

This application has been referred to the adjacent landowners for comment. To date, no responses have been received.

POLICY

Town of Blackfalds Land Use By-law 1198/16 and amendments thereto

- Section 2.2 - Development Authority and Decisions on Development Permit Applications
- Section 2.16 – Variances
- Section 6.5 – Residential Multi Dwelling District

RECOMMENDATION

That the Municipal Planning Commission APPROVE the application for the development of the 6-unit townhouse with a 1.45m (32.4%) side yard relaxation as presented in Development Permit 28-24, located at 5677 Vista Trail (Lot 4, Block 13, Plan 162 0173) as granting the relaxation will not affect the use, enjoyment, value of this property or adjacent properties,

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

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.
2. The applicant shall ensure that the side yard relaxation does not exceed 3.04m

Prior to Occupancy Conditions:

3. The proposed development shall be undertaken and completed in accordance with the approved plans.
4. Prior to occupancy, the applicant shall place on the front exterior of the dwelling the appropriate civic address numbers in a contrasting colour of not less than 6.0in (15.14cm) in height.
5. Prior to occupancy, the applicant shall place on the front exterior of the dwelling an appropriate mailbox.
6. Occupancy is only permitted once all safety codes inspections (building, plumbing, gas and electrical) are completed and all deficiencies are addressed to the satisfaction of the Safety Codes Officer.

General Development Conditions:

7. If this development permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
8. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
9. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure.
10. Applicant is required to submit a "Final Lot Grading Certificate" prepared by a professional (e.g. Alberta Land Surveyor, Professional Engineer or Professional Technologist) acceptable to the Development Authority for approval.
11. All landscaped areas shall be designed to facilitate effective surface drainage consistent with the submitted grading plan. This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.
12. Front yard sod (or other landscaping material approved by the Development Authority).

13. Curb stop must remain visible and at the proper elevation prior to completion of hard surfacing or landscaping.
14. Where no attached garage has been approved, two (2) off-street parking stalls per dwelling, containing all weather surfaces (gravel) are required where access is via a lane. Dimensions of each stall are to be no less than 2.75m (9.02ft) by 6.0m (19.69ft) in size. Parking stalls are to be developed as shown on the approved site plan.

Ongoing Conditions:

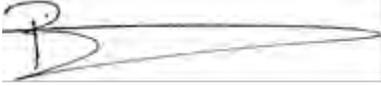
15. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
16. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.
17. No front parking stalls are permitted except where an attached garage has been approved. Approved front driveways for attached garages are to be hard surfaced within one (1) year of construction completion.
18. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.

NOTES

1. *The yellow development permit card must be displayed during the duration of development.*
2. *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 the construction area.*
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 and/or regulations affecting such development.*
4. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements, provincial or federal statutes or regulations.*
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. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

ALTERNATIVES

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



Billie Scott
Planning and Development Officer II

Attachments:

- 1. Development Permit Application;
- 2. Site Plan;
- 3. Builders Relaxation Request Letter
- 4. Adjacent Landowner Referral Map.

Development Permit #: 28-24

Application Date: 01/29/24 RECEIVED

02-02-2024

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): ASPEN LAKES WEST DEVELOPMENT INC
Mailing Address: 1407, 10088 102 AVE
City: EDMONTON Prov: AB Postal Code: T5J 2Z1
Phone: 780-448-9157 Alt Phone: _____
Email Address: Kyle@forumproperties.com

(Same as Landowner)

Applicant/Contractor Name(s): FALCON HOMES (2020) LTD.
Mailing Address: PO BOX 12066
City: SYDNEY LAKE Prov: AB Postal Code: T4S 2K9
Phone: 403-887-4197 Alt Phone: _____
Email Address: info@falconhomes.net or jennifer@falconhomes.net
Preferred Method of Correspondence: Email Mail Phone

PROJECT INFORMATION

Proposed Land Use (*please note that one (1) Development Permit Application is required per lot / title):

Apartments Stacked Rowhouse Row housing Demolition Other: _____

Approximate Value of Development: \$ 152,000.00
(Building Materials and Labour)

Civic Address of Property to be Developed: 5671 VISTA TRAIL
Lot: 4 Block: 13 Plan: 162 0173 Land Use District: _____

Existing Land Use: N/A

Number of Storeys: 2 Height (avg. from ground level to peak): 29'-4"

Total # of Buildings: 1 Total # of Units: 6

Lot Area: 314.0 m² Uncovered Deck Construction Included: If yes, size: _____ sq m sq ft

Total Parcel Coverage: 23.1 % (include any deck(s), garage(s) – attached or detached, accessory building(s), verandahs, etc.)

