

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION]**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, June 25, 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, 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.
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3. BUSINESS

- 3.1 Approval of Minutes from April 23, 2024
 - 3.2 Application 103-24 – RV Storage
 - 3.3 Application 129-24 – Rear Yard Setback Relaxation for Detached Garage
 - 3.4 Application 140-24 – Patio and Stair addition to flat roof Detached Garage
 - 3.5 Application 151-24 – Side Yard Relaxation
 - 3.6 Application 159-24 – Front Yard Fence Height Relaxation
-

4. CONFIDENTIAL

None

5. ADJOURNMENT

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, April 23, 2024, at 6:15 p.m.
MINUTES

MEMBERS PRESENT

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

OTHERS ATTENDING

Billie Scott, Development Officer II

REGRETS

None

WELCOME AND CALL TO ORDER

Chairperson Svab welcomed called the Municipal Planning Commission Meeting to order at 6:15 p.m.

APPROVAL OF AGENDA

15/24 Member Dennis moved That the Municipal Planning Commission approve the agenda as amended. **CARRIED UNANIMOUSLY**

TREATY SIX LAND ACKNOWLEDGEMENT

A Land Acknowledgement was read to recognize that the Town of Blackfalds is on Treaty Six territory.

BUSINESS

Approval of Minutes

16/24 Member Dennis moved that the Municipal Planning Commission approve the Minutes from March 26, 2024, as presented. **CARRIED UNANIMOUSLY**

Application 82-24 – Side yard setback relaxation for existing detached garage of 30% and side yard setback relaxation of 89% and rear yard setback relaxation of 100% for the 1.15m x 2.12m moveable shed.

43 Cascade Street (Lot 28, Block 13, Plan 132 1284)

Administration provided background information on the proposed development.

The Board had a general discussion regarding whether the town had established fines for non-compliant buildings. Administration indicated that currently, there were no procedures in effect for imposing fines on non-complaint buildings and the Land Use Bylaw offers a process for applicants to apply for variances.

17/24 MOVED by Member Dennis that the Municipal Planning Commission APPROVE the application for the relaxation of the side yard setback for the existing detached garage from 1.0m to 0.70m and the side relaxation shed from 1.0m to 0.19m and rear yard relaxation 0.00m for the existing shed as presented in Development Permit 82-24, located at 43 Cascade Street (Lot 28, Block 13, Plan 132 1284) as granting the relaxations will not affect the use, enjoyment, value of this property or adjacent properties,
and Subject to the following conditions being met to the satisfaction of the Development Officer:
1. The applicant shall ensure that side yard setback relaxation for the detached garage does not exceed 0.70m.

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, April 23, 2024, at 6:15 p.m.
MINUTES

2. The applicant shall ensure that the side yard setback relaxation for the 1.15m x 2.12m movable shed does not exceed 0.19m.
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.

Ongoing Conditions:

8. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
9. 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

Chairperson Svab adjourned the Municipal Planning Commission Meeting at 6:28 p.m.

Laura Svab, Chair

Billie Scott, Recording Secretary/Admin Staff

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
TUESDAY, June 25, 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 103-24
Proposed RV Storage (Discretionary Use) with 89 Warehouse Storage Units (Permitted Use)

CIVIC ADDRESS: 5216 Duncan Avenue (Lot 8 &10, Block 4, Plan 122 4515)

LAND USE DISTRICT: Industrial Light District (I-1)

PURPOSE

An application has been submitted requesting to incorporate an RV Storage yard within 5216 Duncan Avenue along with the permitted warehouse storage units.

Pursuant to the Land Use Bylaw 1268/22, RV Storage is a Discretionary Use in the Industrial Light District (I-1). As the request being sought after is a Discretionary Use, the Municipal Planning Commission is the approving Authority.

SUMMARY

On May 27, 2024, an application was deemed complete by the Planning Department with the applicant requesting a proposed RV Storage.

This proposal intends to augment with the Warehouse and Storage also being applied for which is a permitted use within I-1 zoning, and the proposal meets the intent of the Land Use Bylaw. Therefore, this application is being brought forward to the Municipal Planning Commission for consideration.

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 2.2 - Development Authority and Decisions on Development Permit Applications
- Section 2.16 – Variances
- Section 6.14 – Industrial Light District (I-1)

RECOMMENDATION

That the Municipal Planning Commission APPROVE the application for the proposal to allow for RV Storage as presented in Development Permit 103-24, located at 5216 Duncan Avenue (Lot 8 & 10, Block 4, Plan 122 4515), 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. Occupancy is only permitted once all safety codes inspections are complete (building, plumbing, gas and electrical) and any deficiencies are addressed to the satisfaction of the Safety Codes Officer, and Prior to Occupancy Conditions stated below are completed.

