

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION]**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, July 23, 2024 at 6:15 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 June 25, 2024
- 3.2 Application 164-24 – Side and Front Relaxation
- 3.3 Application 173-24 – Rear Yard Relaxation
- 3.4 Application 179-24 – Side Yard Relaxation
- 3.5 Application 183-24 – Placement of 2 Temporary Canvas Covered Structures

4. CONFIDENTIAL

None

5. ADJOURNMENT

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
Tuesday, July 23, 2024**

TO: Municipal Planning Commission

PREPARED BY Billie Scott, Development Officer II

PRESENTED BY Billie Scott, Development Officer II

DEVELOPMENT: Development Permit 164-24

- Side yard setback relaxation of 19% for the 3.11m x 3.72m moveable shed (shown as 0.81m, should be 1.0m)
- Front yard projection setback relaxation for existing front deck of 25% (shown as 1.87m, should be 1.5m).

ADDRESS: 5008 Wilson Street (Lot 32, Plan XVIIA)

ZONING: Residential Multi Dwelling District (R-2)

PURPOSE:

An application has been submitted requesting a side yard relaxation for the existing shed and front yard projection relaxation for the existing front deck at 5008 Wilson Street.

Pursuant to Land Use Bylaw 1268/22 the minimum required side yard setback for an accessory building is 1.0m in residential districts and the maximum projection is 1.5m into the minimum front yard setback. The applicant is requesting a side yard setback relaxation of 0.19m (19%) for the shed along with a front yard projection relaxation of 0.37m (25%).

As there are two relaxation requests being sought after and the requests are outside the 17% tolerance permitted by the Development Officer, the Municipal Planning Commission is the approving Authority.

SUMMARY:

On May 23,2024, the Planning and Development department received a Real Property Report (RPR) for compliance. Upon review it was noted that the shed did not meet the required side yard setback and the front deck didn't meet required front yard projection maximum therefore, the RPR was deemed non-compliant.

On June 6,2024 an application was deemed complete by the Planning Department with the applicant requesting the setback relaxations for the front deck and shed to bring them into compliance.

Upon further review of the property file it was noted the house was built in 1953 and a RPR was found on file from 1995 stating that the property was in compliance with the setbacks of the Land Use Bylaw in force at that time.

This application has been referred to the adjacent landowners for comment. To date, no responses of 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 3.23.2 - Projections
- Section 4.1.2 – Accessory Buildings in Residential Land Use Districts
- Section 6.5 – Residential Multi Dwelling District (R-2)

RECOMMENDATION:

That the Municipal Planning Commission APPROVE the application for the relaxation of the side yard setback for the existing shed from 1.0m to 0.81m and the front yard projection relaxation for the front deck from 1.5m to 1.87m and rear yard relaxation 0.00m for the existing shed as presented in Development Permit 164-24, located at 5008 Wilson Street (Lot 32, Plan XVIIIA), subject to the following conditions being met to the satisfaction of the Development Officer:

1. The applicant shall ensure that side yard setback relaxation for the shed does not exceed 0.81m.
2. The applicant shall ensure that the front yard projection relaxation for the front deck does not exceed 1.87m.
3. The applicant shall ensure that the rear yard setback relaxation for the 1.15m x 2.12m movable shed does not exceed 0.00m.
4. Any changes to the approved application shall require a separate permit application.

Development Conditions:

5. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.
6. 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.
7. An Accessory Building or Structure shall not be constructed over an Easement or right of way.

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.*

ALTERNATIVES:

- A. Refer the application to administration for more information.
- B. Deny 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;

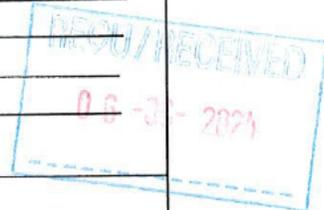
Development Permit #: 164-24

Application Date: May 31st 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): Section 17(4)(g)(ii)
Mailing Address: Section 17(1)
City: Section 17(1) Prov: Section 17(1) Postal Code: _____
Phone: Section 17(1) Alt Phone: Section 17(1)
Email Address: Section 17(1)
Preferred Method of Correspondence: Email Mail Phone



(Same as Landowner)

Applicant/Contractor Name(s): Snell and Oslund
Mailing Address: 1, 5128 82 street
City: Red Deer Prov: AB Postal Code: T4N 6P4
Phone: 403-342-1255 Alt Phone: _____
Email Address: reception@snellandoslund.com
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: \$ _____
(Building Materials and Labour)

Civic Address of Property to be Developed: 5008 Wilson Street
Lot: 32 Block: _____ Plan: RN17A (XVIIA) Land Use District: P-2

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: _____ 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: Side yard relaxation to shed, Front yard relaxation to deck

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: _____

*19% relaxation
An side yard
to moveable shed*
*25% relaxation
An front yard
deck projection*

Development Permit #: 164-24 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/cras?id=public-notice>

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

Variance request for movable shed and front 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 403.885.8679.

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): Snell and Ostlund

Permit Applicant Signature(s): _____

Landowner Name(s): _____

Landowner Signature(s): _____ (CNMA)

Section 17(4)(g)(ii)

FOR OFFICE USE ONLY

Lot: 32 Block: _____ Plan: XVIIA Land Use District: R-2 Tax Roll #: 000840

Variance Requested (if applicable): MPC Development Officer 8-12 wells.

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

Development Permit Fee: (1-61-00-520)	\$ <u>150-</u>	MPC Date: <u>TEXT AUG 27, 2024</u>
TOTAL:	\$ <u>150-</u>	SDAB Date: _____
		Notification Date: _____

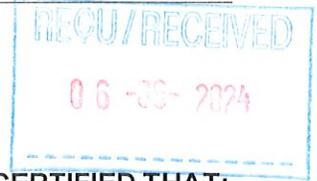
Receipt #: 600412 Date Application Deemed Complete: June 6/24

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 403.885.8370.



CERTIFICATE OF NON-COMPLIANCE

PROPERTY DESCRIPTION: LOT 32, PLAN XVIIIA
5008 Wilson Street, Blackfalds AB



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

1. The property is located within the Residential Multi-Dwelling District (R-2) of the Town of Blackfalds as defined in Land Use Bylaw No. 1268/22.
2. The location of the principle building within the property is not in conformance with the setbacks of Land Use Bylaw 1268/22 given:
 - the principal building is to maintain a minimum 6.0m front yard setback (4.57m shown).

However, the location of the principal building within the property was approved by the Municipal Planning Commission on May 23, 1990, with Development Permit #460, approving the existing front yard setback.

Note: As the building is a non-conforming building, if it is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with the Land Use Bylaw in force.

3. The location of the accessory building (3.72m x 3.11m moveable shed) within the property is not in conformance 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 0.81m).
 - a) The accessory building is to be removed or relocated to meet the minimum setback requirements set forth in Land Use Bylaw No. 1268/22; or
 - b) The existing location of the accessory building can be brought into conformance with the setback requirements of Land Use Bylaw 1268/22 by submitting a Development Permit application and applicable fee for the setback variance request. 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, an updated Real Property Report will be required.

