

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION]**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, January 28, 2025 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, Sauteaux (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. PRESENTATIONS

- 3.1 Municipal Planning Commission Orientation (verbal) – Jolene Tejkl

4. BUSINESS

- 4.1 Approval of Minutes from October 22, 2024
- 4.2 Application 1-25 – Two (2) Side yard relaxations

5. CONFIDENTIAL

None

6. ADJOURNMENT

MINUTES

MEMBERS PRESENT

Jim Sands – Vice Chairperson, Town of Blackfalds Deputy Mayor
Brenda Dennis, Town of Blackfalds Councillor
Richard Poole, Member at Large
Alex Garcia, Member at Large

OTHERS ATTENDING

Billie Scott, Development Officer II

REGRETS

Laura Svab – Chairperson, Town of Blackfalds Councillor

WELCOME AND CALL TO ORDER

Vice Chairperson Sands welcomed all attending and called the Municipal Planning Commission Meeting to order at 6:15 p.m.

APPROVAL OF AGENDA

37/24 Member Garcia moved that the Municipal Planning Commission approve the agenda as presented.

CARRIED UNANIMOUSLY

TREATY SIX LAND ACKNOWLEDGEMENT

Vice Chairperson Sands read a Land Acknowledgement to recognize that the Town of Blackfalds is on Treaty Six territory.

BUSINESS

Approval of Minutes

38/24 Member Poole moved that the Municipal Planning Commission approve the Minutes from August 2, 2024, as presented.

CARRIED UNANIMOUSLY

Application 278-24 – Change of Use – Similar Use
4911 Broadway Avenue (Lot 10, Plan XV11 (RN17))

Administration provided background information on the proposed development.

39/24 MOVED by Member Dennis that the Municipal Planning Commission APPROVE the application for Change of Use – Youth Centre for afterschool programming and events as presented in Development Permit 278-24, located at 4911 Broadway Avenue (Lot 10, Plan XV11 (RN17)) and subject to the following conditions being met to the satisfaction of the Development Officer:

CONDITIONS

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.

General Development Conditions

2. The proposed development shall be undertaken and completed in accordance with the approved plans.
3. Unless specifically exempted from the requirements to obtain a Development Permit, all signs, including relocation, enlargement, or modification to a sign, require a separate development permit.

MINUTES**NOTES**

1. *Prior to occupancy a fire inspection must be completed by the Town of Blackfalds Fire Department. Please call 403.885.4144 to schedule an inspection time.*
2. *This permit indicates only the development for which it relates is authorized.*
3. *Final approval **may** be required from Alberta Health Services (AHS) prior to operation of the approved use. Contact Alberta Health Services for more information. Please forward a copy of approval to the Town of Blackfalds Planning & Development Department, if applicable.*
4. *The requirements of the Land Use Bylaw does not exempt any person from compliant with any federal, provincial, or municipal legislation, code, or statute.*
5. *A person is responsible for complying with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements, or provincial or federal statutes or regulations.*
6. *Nothing in this permit or the Land Use Bylaw exempts a person from any requirements of, or excuse or authorize the violation of any regulation, bylaw or act administered by this or any other agencies or levels of government that may affect the proposed development.*
7. *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.*

CARRIED UNANIMOUSLY

40/24

Application 300 - 24 - Rear Yard Setback Relaxations
42 Aurora Heights Boulevard (Lot 36, Block 7, Plan 142 1784)

Administration provided background information on the proposed development.

MOVED by Member Garcia that the Municipal Planning Commission APPROVE the application for relaxation of rear yard for the proposed detached garage as presented in Development Permit 300-24, located at 42 Aurora Heights Boulevard (Lot 36, Block 7, Plan 142 1784)) and subject to the following conditions being met to the satisfaction of the Development Officer:

CONDITIONS

1. The applicant shall ensure that the rear yard setback relaxation for the detached garage does not exceed 1.74 m.
2. Any changes to the approved application shall require a separate permit application.

General Development Conditions

3. The proposed development shall be undertaken and completed in accordance with the approved plans.
4. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.
5. 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.
6. An Accessory Building or Structure shall not be constructed over an Easement or right of way.

MINUTES**Ongoing Conditions:**

7. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
8. 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.

NOTES

1. *The applicant is to provide any revised drawings clearly indicating any changes to the approved drawing set.*
2. *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.*
3. *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.*
4. *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.*

CARRIED UNANIMOUSLY**ADJOURNMENT**

Vice Chairperson Sands adjourned the Municipal Planning Commission Meeting at 6:24 p.m.