Prior to Occupancy Conditions:

3. All plans regarding grading, drainage, and utilities MUST be approved by the Director of Infrastructure prior to any work on site.
4. The applicant shall consolidate Lot 8 & 10, Block 4, Plan 122 4515 by no later than December 31, 2024.
5. During construction, all catch basins, stormwater and sanitary manholes must have sediment control devices installed to protect privately-owned stormwater and sanitary sewer infrastructure that connects into Town-owned infrastructure. Erosion and sediment control devices must continue to be used and maintained until there is no longer a risk of sediment entering stormwater or sanitary sewer infrastructure.

General Development Conditions:

6. The scope of the work shall proceed as per the approved plans. Any changes to the approved plans shall be submitted to the Town of Blackfalds for review and final approval of the Development Authority prior to implementation on-site.
7. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure and shall maintain a minimum setback of 0.50m from any active utility and/or access right of way.
8. All roof and surface drainage shall be directed onto the parcel and not affect adjacent lands.
9. All buildings/structures are to complement each other. The exterior of the building/structure, including painting, shall be completed within one (1) calendar year from the date of approval.
10. With the exception of street lighting, outdoor lighting provided for security, display or attraction purposed for any Development shall be arranged so that no direct rays of light are directed at any adjoining site or interfere with the effectiveness of adjacent traffic signals.
11. All Development, including the repair and replacement of fixtures, shall incorporate 'dark sky friendly' lighting practices that minimize light pollution, glare, and adverse illumination on

adjacent Parcels, while maintaining nighttime, on-site safety and security while allowing for illumination of Buildings, Landscaping, and outdoor displays.

12. The developer shall provide a letter of credit or other form of security equal to 100% of the estimated Landscaping and paving (and associated concert work) costs by September 1, 2024 to ensure that Landscaping and paving is in accordance with the Land Use Bylaw and approved plans Any changes to the plans shall require approval of the Development Authority.
 - a. Paving securities are retained for one (1) year following completion of paving (and associated concrete works). Prior to receiving a refund and where no deficiencies exist, it is the responsibility of the developer to contact the Director of Infrastructure and Property Services to request a final inspection.
 - b. Landscaping is to be completed by the end of the first full growing season following completion of construction. Landscaping security refund of 50% is received upon completion of the approved landscaping. Prior to receiving any additional refunds, the developer must satisfactorily complete a one (1) year maintenance period where no deficiencies exist. It is the responsibility of the developer to contact the Director of Infrastructure and Property Services to request a final inspection.
13. The applicant shall repair or reinstate, or to pay for the repair or reinstatement, to original Condition, any public property, Street furniture, curbing, boulevard Landscaping and tree planting or any other property owned by the Town which is damaged, destroyed or otherwise harmed by Development or construction upon the site.

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.*
5. *All signage requires a separate Development Permit application.*

ALTERNATIVES

- A. Refer the application to administration for more information.

B. Deny the application, citing reasons for its refusal.

A handwritten signature in black ink, appearing to read "Billie Scott", is written over a horizontal line.

Billie Scott
Planning and Development Officer II

Attachments:

1. Development Permit Application;
2. Site Plan;
3. Subject Property Map and Adjacent Landowner Referral Map.

Development Permit #: 103-24

Application Date: 03-04-2024

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): J.M. Wood Investments Ltd
Mailing Address: Section 17(1)
City: Blackfalds Prov: AB Postal Code: T0M0J0
Phone: Section 17(1) Alt Phone: _____
Email Address: jed@woodgroupcapital.com
Preferred Method of Correspondence: Email Mail Phone

(Same as Landowner)
Applicant/Contractor Name(s): Section 17(4)(g)(ii)
Mailing Address: Section 17(1)
City: Blackfalds Prov: AB Postal Code: T0M0J0
Phone: Section 17(1) Alt Phone: _____
Email Address: Section 17(1)
Preferred Method of Correspondence: Email Mail Phone

PROJECT INFORMATION

Proposed Land Use:

Civic Address of Property to be Developed: 5216 Duncan Ave
Lot: 8 & 10 Block: 4 Plan: 1224515 Land Use District: I-1

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

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

Hazardous Materials on Site (specify): N/A

Outdoor Storage Height (avg. from ground level to peak): 8 ft

Total Parcel Coverage: 9 % (must include structures & hard surfacing) Lot Area: 34150 sq M

Landscaped Area: 5110 sq. meters sq. feet Number of parking stalls provided: 179

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: 2646 sq. meters sq. feet

Office: _____ sq. meters sq. feet Upper Level: _____ sq. meters sq. feet

Number of Bays: _____ Overall Height to Peak from grade: _____ meters feet

Structure Type: _____ Exterior Finish: Painted Colors: TBD Roofing Materials: _____

Proposed Commencement Date: May 1 2024 Proposed Completion Date: Aug 1 2024

Approximate Value of Development: \$ 2500000
(Building Materials and Labour)

Variance Required: Reason for variance: _____

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.