4. The projection of the deck into the front yard exceeds the minimum front yard setback by 0.37m (shown as 1.87m, should be 1.5m).
 - a) The front deck is to be removed or relocated to meet the minimum setback requirements set forth in Land Use Bylaw No. 1268/22; or

- b) The existing location of the front deck can be brought into conformance with the projection requirements of Land Use Bylaw 1268/22 by submitting a Development Permit application and applicable fee for the variance request. 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, an updated Real Property Report will be required.

5. The location of the 2.07m x 2.42m shed located on neighbouring Lot 31 encroaches 0.16m into Lot 32.

As this encroachment derives from another privately owned parcel the property owner is to either move/remove the encroachment or enter into an Encroachment Agreement with the owner of the property. As this is an agreement between the two parties, the Town will not negotiate with the neighbouring property. Should an Encroachment Agreement be agreed upon, it must be registered on the Certificate of Title of both properties.

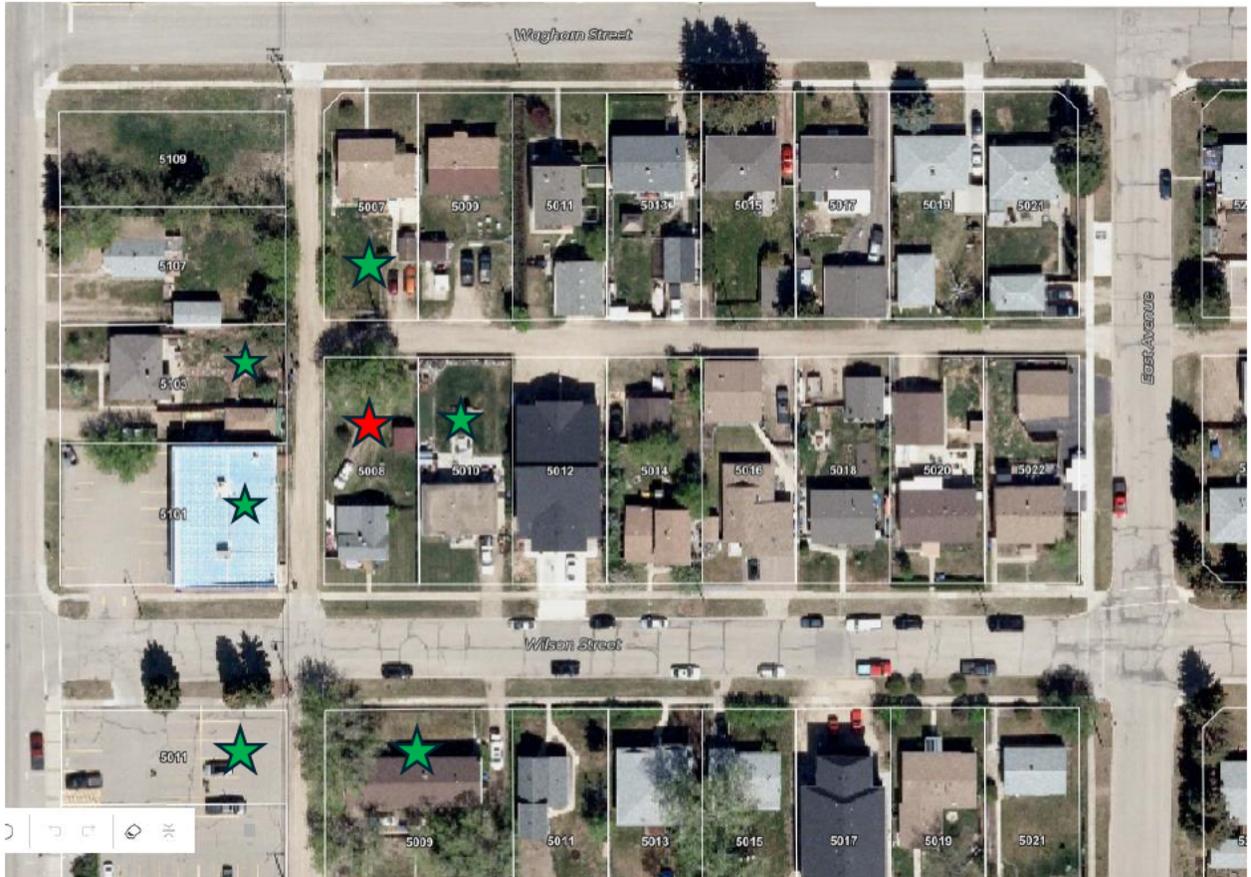
Should the landowner choose to move/remove the encroachment, an updated Real Property Report will be required.

B. THIS CERTIFICATE IS SUBJECT TO THE FOLLOWING QUALIFICATIONS:

1. The Town of Blackfalds is relying entirely on the real property report, provided by Snell & Oslund Surveys (1979) Ltd., and dated May 22, 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, May 27, 2024.

Candice Hilgersom
Development Officer I



Permit 164-24

Subject Property – 5008 Wilson Street 

Notification Addresses 

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
TUESDAY, July 23, 2024**

TO: Municipal Planning Commission

PREPARED BY: Billie Scott, Planning and Development Officer II

PRESENTED BY: Billie Scott, Planning and Development Officer II

DEVELOPMENT: Development Permit 173-24

Rear yard relaxation of 34% for a proposed detached garage due to the irregular shape of the lot.

CIVIC ADDRESS: 5410 Prairie Ridge Avenue (Lot 10, Block 6, Plan 992 5817)

LAND USE DISTRICT: Residential Single Dwelling Large Lot District (R-1L)

PURPOSE

An application has been submitted requesting a rear yard relaxation to build a 576 ft² detached garage at 5410 Prairie Ridge Avenue.

Pursuant to the Land Use Bylaw 1268/22, where a driveway enters from a lane access shall be either 1.0m or a minimum of 6.0m from the property line. Due to the irregular shaped lot the applicant is unable to meet the 1.0m on the north side while maintaining a 1.0m rear yard setback with at the closest point. Given this, the applicant is requesting a rear yard setback of 1.34m on the north side of the rear yard, a relaxation of 34%.

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 June 24, 2024, an application was deemed complete by the Planning Department with the applicant requesting a rear 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 Bylaw 1268/22 and amendments thereto

- Section 1.14 Definitions - Driveway
- Section 2.2 - Development Authority and Decisions on Development Permit Applications
- Section 2.16 – Variances

- Section 3.20.6 - Driveways
- Section 6.1 - Residential Single Dwelling Large Lot District (R-1L)

RECOMMENDATION

That the Municipal Planning Commission APPROVE the application for the development of the 576 ft² detached garage with a 1.34m (34%) rear yard relaxation as presented in Development Permit 173-24, located at 5410 Prairie Ridge Avenue (Lot 10, Block 6, Plan 992 5817), 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 north rear yard setback does not exceed 1.34m.

Prior to Occupancy Conditions:

1. The proposed development shall be undertaken and completed in accordance with the approved plans.

Development Conditions:

2. 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.
3. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.
4. 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.
5. An Accessory Building or Structure shall not be constructed over an Easement or right of way.