Yard Setbacks - Front Yard: 8.21 Left Side Yard: 0 (NEXT UNIT ATTACHED)
Right Side Yard: 3.04 Rear Yard: 13.99

Number of off street parking stalls: 2 (location and size must be shown in the site/plot plan)

Primary Building: sq. meters sq. feet
Main Floor: 672 Upper Floor: 672 Basement: N/A Attached Garage: N/A

Accessory Building(s): sq. meters sq. feet
Shed: _____ Detached Garage: _____

Accessory Suite Information (if applicable): Existing Suite New Suite

Accessory Suite Total Floor Area: sq. meters sq. feet

Basement Floor (Accessory Suite): _____ ***LETTER ATTACHED***

Variance Required: Reason for variance: DOES NOT MEET MIN SIDEYARD SETBACKS

Proposed Commencement Date: MARCH 1/2024 Proposed Completion Date: OCTOBER 1/2024

Detailed description of work and/or intended use or occupancy of the building (include extra paper if needed):

NEW CONSTRUCTION OF 6 PLEX MULTI-FAMILY TOWNHOME PROJECT.
SLAB ON GRADE WITH 12' X 8' CONCRETE PATIO. UNCOVERED
NO BASEMENTS.

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

Development Permit #: 28-24 Application Date: 01/29/24

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: _____

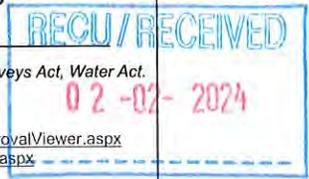
Is the subject property immediately adjacent to the County boundary? Yes No

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>



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 current 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): FALCON HOMES (2020) LTD.

Permit Applicant Signature(s): [Signature]

Landowner Name(s): ASPEN LAKES WEST DEVELOPMENT INC.

Landowner Signature(s): SEE APPROVAL E-MAIL ATTACHED

BELOW FOR OFFICE USE ONLY

Lot: 4 Block: 13 Plan: 1620173 Land Use District: R2 Tax Roll #: 046100

Variance Requested (if applicable): MPC Development Officer

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

Side yard variance request

Development Permit Fee: (1-61-00-520)	\$ <u>150</u>	MPC Date: <u>Tent Feb 27/24</u>
TOTAL:	\$ <u>150</u>	SDAB Date: <u>Feb 5/24</u>
		Notification Date: <u>Feb 5/24</u>

Receipt #: 587041 Date Application Deemed Complete: Feb 5/24

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.