Development Permit #: 103-24

Application 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: _____

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):

Storage facility for recreational vehicles and personal storage

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

Permit Applicant Name(s): JM Wood Investments

Permit Applicant Signature(s): Section 17(4)(g)(ii) Digitally signed by _____ Date: 2024.04.02 09:49:53 -06'00'

Landowner Name(s): see attached letter

Landowner Signature(s): _____

BELOW FOR OFFICE USE ONLY

Lot: 10 Block: 4 Plan: 122 4515 Land Use District: I-1 Tax Roll #: 036870

Variance Requested (if applicable): MPC Development Officer

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

Development Permit Fee: (1-61-00-520)	\$	MPC Date: _____
TOTAL:	\$	SDAB Date: _____
		Notification Date: _____

Receipt #: _____ Date Application Deemed Complete: _____

REQD/RECEIVED
21-05-2024

SITE STATISTICS:
 89 STORAGE CONTAINERS
 174 FULL SIZE STALLS (4m X 12.50m)
 5 SMALLER STALLS (3m x 4m x 8m) & (2m x 4m x 10m)
 4 STAFF PARKING (4m X 6.25m)
 2 PARKING FOR DISABLED PERSON (4.0m X 6.25m)



4

DAD

(052 4350)
TILITY R/W

4.00

22.00

5.00

4.00

5.00

TILITY R/W

(052 4350)

5.00

4.00

5.00

ACCESS R/W

30.48

EXISTING CHAIN LINK FENCE

GRAVEL DRIVE LANE

3.0m SETBACK LINE

UTILITY R/W (122 4516)

OUTER PERIMETER DRIVE LANE

DRIVE LANE

LOT 8 BLK 4 PLAN 122 4515

DRIVE LANE

LOT 10 BLK 4 PLAN 122 4515

DRIVE LANE

NEW RIP-RAP BERM

DRIVE LANE

PROPOSED NEW OFFICE WITH WASHROOM & MECHANICAL ROOM

GATE TO BE CONFIRMED

2000mm WHITE VINYL FENCE

9.0m SETBACK LINE (122 4516)

UTILITY R/W

PL 242.91

3.0m SETBACK LINE

UTILITY R/W (122 4516)

15.00

10.00

2000mm WHITE VINYL FENCE

LANDSCAPE & PLANTING AREA

6.0m SETBACK LINE

UTILITY R/W (122 4516)

75.50

2000mm WHITE VINYL FENCE

PROPOSED CHAIN LINK FENCE

3.0m SETBACK LINE

INDICATES PROPOSED DIRECTION OF TRAFFIC FLOW ON SITE

EXISTING RIP-RAP TO REMAIN

PROPOSED DUMP STATION/ GARBAGE RECYCLING ENCLOSED

PL 120.69

46.85

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
TUESDAY, June 25, 2024**

TO: Municipal Planning Commission

PREPARED BY: Candice Hilgersom, Planning and Development Officer 1

PRESENTED BY: Billie Scott, Planning and Development Officer II

DEVELOPMENT: Development Permit 129-24

Rear yard relaxation of 52% for a proposed detached garage due to the irregular shape of the lot.

CIVIC ADDRESS: 41 Maclean Close (Lot 12, Block 11, Plan 152 2519)

LAND USE DISTRICT: Residential Single Dwelling Medium Lot District (R-1M)

PURPOSE

An application has been submitted requesting a rear yard relaxation to build a 952.0ft² detached garage at 41 Maclean Close.

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 6.0m or 1.0m on the northwest side while maintaining a 6.0m rear yard setback on the northeast side. Given this, the applicant is requesting a rear yard setback of 3.1m on the northwest side of the rear yard, a relaxation of 52%.

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 May 13, 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 6.2 - Residential Single Dwelling Medium Lot District (R-1M)

RECOMMENDATION

That the Municipal Planning Commission APPROVE the application for the development of the 952.0ft² detached garage with a 3.1m (52%) rear yard relaxation as presented in Development Permit 129-24, located at 41 Maclean Close (Lot 12, Block 111, Plan 152 2519), 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 northwest rear yard setback does not exceed 2.9m.

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.



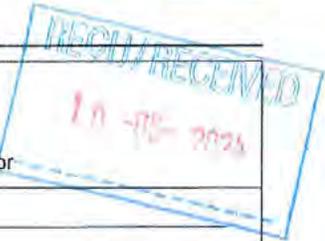
Billie Scott
Planning and Development Officer II

Attachments:

1. Development Permit Application;
2. Site Plan;
3. Subject Property and Adjacent Landowner Referral Map.

Development Permit #: 129-24

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): Section 17(4)(g)(ii)
Mailing Address: 41 Maclean Close
City: Blackfalds Prov: AB Postal Code: Section 17(1)
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): _____
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: \$ 50,000
(Building Materials and Labour)

Civic Address of Property to be Developed: 41 Maclean Close
Lot: 12 Block: 11 Plan: 152 2519 Land Use District: R-1M

Existing Land Use: _____

Number of Storeys: _____ Height (avg. from ground level to peak): 16'4" to peak (detached garage)

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

Total Parcel Coverage: approx. 26% % (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: 952 sq ft (88.44 sq m)

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: 2.9m variance for rear west corner due to shape of lot

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 #: 129-24

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://www.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://extnaocviewer.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):

952 detached garage with rear yard variance on the rear west corner of 2.9m.