Ongoing Conditions:

6. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
7. 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 yellow Development Permit card must be displayed during the duration of development.*
2. *The applicant is to provide any revised drawings clearly indicating any changes to the approved drawing set.*
3. *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 blow 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.

4. *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.*
5. *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.*
6. *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.*
7. *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. Subject Property and Adjacent Landowner Referral Map.



Development Permit #: 173-24

Application Date: May 21, 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): Section 17(4)(g)(ii)

Mailing Address: Section 17(1)

City: Section 17(1) Prov: Section 17(1) Postal Code: Section 17(1)

Phone: Section 17(1) Alt Phone: _____

Email Address: Section 17(1)

Preferred Method of Correspondence: Email Mail Phone

(Same as Landowner)

Applicant/Contractor Name(s): MTC Contracting

Mailing Address: Section 17(1)

City: Red Deer Prov: AB Postal Code: Section 17(1)

Phone: Section 17(1) Alt Phone: _____

Email Address: felicia@mtccontracting.ca / mtcontracting@gmail.com

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: \$47000
(Building Materials and Labour)

Civic Address of Property to be Developed: 5410 Prairie Ridge Ave., Blackfalds

Lot: 10 Block: 6 Plan: 9925817 Land Use District: R-12

Existing Land Use: _____

Number of Storeys: _____ Height (avg. from ground level to peak): 14'

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

Total Parcel Coverage: 19 % (include any deck(s), garage(s) – attached or detached, accessory building(s), verandahs, etc.)

Yard Setbacks - Front Yard: N/A Left Side Yard: _____

Right Side Yard: 1.22m Rear Yard: 1m @ closet point

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: _____ Detached Garage: 576

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: irregular shape of lot.

Proposed Commencement Date: June 3, 2024 Proposed Completion Date: June 26, 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: _____

34' @ farthest point
34% relaxation

RECU/RECEIVED
JUNE 24/24

Development Permit #: 173-24

Application Date: 14 05 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):

Build a 24x24 garage with asphalt shingles and siding to match house

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): _____

Permit Applicant Signature(s): **Section 17(1)**

Landowner Name(s): _____

Landowner Signature(s): **Section 17(1)**

FOR OFFICE USE ONLY

Lot: 10 Block: 6 Plan: 9925817 Land Use District: R-12 Tax Roll #: 013730

Variance Requested (if applicable): MPC Development Officer

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

Development Permit Fee:
(1-61-00-520)

\$ 100.00 + 50.00

MPC Date: _____ Tent July 23/27

TOTAL:

\$ variance

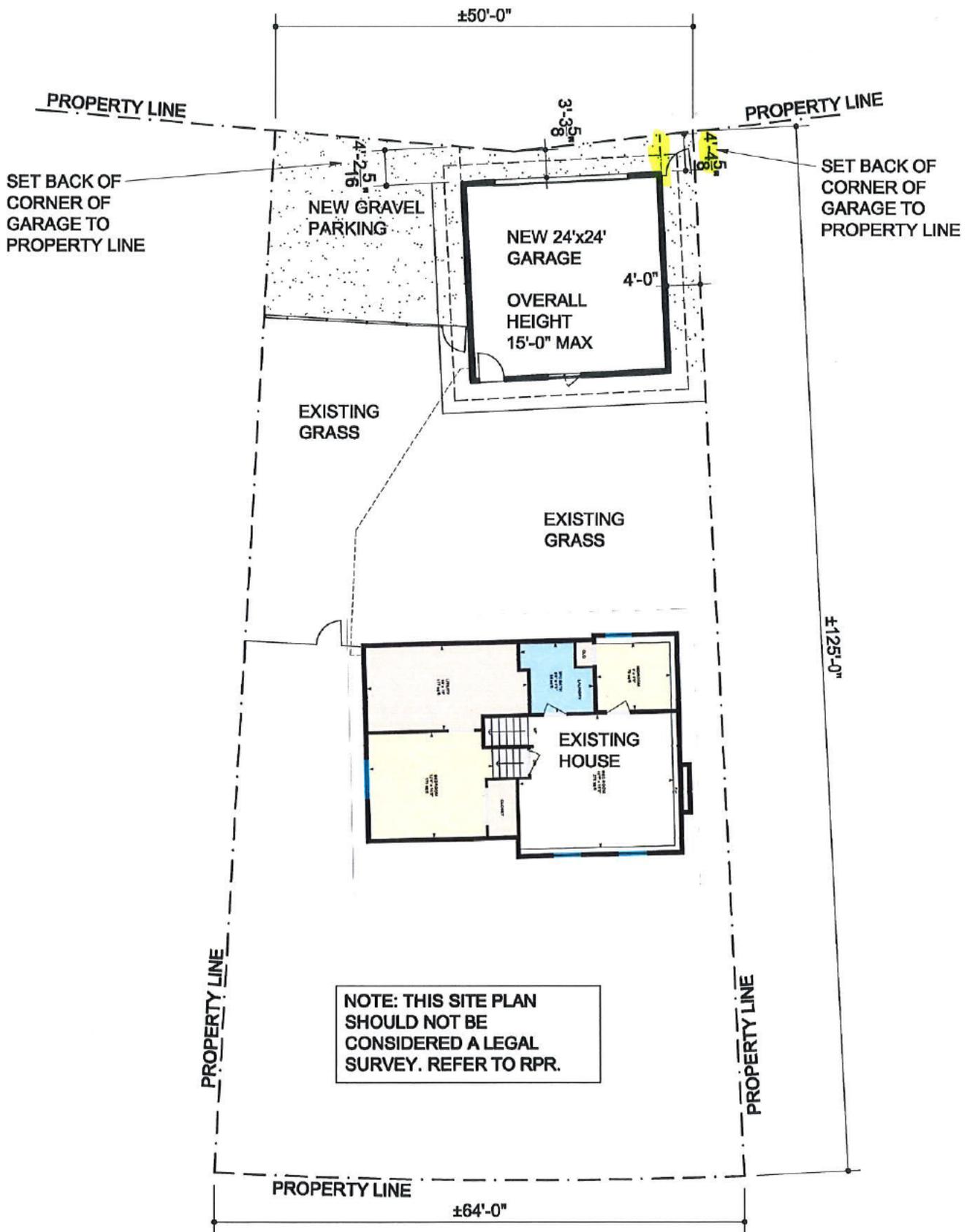
SDAB Date: _____

Notification Date: June 24/24

Receipt #: 601370/602296
51.00

Date Application Deemed Complete: 14 05 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.