Jim Sands, Vice Chairperson

Billie Scott, Recording Secretary/Development Officer II

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
Tuesday, January 28, 2025**

TO: Municipal Planning Commission

PREPARED BY Billie Scott, Development Officer II

PRESENTED BY Billie Scott, Development Officer II

DEVELOPMENT: Development Permit 1-25

- Side yard relaxation of 0.13 m (17.8%) for existing detached garage
- Side yard relaxation of 0.57 m (0.57%) for existing shed

ADDRESS: 66 Westview Crescent (Lot 4, Block 2, Plan 822 0030)

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

SUMMARY:

The applicant has submitted a Development Permit application to request relaxations for the side yard setbacks of an existing detached garage and shed. According to the Land Use Bylaw, accessory buildings must maintain a 1.0 m setback. The applicant seeks an additional 0.13 m (17.8%) relaxation on the north side yard setback for the detached garage, reducing it from the previously approved 0.73 m to 0.60 m. Additionally, the applicant is requesting a 0.57 m (57%) relaxation on the south side yard setback for the existing shed, reducing it from the required 1.0 m.

This property is designated Residential Single Dwelling Medium Lot District (R-1M), which provides an area to accommodate a low-density residential development on medium lots and other uses, which are compatible.

Administration supports this application.

BACKGROUND:

In October 2024, the Planning Department received a Real Property Report (RPR) where it was noted that the existing garage and shed did not meet the required minimum side yard setback of 1.0 m. As a result, a Non-Compliance letter was issued.

Further investigation into the property file revealed that the detached garage had been approved under Development Permit #61-11, issued on May 6, 2011. The permit granted a relaxation, allowing a minimum side yard setback of 0.73 m for the garage. Although the shed does not require a Development Permit, it must still comply with the 1.0 m minimum side yard setback.

The applicant is requesting a relaxation of the setback requirements, as they only became aware of the issue when the RPR was submitted. Since they do not live in Blackfalds and due to the weather, they are unable to relocate the shed at this time.

As the two (2) relaxations being requested exceed the 17% tolerance permitted by the Development Officer, the Municipal Planning Commission is the approving Authority.

This application has been referred to 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 2.2 – Development Authority and Decisions on Development Permit Applications
- Section 2.16 – Variances
- Section 4.1.2 – Accessory Buildings in Residential Land Use Districts
- Section 6.2 – Residential Single Dwelling Medium Lot District (R-1M)

ANALYSIS:

Administration has considered the requirements of the R-1M District of the Land Use Bylaw. Given that the garage and shed are already in place, it is of the opinion that the request for the two (2) side yard relaxations should be approved. To date, there have been no complaints or concerns regarding the existing garage and shed in their current location.

RECOMMENDATION:

That the Municipal Planning Commission APPROVE the application for relaxation of the side yard for the existing detached garage (5.80 m x 8.26 m) and shed (2.46 m x 2.46 m) as presented in Development Permit 1-25, located at 66 Westview Crescent (Lot 4, Block 2, Plan 822 0030) and subject to the following conditions being met to the satisfaction of the Development Officer:

CONDITIONS

1. The applicant shall ensure that the north side yard setback relaxation for the existing detached garage does not exceed 0.60 m.
2. The applicant shall ensure that the south side yard setback relaxation for the existing shed does not exceed 0.43 m.
3. Any changes to the approved application shall require a separate permit application.

General Development Conditions

4. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colors and materials.

NOTES

1. *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, policies, easements, covenants, conservation agreements, development agreements, provincial or federal statutes or regulations affecting such development.*
2. *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.*

ALTERNATIVES

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



Billie Scott
Development Officer II

Attachments:

1. Development Permit Application;
2. Real Property Report;
3. Subject Property and Adjacent Landowner Referral Map;
4. Applicant's request for relaxation.