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: 12 Block: 11 Plan: 152 2519 Land Use District: R-1M Tax Roll #: 043210

Variance Requested (if applicable): MPC Development Officer

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

Development Permit Fee: (1-61-00-520)	\$ 150.00	MPC Date: _____
TOTAL:	\$ 150.00	SDAB Date: _____
		Notification Date: <u>May 13/24</u>

Receipt #: 5917586 Date Application Deemed Complete: May 13/24

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.

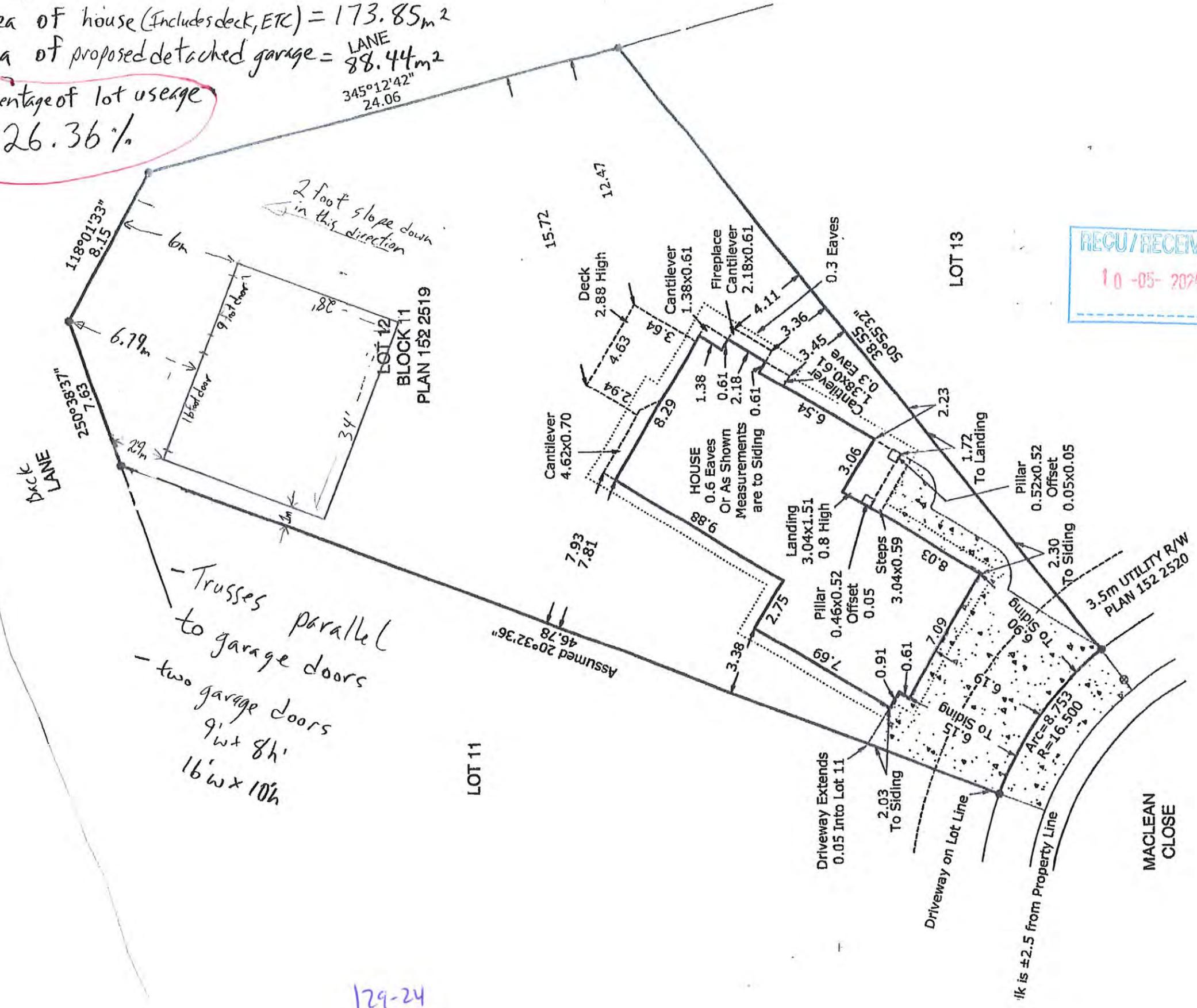
Area of Lot = 995.08 m²
 Area of house (Includes deck, ETC) = 173.85 m²
 Area of proposed detached garage = 88.44 m²

percentage of lot usage
 = 26.36%

345°12'42"
 24.06

2 foot slope down
 in this direction

REQD/RECEIVED
 10-05-2024



Back LANE

- Trusses parallel to garage doors
 - two garage doors
 9'w x 8'h
 16'w x 10'h

LOT 11

LOT 12
 BLOCK 11
 PLAN 152 2519

LOT 13

MACLEAN CLOSE

129-24



Permit 129-24

Subject Property – 41 Maclean Close 

Notification Addresses 

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
TUESDAY, June 25, 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 140-24
Addition to detached garage rooftop for patio and addition of stairs

CIVIC ADDRESS: 104 Pioneer Way (Lot 51, Block 10, Plan 082 4456)

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

PURPOSE

An application has been submitted requesting to put a patio and addition of stairs to his approved flat roof detached garage at 104 Pioneer Way.