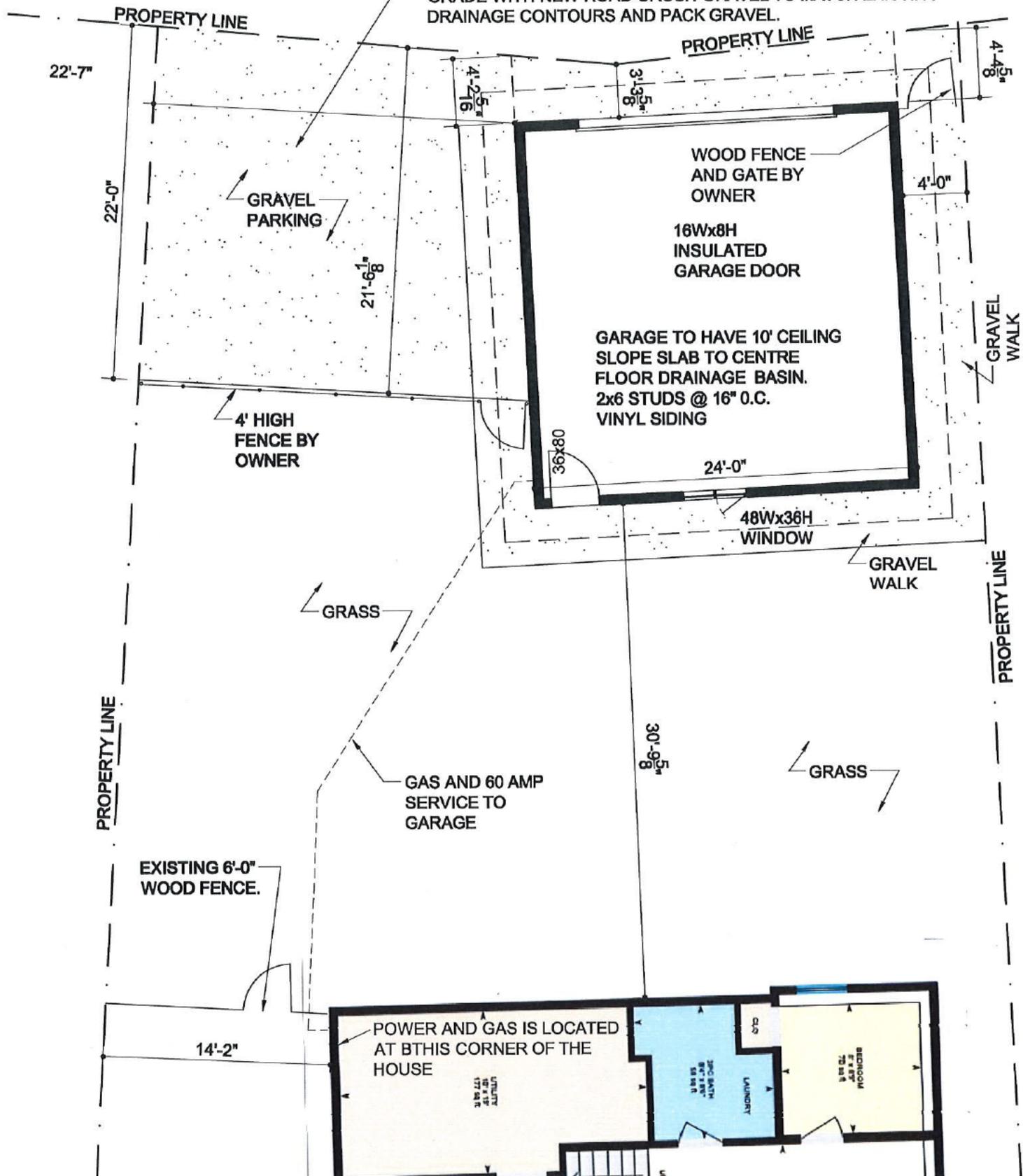


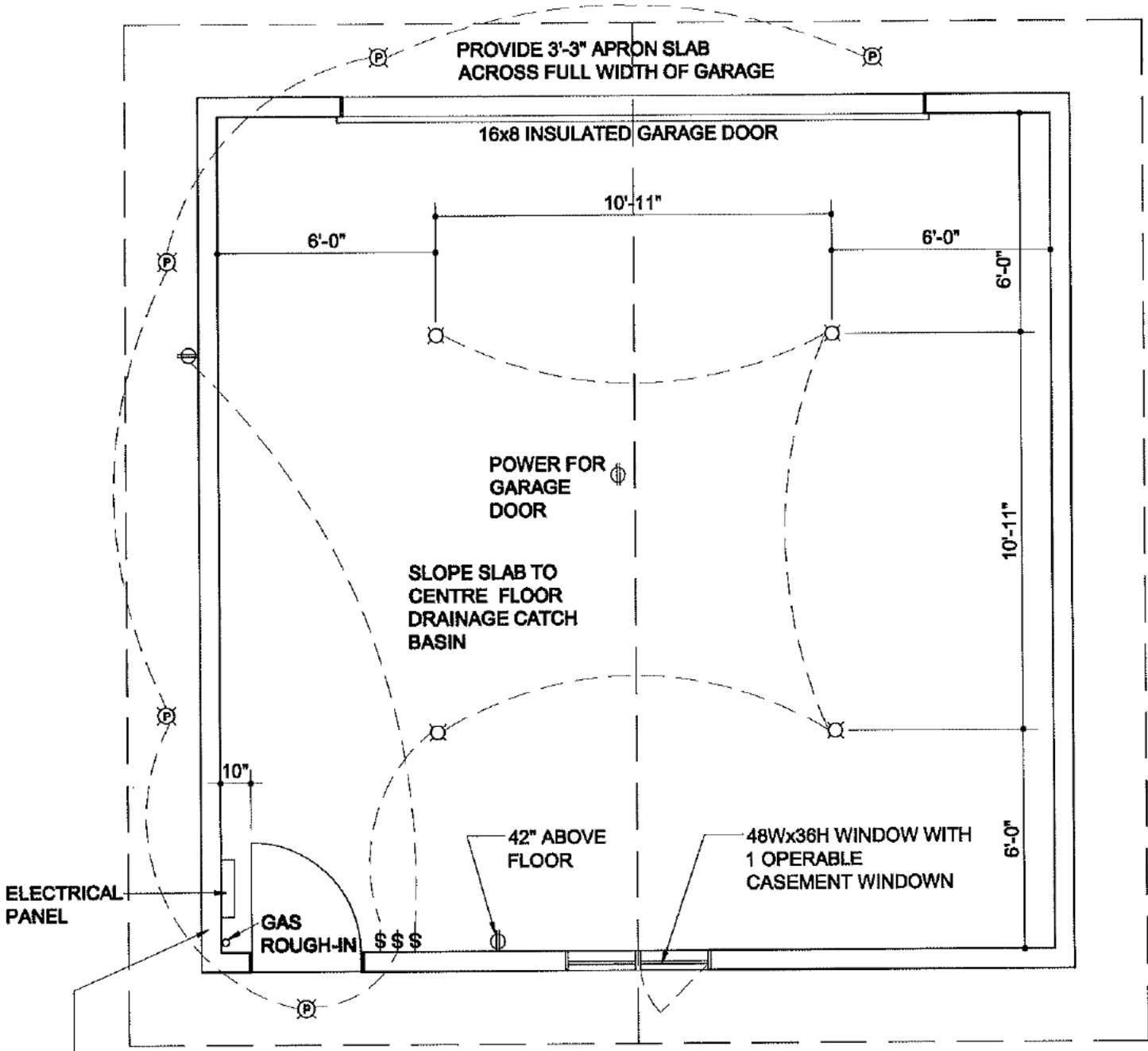
Section 17(4)(g)(ii)
 5410 PRAIRIE RIDGE AVE.
 BLACKFALDS, AB T4M 0C9

LEGAL: PLAN: 9925817
 BLOCK: 6
 LOT: 10

DATE: 2024-02-06
 SCALE: 1/16" = 1'-0"
 SITE PLAN

REMOVE ALL TOPSOIL WHERE NEW GRAVEL IS REQUIRED. FILL GRADE WITH NEW ROAD CRUSH GRAVEL TO MATCH EXISTING DRAINAGE CONTOURS AND PACK GRAVEL.