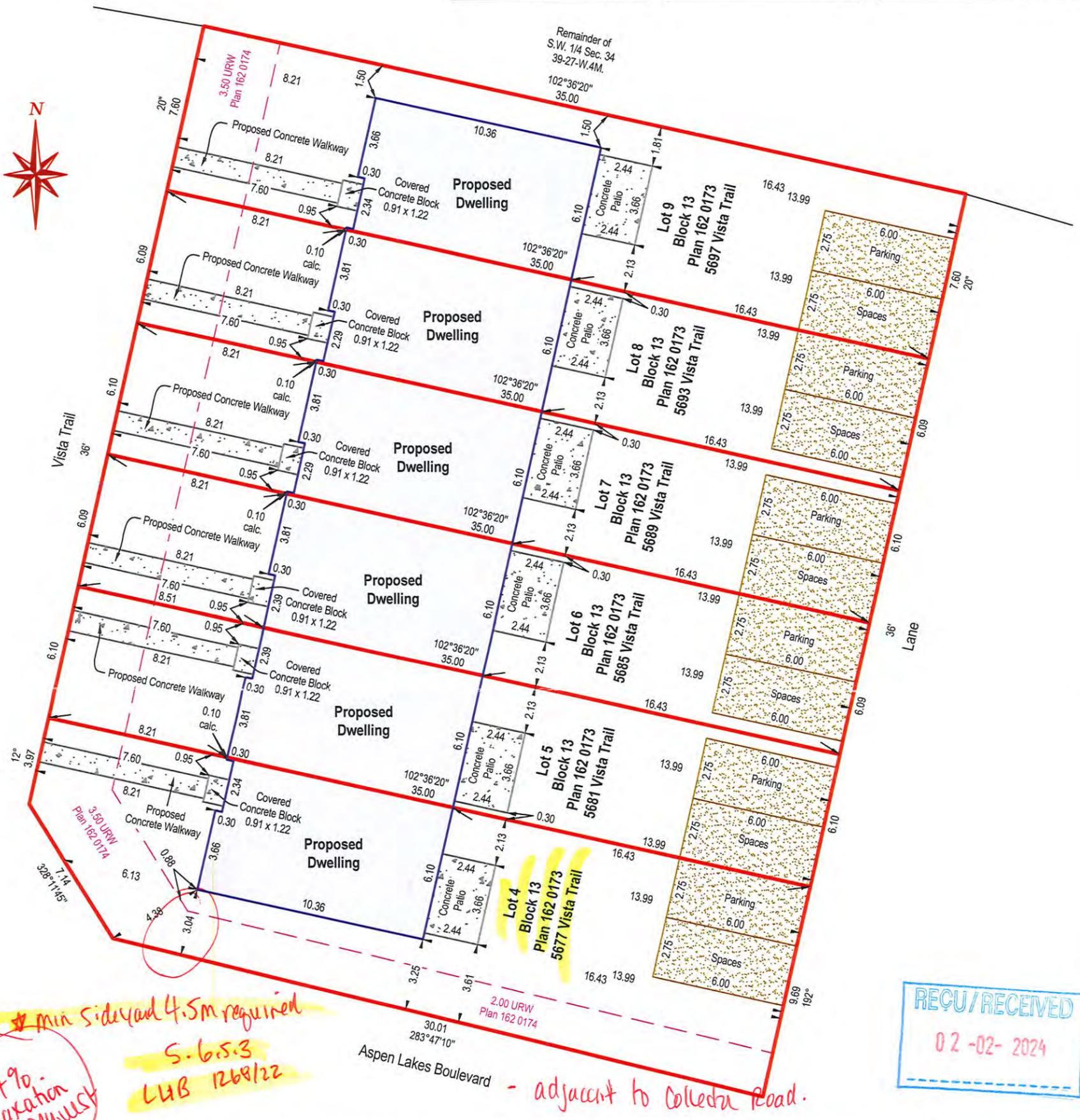
PLOT PLAN SHOWING PROPOSED LOCATION OF BUILDING(S)

Civic Address: 5677, 5681, 5685, 5689, 5693 & 5697 Vista Trail
Town of Blackfalds, Alberta
Legal Description: Lot 4 -9, Block 13, Plan 162 0173

LOT 4 AREA NOTES:	
Lot Area	= 314.0 m ²
Foundation Area	= 62.5 m ²
Covered Conc. Block	= 1.1 m ²
Concrete Patio	= 8.9 m ²
Lot Coverage	= 23.1 %
Front Sod Area	= 54.5 m ²
Rear Sod Area	= 147.1 m ²
Landscape Area	= 201.6 m ²
	= 64.2 %

LOT 5 AREA NOTES:	
Lot Area	= 213.5 m ²
Foundation Area	= 62.4 m ²
Covered Conc. Block	= 1.1 m ²
Concrete Patio	= 8.9 m ²
Lot Coverage	= 33.9 %
Front Sod Area	= 42.7 m ²
Rear Sod Area	= 58.2 m ²
Landscape Area	= 100.9 m ²
	= 47.3 %

LOT 6 AREA NOTES:	
Lot Area	= 213.2 m ²
Foundation Area	= 62.4 m ²
Covered Conc. Block	= 1.1 m ²
Concrete Patio	= 8.9 m ²
Lot Coverage	= 34.0 %
Front Sod Area	= 42.7 m ²
Rear Sod Area	= 58.2 m ²
Landscape Area	= 100.9 m ²
	= 47.3 %

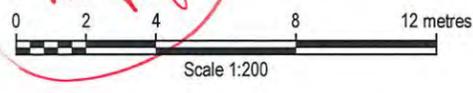


min side yard 4.5m required
5.65.3
LUB 1268/22

32.4% relaxation request

REC'D/RECEIVED
02-02-2024

- adjacent to Colleena Road.