The applicant is requesting this roof top patio because the detached garage limits the available rear yard space, and a rooftop patio would increase useable space in their backyard.

Administration has not approved this type of development before and is requesting the Municipal Planning Commission review and make a decision on this application.

SUMMARY

On May 28, 2024, an application was deemed complete by the Planning Department.

A site inspection was conducted June 7, 2024, to gather more information and photos of the surrounding area.

Administration is supportive of this application for the following reasons:

- Total height of the detached garage, patio and railings will not exceed the maximum height of an accessory building as set out in the Land Use Bylaw;
- Applicant is using frosted glass in the railing for privacy;
- Privacy of adjacent properties is already impacted as properties to the West are set at a higher elevation and the properties to the north and south both have garages in the rear yard; and
- To mitigate the privacy concerns resulting from this application, the rooftop patio will have frosted glass railings to provide privacy for all properties.

This application has been referred to the adjacent landowners for comment. To date, 1 response has been received. A copy of the written response is attached to this report.

POLICY

Town of Blackfalds Land Use Bylaw 1268/22 and amendments thereto

- Section 2.2 - Development Authority and Decisions on Development Permit Applications
- Section 2.16 – Variances
- Section 4.1.1 – Accessory Development
- Section 4.1.2 – Accessory Buildings in Residential Land District
- Section 6.3 - Residential Single Dwelling Small Lot District (R-1S)

RECOMMENDATION

That the Municipal Planning Commission APPROVE the application for the development of the rooftop patio and stairs, as presented in Development Permit 140-24, located at 41 Maclean Close (Lot 12, Block 111, Plan 152 2519) 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 frosted glass is provided for the railing.
3. The applicant shall ensure the height of the railing is a minimum of 3.50 feet to a maximum of 4.40 feet and shall not exceed the height of the principal building.

Development Conditions:

4. The proposed development shall be undertaken and completed in accordance with the approved plans.
5. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure and shall maintain a minimum setback of 0.50m from any active utility and/or access right of way.
6. All outdoor lighting shall be located, aimed, and shielded in a manner that does not directly illuminate a road or adjacent residential properties

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. *A building permit must be obtained for the rooftop patio and addition of the stairs.*
4. *There shall be no more than 2 accessory buildings per residential lots.*
5. *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.*

6. *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.*
7. *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.*
8. *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
Planning and Development Officer II

Attachments:

1. Development Permit Application;
2. Site Plan;
3. Rooftop patio design;
4. Stair layout;
5. Subject Property and Adjacent Landowner Referral Map;
6. Site Photos;
7. Referral Comment.

mpc

Patio / Stair Approval

\$ 150



Town of Blackfalds DEVELOPMENT PERMIT APPLICATION RESIDENTIAL

Box 220, 5018 Waghorn Street Blackfalds, AB T0M 0J0 Ph: 403.885.9679 Fax: 403.600.0045 permits@blackfalds.ca www.blackfalds.ca

Development Permit #: 140-24

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

REQD/RECEIVED 21-05-2024

Landowner Name(s): Section 17(4)(g)(ii) Mailing Address: 104 PIONEER WAY City: BLACKFALDS Prov: AB 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: DETACHED GARAGE ROOFTOP PATIO USE + STAIRS

Approximate Value of Development: \$ 10 000.00 (Building Materials and Labour)

Civic Address of Property to be Developed: 104 PIONEER WAY Lot: 51 Block: 16 Plan: 082-4456 Land Use District: R-1S Existing Land Use: SINGLE FAMILY HOME

Number of Storeys: ONE Height (avg. from ground level to peak):

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

Total Parcel Coverage: 45 % (include any deck(s), garage(s) - attached or detached, accessory building(s), verandahs, etc.)

Yard Setbacks - Front Yard: 7.95 Left Side Yard: 1.51 Right Side Yard: 1.52 Rear Yard: 12.80

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: 1750 Upper Floor: Basement: 1750 Attached Garage:

Accessory Building(s): sq. meters Shed: Detached Garage: 728

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: APPROVAL OF ROOFTOP PATIO / STAIR APPROVAL

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:

MPC REQUIRED



Development Permit #: 140-24

Application Date: 24-05-2024

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):
ROOFTOP PATIO USE + STAIRS FOR DETACHED GARAGE

NOTES:

- This Application constitutes part of the permit.
- Every Development Application shall be completed and submitted in accordance with the Town of Blackfalds current Land Use Bylaw in force.
- Failure to comply with this form fully and lack of the required information and plans may cause delays in processing this Development Application.
- An Application for a Development Permit shall, at the option of the applicant, be deemed to be refused when the decision of the Development Authority is not made within forty (40) days of receipt of the Application.
- Any questions related to the collection and use of this permit information should be referred to the Planning and Development Department at 403.885.9679.