Development Permit #: 1-25

Application Date: Jan 4, 2005

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): FOIP 17
Mailing Address: FOIP 17
City: Blackfalds Prov: AB Postal Code: T0M 0J0
Phone: _____ Alt Phone: _____
Email Address: _____
Preferred Method of Correspondence: Email Mail Phone

(Same as Landowner)
Applicant/Contractor Name(s): FOIP 17
Mailing Address: FOIP 17
City: FOIP 17 Prov: AB Postal Code: FOIP 17
Phone: FOIP 17 Alt Phone: _____
Email Address: FOIP 17
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: \$ 4
(Building Materials and Labour)

Civic Address of Property to be Developed: 166 Westview Crescent
Lot: 4 Block: 2 Plan: 302 0030 Land Use District: R-1M

Existing Land Use: _____

Number of Storeys: _____ 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: _____ (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: 6.05 Detached Garage: 47.9

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

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

Basement Floor (Accessory Suite): secondary relaxation

Variance Required: Reason for variance: Encroachments on Garage & Shed

Proposed Commencement Date: _____ Proposed Completion Date: _____

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 #: 1-25 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/L/qln.aspx>
Abandoned Wells - Abandoned Well Map Viewer: <https://extmapviewer.aer.ca/AERAbandonedWells/index.html>
Pipeline/Well Locations - Regulatory Assurance: <https://regulatorevassurances.alberta.ca/dras?id=public-notice>

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

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 403.885.9879.

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): **FOIP 17** _____

Permit Applicant Signature(s): **FOIP 17** _____

Landowner Name(s): _____

Landowner Signature(s): _____

FOR OFFICE USE ONLY

Lot: 4 Block: 2 Plan: 822030 Land Use District: R-1M Tax Roll #: 00760

Variance Requested (if applicable): MPC Development Officer

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

Development Permit Fee: (1-61-00-520)	\$ 150-	MPC Date: <u>Tent Jan 20/25</u>
TOTAL:	\$ 150-	SDAB Date: _____
		Notification Date: <u>Jan 6/25</u>

Receipt #: 622089 Date Application Deemed Complete: Jan 6/25

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.

CERTIFICATE OF NON-COMPLIANCE

**PROPERTY DESCRIPTION: LOT 4, BLOCK 2, PLAN 822 0030
66 Westview Crescent, Blackfalds AB**

A. SUBJECT TO THE QUALIFICATIONS STATED BELOW, IT IS HEREBY CERTIFIED THAT:

1. The property is located within the Residential Single Dwelling Medium Lot District (R-1M) of the Town of Blackfalds as defined in Land Use Bylaw No. 1268/22.
2. The location of the 1.64m x 4.26m covered deck within the property is not in compliance with the setbacks of Land Use Bylaw 1268/22 given:

- The covered deck is to maintain a minimum 1.5m side yard setback (shown as 1.11m).

However, this setback for the covered deck was approved by the Municipal Planning Commission on January 10, 1984, with Development Permit #189.

3. The location of the accessory building (detached garage) within the property is not in compliance with the setbacks of Land Use Bylaw No. 1268/22 given:

- The accessory building is to maintain a minimum 1.0m side yard setback (shown as 0.60m).

A 0.73m side yard setback was approved by the Development Officer on May 6, 2011, with Development Permit 61-11 however, a further encroachment of 0.13m is shown from what was approved.

4. The location of the accessory building (2.46m x 2.46m detached shed) within the property is not in compliance of Land Use Bylaw 1268/22 given:

- The accessory building is to maintain a minimum 1.0m side yard setback (shown as 0.43m).

The existing locations of the accessory buildings can be brought into compliance with the setback requirements of the Land Use Bylaw by submitting a Development Permit application and applicable fee(s) for the setback variance request(s). The Development Permit will require approval by the Development Authority according to the procedures outlined for variances in Land Use Bylaw 1268/22.

Should the landowner choose to move/remove the encroachment(s), an updated Real Property Report will be required.

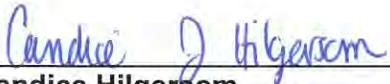
-
5. It is noted that the fence on the northeast side yard of the property encroaches into the lane by 0.25m.

If the fence is to be removed and/or replaced it must comply with the Land Use Bylaw and the fence will be required to be placed on or inside the property line at that time.

B. THIS CERTIFICATE IS SUBJECT TO THE FOLLOWING QUALIFICATIONS:

1. The Town of Blackfalds is relying entirely on the real property report, provided by AXIOM Geomatics Ltd., and dated September 29, 2024 (copy attached) supplied by or on behalf of the applicant with respect to the location of buildings within the property and the Town makes no representations as to the actual location of the buildings.
2. The Town has not conducted an inspection of the property.
3. The Town assumes no responsibility or liability for any inaccuracy, mistake or error of law or fact set forth in Part A of this Letter which arises from the information supplied by or on behalf of the applicant.
4. This certificate relates only to the setback requirements of the Town of Blackfalds' Land Use Bylaw and does not relate to the requirements of any federal, provincial, or other municipal legislation nor to the terms or condition of any easement, covenant, building scheme, agreement or other document affecting the building(s) or land.