LOT 7 AREA NOTES:	
Lot Area	= 213.5 m ²
Foundation Area	= 62.5 m ²
Covered Conc. Block	= 1.1 m ²
Concrete Patio	= 8.9 m ²
Lot Coverage	= 34.0 %
Front Sod Area	= 42.7 m ²
Rear Sod Area	= 58.2 m ²
Landscape Area	= 100.9 m ²
	= 47.3 %

LOT 8 AREA NOTES:	
Lot Area	= 213.2 m ²
Foundation Area	= 62.5 m ²
Covered Conc. Block	= 1.1 m ²
Concrete Patio	= 8.9 m ²
Lot Coverage	= 34.0 %
Front Sod Area	= 42.7 m ²
Rear Sod Area	= 58.2 m ²
Landscape Area	= 100.9 m ²
	= 47.3 %

LOT 9 AREA NOTES:	
Lot Area	= 266.0 m ²
Foundation Area	= 62.5 m ²
Covered Conc. Block	= 1.1 m ²
Concrete Patio	= 8.9 m ²
Lot Coverage	= 27.3 %
Front Sod Area	= 55.0 m ²
Rear Sod Area	= 98.5 m ²
Landscape Area	= 153.5 m ²
	= 57.7 %

NOTES:
-Distances are in metres and decimals thereof. Measurements are shown to the outside face of the proposed building foundation wall at ground level.
-The above ground and buried facilities have not been located and are not shown on this plan. It is the responsibility of the owner(s) and contractor to have the facilities located prior to construction.
-Lot boundaries have been calculated from registered plan and may change due to located survey evidence at the time of staking.

COMPASS
Geomatics Ltd.
11-4608 62nd Street
Red Deer, Alberta T4N 6T3
Office (403) 356-0111 Fax (403) 356-0114
www.compassgeomatics.ca

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P266
Compass Geomatics Ltd.

APPROVED BY:

Print Name & Signature

LAND USE DISTRICT
R-2 -Residential Multi-Dwelling District

REVISION SUMMARY
△ Remove Garages (01/19/24) PC/JW
△ Amend Dwellings (01/18/24) PC/JW
△ Original Issue (05/26/23) PC/JW

CLIENT
Falcon Homes (2020) Ltd.

REV. **2** PAGE **1 of 1**

28-24



FALCON HOMES

P.O. Box 12066 RPO, Sylvan Lake, AB T4S 2K9
Office: 403-887-4197
Email: info@falconhomes.net • www.falconhomes.net

REQUEST FOR RELAXATION

February 1, 2024

Via email: CHilgersom@blackfalds.com

Town of Blackfalds

Box 220, 5018 Waghorn St
Blackfalds, AB T0M 0J0

To Whom it May Concern:

We are requesting a relaxation for the property at 5677 Vista Trail in Blackfalds, AB. It is Lot 4, Blk 13, Plan 162 0173. The corner of the proposed dwelling extends into the minimum side yard setback and does not meet Blackfalds Land Use Bylaws. The reason for the request is to ensure that all six units are the same size in our Multifamily project. The way that the lot stands as of right now, to meet Bylaws a dwelling would not even fit on the lot. There would still be room for the electrical right of way should this relaxation be approved.

The proposed dwelling is one of six units we are going to be building for a multifamily project on Vista Trail. We have previously been granted a relaxation for a previous multi family build on Ava Cres. The site lines would not be affected on this new building as they were not affected on the project on Ava Cres.

Thank you for considering this request for relaxation. Should you need additional information please do not hesitate to contact me.

Sincerely,

Jennifer Forrester
New Home Specialist
Falcon Homes (2020) Ltd.
jennifer@falconhomes.net
403-887-4197



28-24