A DEVELOPMENT PERMIT COMES INTO EFFECT:

- if it is issued by the Development Authority, twenty-one (21) days after the date of decision.
- if it is issued by Town Council with respect to a development in a Direct Control District, upon the date of its issue, or
- if an appeal is made, on the date that the appeal is finally determined.

A development permit remains in effect for twelve (12) months from the date of its issue and thereafter is null and void unless an extension has been requested and approved. A time extension request must be received a minimum of one (1) month prior to expiry.

I hereby make application for a Development Permit under the provisions of the Town of Blackfalds current Land Use Bylaw in force in accordance with the plans and supporting information submitted herewith and which form part of this application and will abide by all conditions of approval. By submitting this application I hereby allow right of entry for inspection purposes.

Permit Applicant Name(s): _____

Permit Applicant Signature(s): _____

Landowner Name(s): _____

Landowner Signature(s): _____

FOR OFFICE USE ONLY

Lot: 51 Block: 10 Plan: 092 4456 Land Use District: R 75 Tax Roll #: 031790
 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>Tent June 25/24</u>
TOTAL:	\$ <u>150-</u>	SDAB Date: _____
		Notification Date: _____

Receipt #: 594584 Date Application Deemed Complete: _____

Personal information collected on this form will be used for issuance of permits, property assessment, and/or safety codes compliance monitoring and verification. This information is collected under the authority of the *Municipal Government Act*, the *Safety Codes Act* and the current Land Use Bylaw in force, as well as Section 33(c) of the *Freedom of Information and Protection of Privacy Act* and will be protected under Part 2 of the Act. Applicant names and the nature of permits issued may be made publicly available. Questions regarding the collection and/or use of this information may be directed to the Records Management & FOIP Coordinator at foip@blackfalds.com or by phone at 403.885.6370.

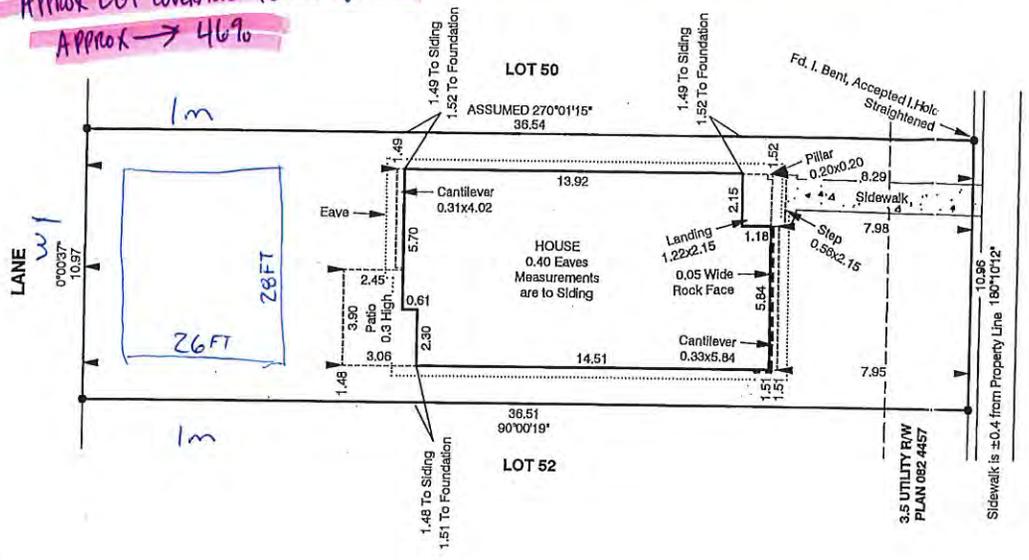
REC'D/RECEIVED
21-05-2024

Parcel Area - Approx 400.15 sq m.
House Area - Approx 116.08 sq m.
Proposed Detached Garage (676 sq ft) - Approx 62.8 sq m

Proposed Detached Garage (728 sq ft)
- Approx 67.6 sq m
Approx Lot Coverage 183.68 sq m.
Approx → 46%

Approx TOTAL LOT COVERAGE 178.88 sq m.
Approx → 45% (50% permitted)

COPY



Alberta Land Surveyor's Real Property Report

CLIENT: HAFSO DEVELOPMENTS LTD.

LEGAL DESCRIPTION:
Lot : 51
Block : 10
Plan : 082 4456
Civic Address: 104 PIONEER WAY
Municipality: BLACKFALDS, ALBERTA

LEGEND & NOTES:
Distances are in metres and decimals thereof.
Statutory Iron posts found are shown thus ●
All fences are within 0.2m of property lines except where shown otherwise.
Eaves are measured to line of fascia, unless otherwise specified.
Unless otherwise specified, the clearances shown are to siding measured perpendicularly from the property boundaries.