TRENCH IN 60 AMP POWER SERVICE TO THIS CORNER AND ROUGH IN GAS FROM CORNER BEHIND DOOR BACK TO HOUSE

GARAGE SPECIFICATIONS: 1 IN 3 ROOF SLOPE, 2x6 STUDS @ 16" O.C., ASPHALT SHINGLES.
 4'-0" APRON FLASHING ACROSS WIDTH OF GARAGE.
 VINYL SIDING: COLOUR TO MATCH HOUSE
 ALL FLASHING TRIM AND SOFFIT TO BE WHITE, VENTED ALUMINUM SOFFIT (WHITE), ALUMINUM EAVES TROUGH AND RAINWATER LEADERS (WHITE)
 GARAGE DOOR OPENER WITH 2 REMOTES
 INSULATED 16'Wx8'H OVERHEAD GARAGE DOOR (WHITE)
 INSULATED 36x80 MAN DOOR (WHITE).
 CONTRACTOR TO PROVIDE ALL REQUIRED PERMITS

ELECTRICAL LEGEND	
Ⓢ	LIGHT SWITCH
⊙	CEILING LIGHT (SINGLE BULB)
⊕	WALL RECEPTACLE 110V
Ⓟ	POT LIGHT



Permit 173-24

- 34% relaxation request for rear yard setback for new detached garage due to the shape of the lot (should be either 1.0m or a minimum of 6.0m, shown as 1.34m)

Subject Property – 5410 Prairie Ridge Avenue ★

Notification Addresses ★

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
Monday, July 23, 2024**

TO: Municipal Planning Commission

PREPARED BY Billie Scott, Development Officer II

PRESENTED BY Billie Scott, Development Officer II

DEVELOPMENT: Development Permit 179-24

- Side yard setback relaxation of 86% (shown as 0.14m) for the 1.15m x 1.80m shed, minimum 1.0m setbacks required.

ADDRESS: 4980 Aspen Lakes Blvd (Lot 100, Block 6, Plan 082 4628)

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

PURPOSE:

An application has been submitted requesting a side yard relaxation for the existing shed at 4980 Aspen Lakes Blvd (Lot 100, Block 6, Plan 082 4628). The applicant is requesting a side yard setback relaxation of 86%.

Pursuant to Land Use Bylaw 1268/22 the minimum required side yard setback for a shed is 1.0m in residential districts. Given this, the applicant is requesting a minimum side yard relaxation of 0.86m for the existing shed.

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

SUMMARY:

On June 12, 2024, the Planning and Development department received a Real Property Report (RPR) for compliance. Upon review it was noted that the shed did not meet the minimum required side yard setbacks for accessory buildings therefore, the RPR was deemed non-compliant.

On June 24, 2024, an application was deemed complete by the Planning Department with the applicant requesting the setback relaxations for the shed to bring it into compliance.

This application has been referred to the adjacent landowners for comment. To date, no responses of 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 4.1.2 – Accessory Buildings in Residential Land Use Districts
- Section 6.2 – Residential Single Family Medium Lot District (R-1M)

RECOMMENDATION:

That the Municipal Planning Commission APPROVE the application for the relaxation of the side relaxation for the existing shed from 1.0m to 0.14m as presented in Development Permit 179-24, located at 4980 Aspen Lakes Blvd (Lot 100, Block 6, Plan 082 4628) and subject to the following conditions being met to the satisfaction of the Development Officer:

1. The applicant shall ensure that the side yard setback relaxation for the 1.15m x 1.80m shed does not exceed 0.14m.
2. Any changes to the approved application shall require a separate permit application.

Development Conditions:

3. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.
4. 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.
5. An Accessory Building or Structure shall not be constructed over an Easement or right of way.

Ongoing Conditions:

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

ALTERNATIVES:

- A. Refer the application to administration for more information.
- B. Deny 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;

Development Permit #: 179-24

Application Date: 2024-06-18

RECEIVED
18-06-2024

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): Section 17(4)(g)(ii)

Mailing Address: Section 17(1)

City: Section 17(1) Prov: Section 17(1) Postal Code: Section 17(1)

Phone: Section 17(1) Alt Phone: _____

Email Address: Section 17(1)

Preferred Method of Correspondence: Email Mail Phone

(Same as Landowner)

Applicant/Contractor Name(s): _____

Mailing Address: _____

City: _____ Prov: _____ Postal Code: _____

Phone: _____ Alt Phone: _____

Email Address: _____

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: \$ 300
(Building Materials and Labour)

Civic Address of Property to be Developed: 4980 Aspen Lakes Blvd

Lot: 100 Block: 6 Plan: 0824628 Land Use District: R-1M.

Existing Land Use: residential

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

Lot Area: 6113.255 Uncovered Deck Construction Included: If yes, size: 373.508 sq m sq ft

Total Parcel Coverage: 27.7 % (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 (location and size must be shown in the site/plot plan)

Primary Building: sq. meters sq. feet

Main Floor: 783 Upper Floor: 746 Basement: 540 Attached Garage: 429

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

Shed: 45.208 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: shed within 1 meter of property line (shown as 0.14m)

Proposed Commencement Date: 2024-06-01 Proposed Completion Date: 2024-06-01

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 #: 179-24

Application Date: 2024-06-17

REC'D/RECEIVED
18-05-2024

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://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>

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

45.2 square foot shed along the west side of the residence in the side yard, concealed by fence. This addition would not change lot coverage % within two decimal points. Shed is used for garden and lawn care items.

Shown as 0.14m, should be 1.0m

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): Section 17(4)(g)(ii)

Permit Applicant Signature(s): Section 17(1)

Landowner Name(s): Section 17(4)(g)(ii)

Landowner Signature(s): Section 17(1)

FOR OFFICE USE ONLY

Lot: 100 Block: 6 Plan: 0824628 Land Use District: R-1M Tax Roll #: 030750

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>150-</u>	MPC Date: <u>Tentative July 23/24</u>
TOTAL:	\$ <u>150-</u>	SDAB Date: _____
		Notification Date: <u>June 24/24</u>

Receipt #: 602031 Date Application Deemed Complete: June 24/24

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.

CERTIFICATE OF NON-COMPLIANCE

**PROPERTY DESCRIPTION: LOT 100, BLOCK 6, PLAN 082 4628
4980 Aspen Lakes Boulevard, 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 accessory building (1.15m x 1.80m moveable shed) within the property is not in conformance 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 0.14m).
 - a) The accessory building is to be removed or relocated to meet the minimum setback requirements set forth in Land Use Bylaw No. 1268/22; or
 - b) The existing location of the accessory building can be brought into conformance with the setback requirements of Land Use Bylaw 1268/22 by submitting a Development Permit application and applicable fee for the setback variance request. 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, an updated Real Property Report will be required.