DATED at the Town of Blackfalds, January 20, 2025



Candice Hilgersom
Development Officer I

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

AXIOM GEOMATICS LTD.

P: 587-315-5007

Email: info@axiomgeomatics.ca

DESCRIPTION OF PROPERTY

Plan 822 0030
Block 2
Lot(s) 4



LEGEND

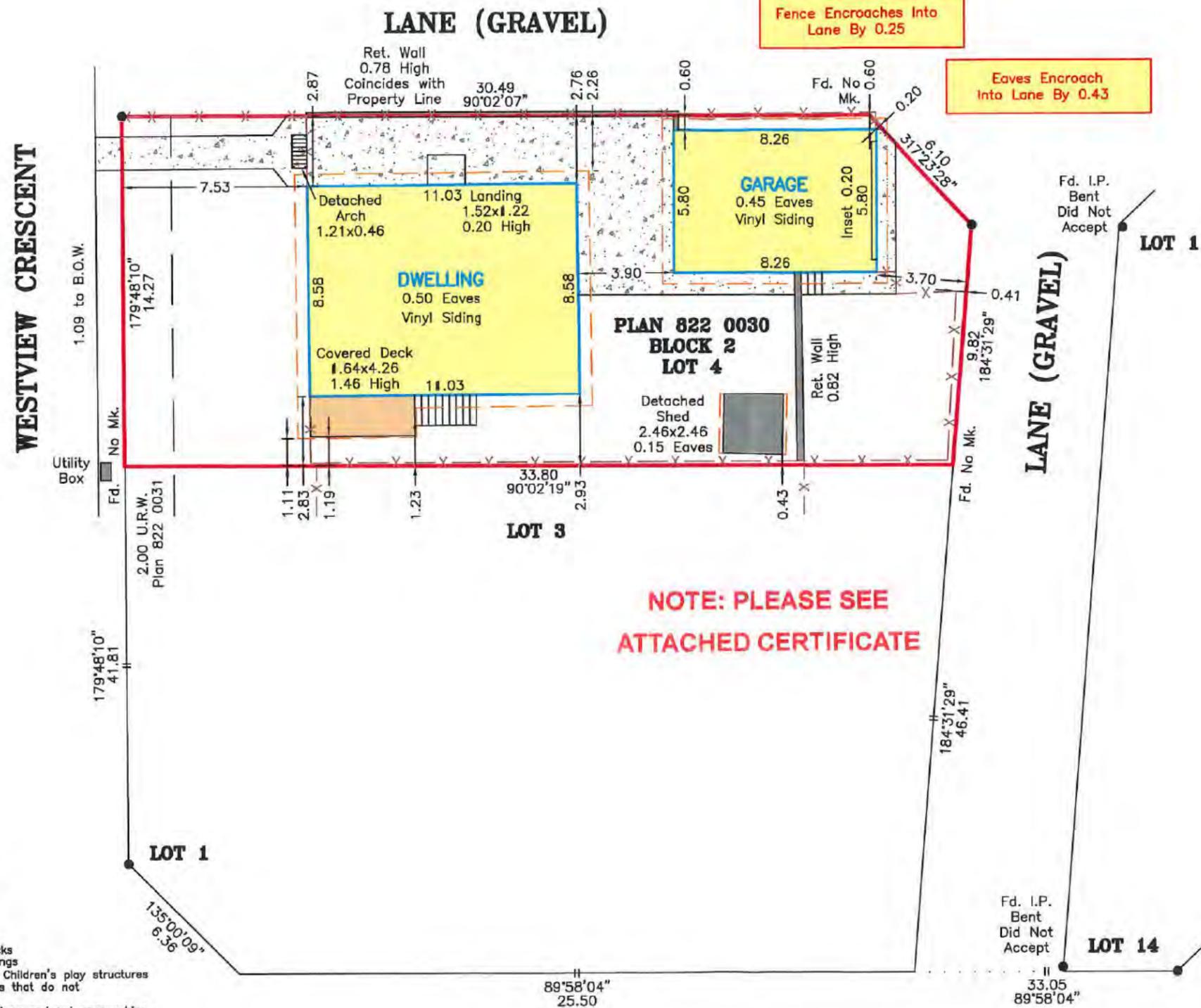
ABBREVIATIONS, SYMBOLS AND NOTES THAT MAY APPEAR/APPLY ON THIS PLAN.