TITLE INFORMATION:
Title Number: 092 074 402
Property is subject to:
082 205 078 - UTILITY R/W PLAN 082 4457
082 318 058 - MORTGAGE
082 318 059 - CAVEAT
Searched on the date of: JUNE 14, 2010

CERTIFICATION:
I hereby certify that this Real Property 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 survey", I am of the opinion that:
1. The plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 7.8 of the Alberta Land Surveyors' Association's manual of standard practice, registered easements, rights-of-way affecting the extent of the title to the property;
2. The improvements are entirely within the boundaries of the property unless shown otherwise;
3. No visible encroachments exist on the property from any improvements situated on an adjoining property unless shown otherwise;
4. No visible encroachments exist on registered easements, rights-of-way or other registered instruments affecting the extent of property unless shown otherwise.

PURPOSE: We (I) have performed this survey and prepared this report for the benefit of only: the land owner, subsequent owners and any of their agents. Copying is permitted only for the benefit of those parties. Where applicable, the registered easements, utility rights-of-way and other registered instruments affecting the extent of the property have been shown. Unless otherwise shown, property corner markers have not been placed during the survey for this report. This report should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown 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.

Dated at Red Deer, Alberta
June 16, 2010

[Signature]
A.L.S.



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE IN BLUE INK AND A PERMIT STAMP IN RED INK.

TOWN OF BLACKFALDS APPROVAL
That if the building shown on the above plan is located in accordance with the above plan. The location of the said building(s) complies with the setback, rear yard and side yard requirements of the land use bylaw of TOWN OF BLACKFALDS
Development Officer for TOWN OF BLACKFALDS
[Signature]

Date Of Survey : MAY 5/09 - JUNE 11/10
Scale = 1 : 200
Job No. 29860
Drawn By: RB
Checked By: ZH/DR
PH: (403) 342-1255
Snell & Oslund Surveys (1979) Ltd. RED DEER, ALBERTA 2010 ©