B. THIS CERTIFICATE IS SUBJECT TO THE FOLLOWING QUALIFICATIONS:

1. The Town of Blackfalds is relying entirely on the real property report, provided by Compass Geomatics Ltd., and dated May 30, 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.

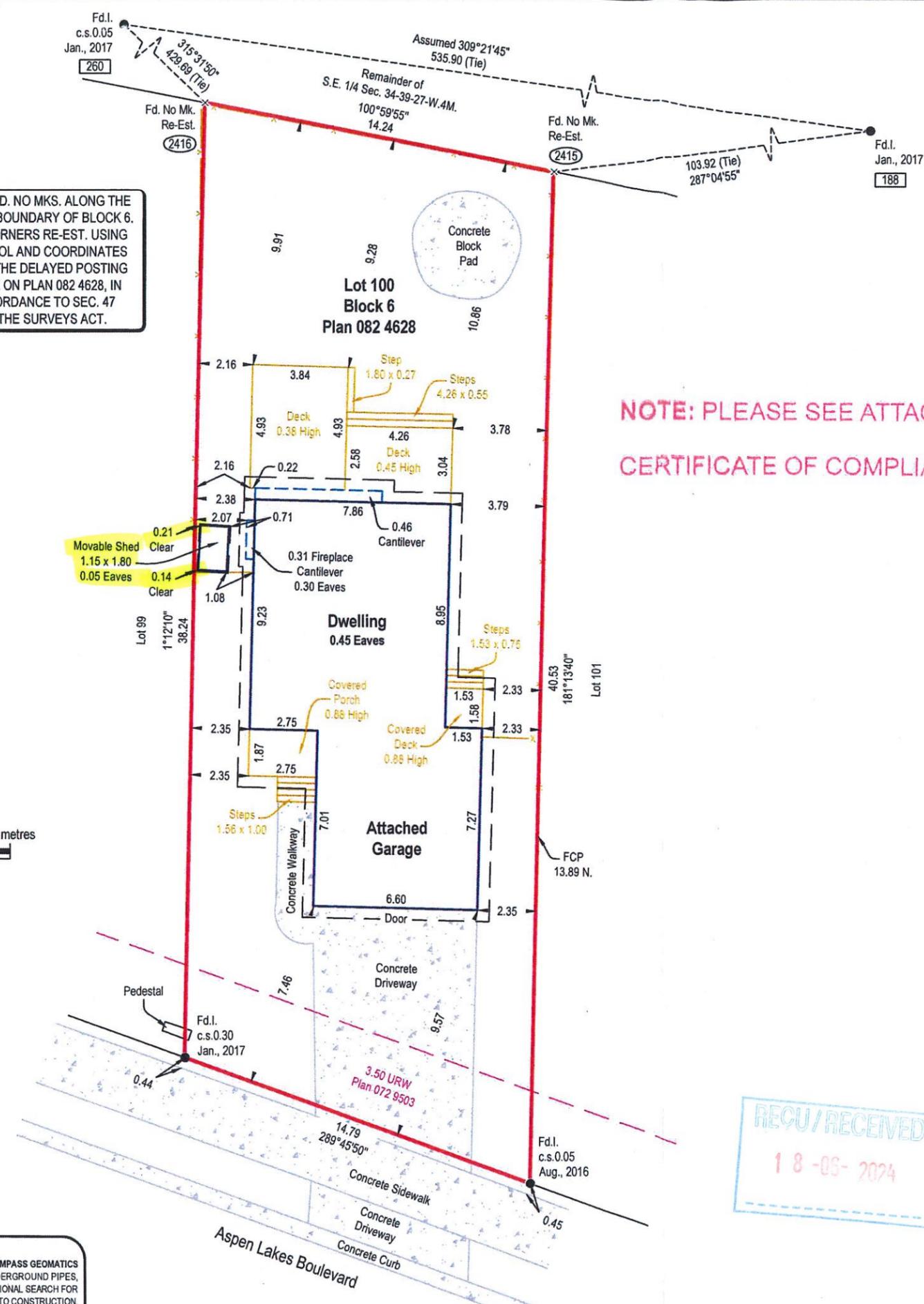
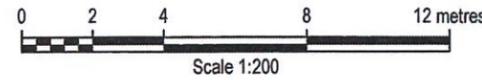
4. This certificate relates only to the setback requirements of the Town of Blackfalds' Land Use Bylaw and does not relate to the requirements of any federal, provincial, or other municipal legislation nor to the terms or condition of any easement, covenant, building scheme, agreement or other document affecting the building(s) or land.

DATED at the Town of Blackfalds, June 12, 2024.

Candice Hilgersom
Development Officer I

PLAN UPDATE INFORMATION
 Date(s) of original survey: August 2nd, 2016 & January 16th, 2017
 Date(s) of survey update: May 17th, 2024
 Addition(s): Movable Shed, Deck, Steps, Concrete Block Pad & Fences
 Removed: Step & Fence
 Revised: Title Information

NOTE: FD. NO MKS. ALONG THE NORTH BOUNDARY OF BLOCK 6. LOT CORNERS RE-EST. USING CONTROL AND COORDINATES FROM THE DELAYED POSTING TABLE ON PLAN 082 4628, IN ACCORDANCE TO SEC. 47 OF THE SURVEYS ACT.



NOTE: PLEASE SEE ATTACHED CERTIFICATE OF COMPLIANCE

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



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

179-24

To: Kyle Aucoin
 Re: Lot 100, Block 6, Plan 082 4628
 4980 Aspen Lakes Boulevard
 Town of Blackfalds, Alberta
 Date of Survey: May 17th, 2024
 Date of Title Search: May 2nd, 2024
 Title information is based on title no. 202 006 588
 Property is subject to: 072 650 868 - Utility Right of Way - Plan 072 9503

LEGEND

Statutory Iron Post Found	●
Iron Bar Found	◆
Calculated Point	×
Reference Point	⊕
Countersunk	c.s.
Fence Corner Post Found	FCP
Found	Fd.
Mark	Mk.
Marker Post	Mp.
Statutory Iron Post	I.
Foundation	Fdn.
Radial	(R)
Fence Line shown thus:	—x—
Power Line shown thus:	—x—x—
Power Pole	⊗
Anchor	— —
Posted Property Corner	1
Unposted Property Corner	102

NOTES

Distances are in metres and decimals thereof and are all check measured at the time of survey.
 Dimensions shown relate to perpendicular distances from property boundaries to exterior walls unless shown otherwise.
 Eave dimensions are to the line of the fascia.
 All fences shown are within 0.20 metres of property line unless noted otherwise.

Alberta Land Surveyor's Certification:

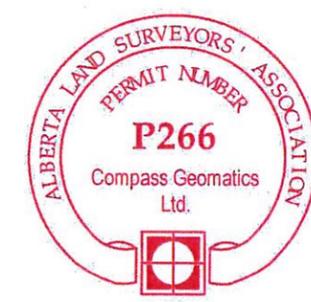
I hereby certify that this Report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice and supplements thereto. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

- 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 rights-of-way affecting the extent of the title to the property;
- the improvements are entirely within the boundaries of the property;
- no visible encroachments exist on the property from any improvements situated on an adjoining property;
- no visible encroachments exist on registered easements or rights-of-way affecting the extent of the property;

Purpose of Report:

This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners, and any of their agents for the purpose(s) of a submittal to the municipality for a compliance certificate. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this Report. The attached plan should not be used to establish boundaries (e.g., for fencing) because of the risk of misinterpretation or measurement error by the user.