- Drill Hole:
- Iron Bar found:
- Statutory Iron Post found:
- Fences:
- Foundation:
- Property line:
- Line not to scale:
- Utility Rights-Of-Way:
- Eave Fascia shown thus:

- N.: North
- E.: East
- S.: South
- W.: West
- m: Metres
- Conc.: Concrete
- Fd.: Found
- Mk.: Mark
- Mks.: Marks
- Blk.: Block
- A: Length of Arc
- R: Radius of Arc
- D: Delta (Central) Angle of Arc
- G.L.: Ground Level
- M/F: Main Floor
- 2/F: Second Floor
- Cont.: Cantilever
- W/W: Window Well
- Ret. Wall: Retaining Wall
- A/C: Air Conditioner
- U.: Utility
- O.D.: Overland Drainage
- M.A.: Maintenance Access
- R.W.: Right-Of-Way
- Reg. No.: Registration Number

- Fences are within 0.20m of the Property Line unless otherwise noted
- Eave dimensions (where applicable) are to line of Fascia
- Eaves as noted unless otherwise shown
- The Following may not be shown:
 - Non-permanent concrete blocks
 - Right-of-ways not registered on title
 - Privacy walls, except for those on decks on attached and semi-detached dwellings
 - Temporary Storage Structures, Bins & Children's play structures
 - Boards between landscaping materials that do not function as retaining walls
 - Retaining walls not following property lines and not encroaching

Copyright Axiom Geomatics Ltd. 2024



I, Kevin J. Nemrava, Alberta Land Surveyor do hereby certify that this report was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report, I am in the opinion that:

1. The Plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and right-of-way affecting the extent of the title to the property;
2. The improvements are entirely within the boundaries of the property, except _____ as shown _____;
3. No visible encroachments exist on the Property from any improvement situated on an adjacent property, except _____; and;
4. No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, except _____;
5. Title information is based on a title search dated September 11 A.D. 2024 C. of T. No. 962 189 487
6. The dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
7. Distances are in metres and decimals thereof.
8. This document is not valid unless it bears an original signature (in blue ink).
9. Purpose: This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a real estate transaction. Copying is permitted only for the benefit of these parties. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.
10. This survey was performed on: September 24, 2024.

Property is subject to the following Registrations:

- 822 002 721 UTILITY RIGHT OF WAY
- 832 187 807 UTILITY RIGHT OF WAY

Dated this 29 day of September A.D. 2024.

LOCATION: 66 Westview Crescent Blackfalds, Alberta	 Kevin J. Nemrava, A.L.S.
CLIENT FOIP 17	
CLIENT FILE	DRAWN BY MI
SCALE 1:200	AXIOM GEOMATICS FILE 7510



Subject Property – 66 Westview Crescent ★

Permit -1-25

- Side yard relaxation of 0.13m for existing detached garage. Shown as 0.60m, approved at 0.73m.
- Side yard relaxation of 0.57m for existing shed. Shown as 0.43m, should be 1.0m.

Notification Addresses ★

Billie Scott

From: FOIP 17
Sent: January 14, 2025 12:30 PM
To: Billie Scott
Subject: Re: 66 Westview Crescent

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

My mother passed away on September 30th and we are in the process of putting her house up for sale.

The realtor wanted a new RPR with a stamp of compliance from the Town of Blackfalds. We had no idea the garage and shed would need a relaxation from the Town of Blackfalds due to their locations.

We are asking for a variance request as we live out of town and are unable to move the shed. It has been a very stressful time and we would really like to get the house sold and finalize everything.

Thank you for your understanding.

Sincerely,

FOIP 17

On Mon, Jan 13, 2025 at 12:23 PM Billie Scott <BScott@blackfalds.ca> wrote:

Good afternoon FOIP 17

I hope you're doing well. My name is Billie Scott, and I am the development officer responsible for reviewing your application for the relaxation requests at 66 Westview Crescent. I will be presenting your application to the Municipal Planning Commission (MPC).

Could you kindly provide a rationale for why you are requesting the relaxation? This will be included in my report to the MPC.

If you have any questions or need further clarification, please feel free to contact me.