The information shown on this 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 because subsequent development changes on the property will not be reflected on the Report.



Dated at Red Deer, Alberta

May 30th, 2024.

[Signature]
 Jordan Westera, A.L.S.
 COMPASS GEOMATICS LTD. 2024

This document is not valid unless it bears an original signature or digital signature of an Alberta Land Surveyor and a P266 permit stamp.

DISCLAIMER ALBERTA FIRST CALL 1-800-242-3447
 THIS PLAN REPRESENTS THE BEST INFORMATION AVAILABLE AT THE TIME OF SURVEY. COMPASS GEOMATICS LTD. AND ITS EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND PIPES, CONDUITS, OR FACILITIES, WHETHER SHOWN ON OR OMITTED FROM THIS PLAN. AN ADDITIONAL SEARCH FOR SPECIFIC BURIED FACILITIES USING ALL RESOURCES MUST BE PERFORMED JUST PRIOR TO CONSTRUCTION.



Permit 179-24

- 86% side yard relaxation request for existing location of shed (should be minimum of 1.0m, shown as 0.14m)

Subject Property – 4980 Aspen Lakes Boulevard 

Notification Addresses 

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
Tuesday, August 22, 2023**

TO: Municipal Planning Commission

PREPARED BY: Billie Scott, Planning and Development Officer II

PRESENTED BY: Billie Scott, Planning and Development Officer II

DEVELOPMENT: Development Permit 183-24

- Placement of 2 new Canvas Covered Structures (approx. 2400sqft each)

ADDRESS: 5400 Blackfalds Industrial Way (Lot 21, Block 4, Plan 152 1017)

ZONING: Industrial Heavy District (I-2)

PURPOSE

An application has been submitted requesting approval for the placement of 2 new Canvas Covered Structures approximately 2400sqft each for minimum of 10 years at 5400 Blackfalds Industrial Way.

Pursuant to the Land Use Bylaw 1268/22, "Canvas Covered Structure" are defined as a temporary structure and is listed as a discretionary use within the Industrial Heavy District therefore, the Municipal Planning Commission is the approving Authority.

SUMMARY

On June 19, 2024 the Planning and Development Department received an application with the applicant requesting the placement of 2 2400sqft Canvas Covered Structures. The applicant is also requesting a temporary time period of 10 years to store weather sensitive insulation material on pallets that need to be out of the elements in order to not to waste or ruin the product.

This application has not been referred to the adjacent landowners for comment as all adjacent lands are owned by the same landowner listed on the application. However, as the subject land abuts the QEII highway, Alberta Transportation has been provided information on the development.

POLICY

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

- Section 1.14 Definitions – Canvas Covered Structure
- Section 2.2 - Development Authority and Decisions on Development Permit
- Section 6.15 – Industrial Heavy District (I-2)

RECOMMENDATION

That the Municipal Planning Commission APPROVE the application for the proposed 2 2400sqft Canvas Covered Structures for a time period of 10 years expiring July 24, 2034, as presented in Development Permit 183-24 located at 5400 Blackfalds Industrial Way (Lot 21, Block 4, Plan 152 1017) 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.
2. This permit is valid until July 24, 2034.
3. Where the Development Authority has approved a Development for a limited period, the use shall terminate, and removal of a Temporary Development shall occur at the expiration of the time period.
4. When a Development Permit for a temporary use expires, a new application shall be required. There shall be no obligation to approve a new application on the basis that a previous permit had been issued.

Prior to Occupancy

5. The proposed development shall be undertaken and completed in accordance with the approved plans.

Development Conditions

6. Any change of use or intensity to the premises shall require a separate permit application. Any changes, without prior consent from the Town of Blackfalds, renders this permit null and void.
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. An Accessory Building or Structure shall not be constructed over an Easement or right of way.
9. The applicant shall provide a copy of an approved Roadside Development Permit issued by Alberta Transportation, if required.
10. The property is to be maintained to the satisfaction of the Town of Blackfalds.
11. Nothing in this permit or the Land Use Bylaw exempts a person to obtain a development permit as required by the Land Use Bylaw or to obtain any other permit, license or other authorization required by the Land Use Bylaw or any other Bylaw.

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. Applicant Rational Letter
4. Adjacent Landowner Referral Map;

CORDOO 1



Town of Blackfalds
DEVELOPMENT PERMIT APPLICATION
COMMERCIAL / INDUSTRIAL / INSTITUTIONAL

Box 220, 5018 Waghorn Street Blackfalds, AB
TOM OJO
Ph: 403.885.9679
Fax: 403.600.0045
planning_development@blackfalds.ca
www.blackfalds.ca



Development Permit #: 183-24

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): DURUM INDUSTRIAL REAL ESTATE LP
Mailing Address: #1000-110 9th Avenue SW,
City: CALGARY Prov: ab Postal Code: T2P0T1
Phone: _____ Alt Phone: _____
Email Address: simon@durum.ca
Preferred Method of Correspondence: Email Mail Phone

(Same as Landowner)
Applicant/Contractor Name(s): DION NICOLAS (WorleyCord LP)
Mailing Address: 5421 BLACKFALDS INDUSTRIAL WAY
City: BLACKFALDS Prov: AB Postal Code: T0M 0J0
Phone: 403-385-2511 Alt Phone: 403-350-6770
Email Address: dion.nicolas@worley.com
Preferred Method of Correspondence: Email Mail Phone

PROJECT INFORMATION

Proposed Land Use:

Civic Address of Property to be Developed: 5400 BLACKFALDS INDUSTRIAL WAY
Lot: 21 Block: 4 Plan: 1521017 Land Use District: 1-2

New Construction Addition Second Floor Development
 Demolition Renovation Accessory Building Change in Occupancy/Use
 Temporary Building (Duration Required): 10 YEARS
 Other: _____

Proposed Use (Description): STORAGE
Existing Land Use: Vacant Shop Storage Sheds Other: STORAGE

Hazardous Materials on Site (specify): _____
 Outdoor Storage Height (avg. from ground level to peak): 25 FEET

Total Parcel Coverage: _____ % (must include structures & hard surfacing) Lot Area: _____
Landscaped Area: _____ sq. meters sq. feet Number of parking stalls provided: _____

Water Meter Size: 3/4" 1" 1.5" 2" Other (please specify size): _____
Temporary Water Connection Needed Yes No Other: _____

Overall Area of Building or Addition: 3200 sq. meters sq. feet
Office: _____ sq. meters sq. feet Upper Level: _____ sq. meters sq. feet

Number of Bays: 0 Overall Height to Peak from grade: _____ meters feet
Structure Type: SHELTER Exterior Finish: FABRIC Colors: WHITE Roofing Materials: FABRIC

Proposed Commencement Date: immediate Proposed Completion Date: _____
Approximate Value of Development: \$ 1000.⁰⁰
(Building Materials and Labour)

Variance Required: Reason for variance: NONE

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.



**Town of Blackfalds
DEVELOPMENT PERMIT APPLICATION
COMMERCIAL / INDUSTRIAL / INSTITUTIONAL**

Box 220, 5018 Waghorn Street Blackfalds, AB
TOM OJO
Ph: 403.885.9679
Fax: 403.600.0045
planning.development@blackfalds.ca
www.blackfalds.ca

RECEIVED
19-06-2024

Development Permit #: 183-24

Application Date: 19-06-2024

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: _____

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: OFF HIWAY 597

*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>

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

TEMPORARY TENTS TO STORE INSULATION MATERIALS

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 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): DION NICOLAS

Permit Applicant Signature(s):

Landowner Name(s): Simon Reddish, Managing Director

Landowner Signature(s):

BELOW FOR OFFICE USE ONLY

Lot: 21 Block: 4 Plan: 1521017 Land Use District: 1-2 Tax Roll #: 033240

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>100-</u>	MPC Date: <u>Tent July 23/24</u>
TOTAL:	\$ <u>100-</u>	SDAB Date: <u>June 21/24 / July 12/24</u>
		Notification Date: <u>June 21/24 / July 12/24</u>

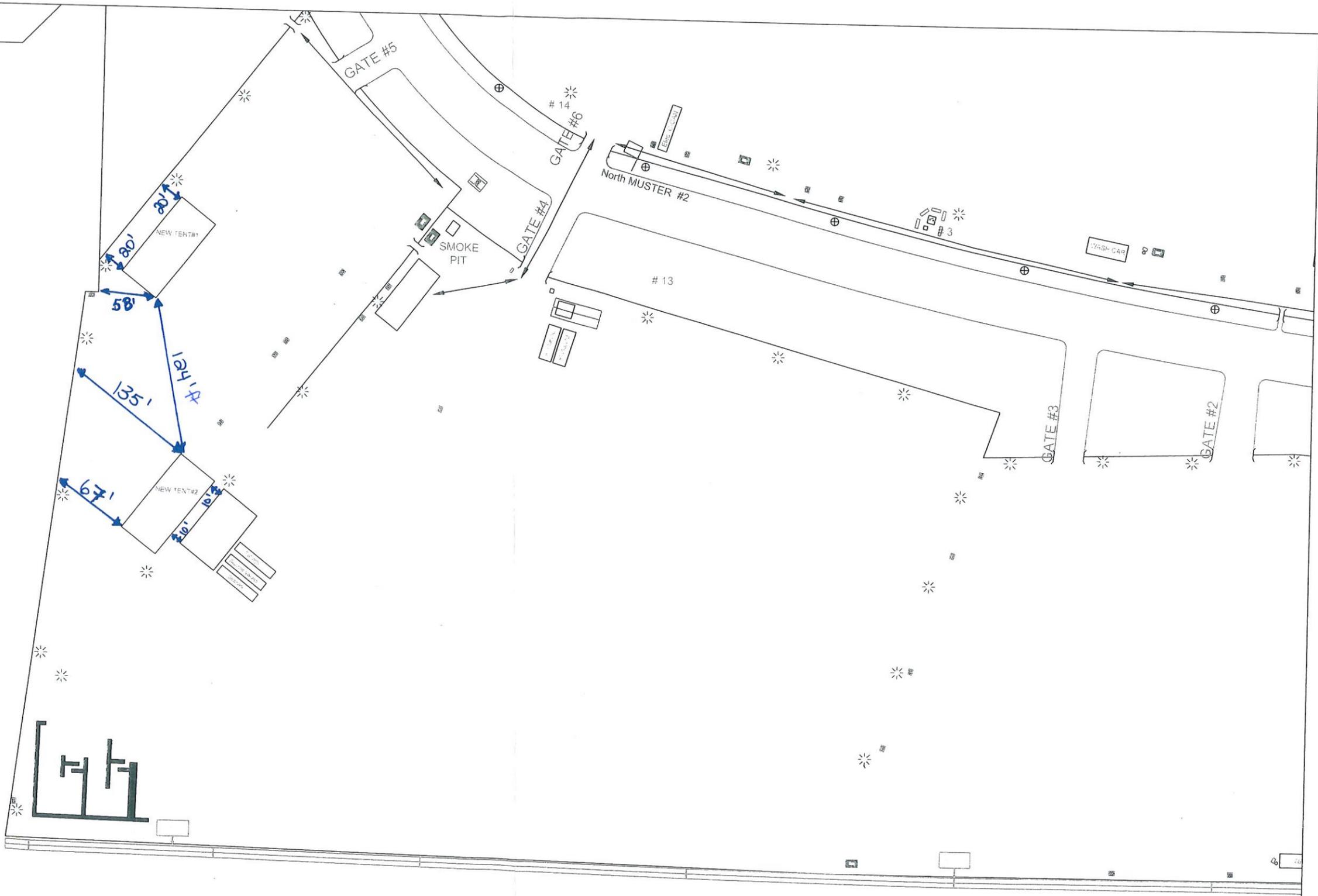
Receipt #: 662038 Date Application Deemed Complete: June 21/24

REVISED ADDRESS.

183-24

REQD/RECEIVED
19-08-2024

HWY #2A



Blackfalds Module Facility

Dwg. No.
South West Plot Plan

Rev.
March 20 2024

NTS

- * Yard Light/Power Outlet
-]] Gate Access
- ⊕ Remote Power Stations
- - 30" Water Line
- ◆ Emergency Station

LEGEND

- ▭ Wind Sock
- ⊗ Contaminated Soil Bin
- ⊙ Oily Rags Bin
- ⊕ Aerosol Cans Bin
- ⊠ Muster Point

Note: All Underground Utilities are not shown

Billie Scott

From: Nicolas, Dion (Edmonton) <Dion.Nicolas@worley.com>
Sent: July 9, 2024 2:56 PM
To: Billie Scott
Subject: RE: Temporary Tents @ 5421 Blackfalds Industrial Way

Importance: High

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.

Hi Billie,

The rationale is to erect 2 temporary structures with non-ground penetrating anchors, to store weather sensitive insulation material on pallets.

The amount of material is substantial and would be needed to be out of the elements in order to not waste or ruin any product, while having a constant turnover in usage for said material.

The length of term will be as long as we are on site here, minimum ten years.

Thank you for your support.

Dion

Dion Nicolas

Procurement

5421 Blackfalds Industrial Way , Blackfalds AB TOM 0J0

T: 1 403 385 2511

worley.com



From: Billie Scott <BScott@blackfalds.ca>
Sent: Tuesday, July 9, 2024 2:36 PM
To: Nicolas, Dion (Edmonton) <Dion.Nicolas@worley.com>
Subject: RE: Temporary Tents @ 5421 Blackfalds Industrial Way[External Sender]

Good afternoon Dion,



Permit 183-24

Temporary approval of two (2) canvas covered structures (approx. 2,400 sq ft each).

Subject Property – 5400 Blackfalds Industrial Way ★

Notification Addresses ★