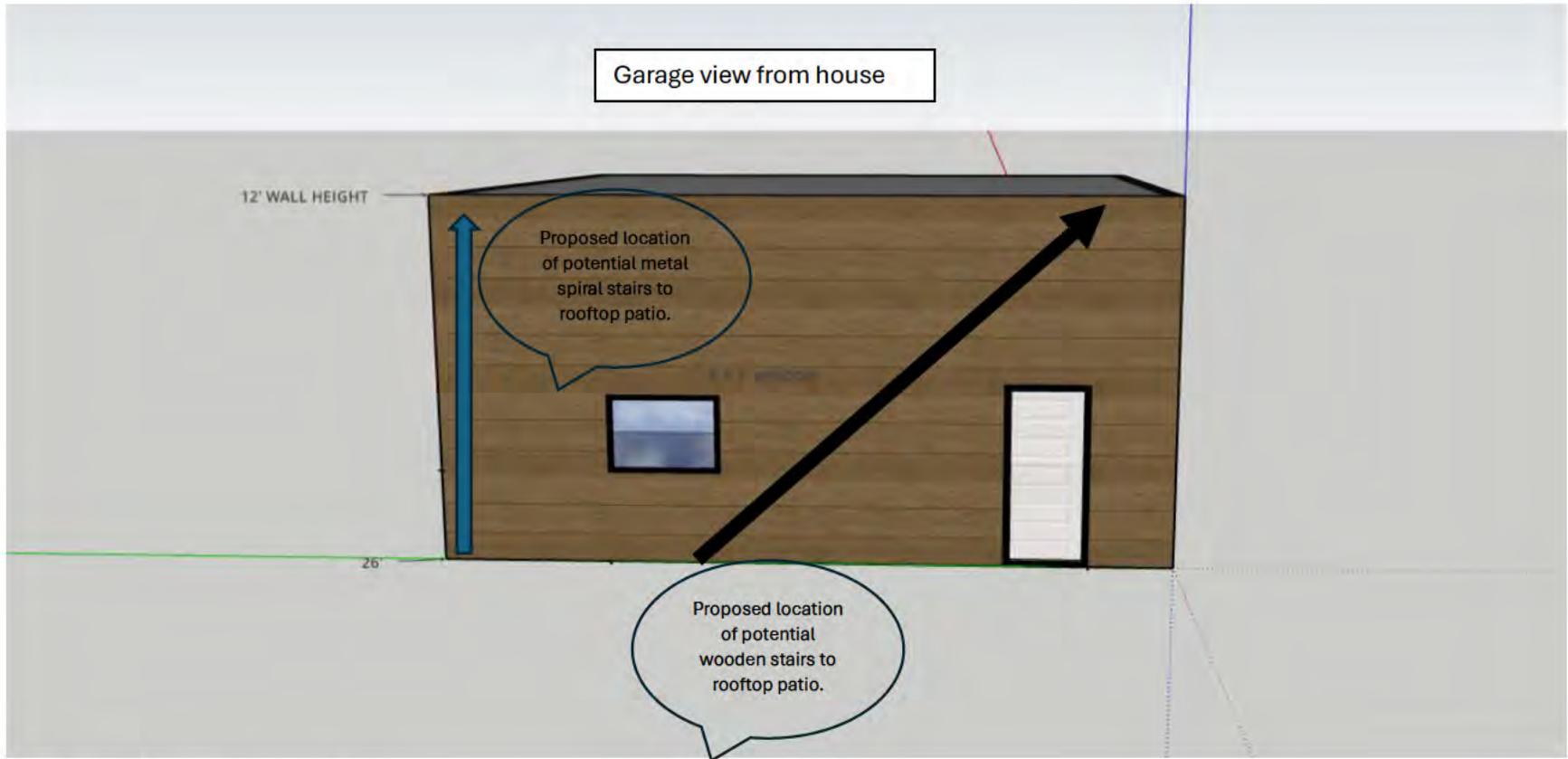
140-24



DP 140-24 – 104 Pioneer Way

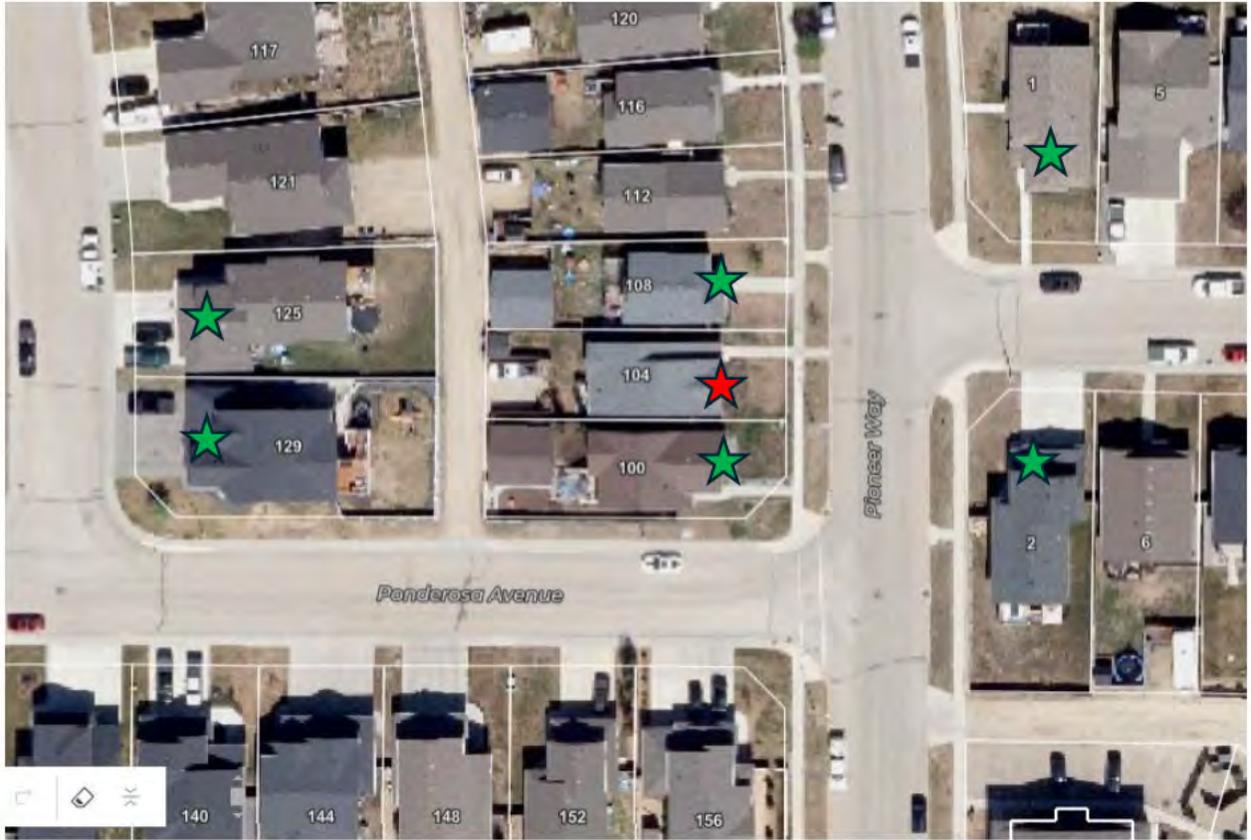
Proposed use of rooftop patio and stair addition.

- Proposed height of approx. 12ft to patio (roof of garage).
- Railings to be frosted glass for privacy 42” in height.
- Stairs to be located at the back of the garage, facing the house.
- Siding to be same as the house with a possible black roof/patio.



104 Pioneer Way – DP 140-24

Application for use of rooftop patio and addition of stairs on detached garage.



Permit 140-24

Proposed use of rooftop patio/stairs for detached garage (approx. 728 sq ft)

Subject Property – 104 Pioneer Way ★

Notification Addresses ★



06/07/2024





06/07/2024



06/07/2024



06/07/2024

(No subject)

Section 17(4)(g)(ii)

Fri 2024-05-31 12:49 PM

To: Planning & Development Staff <planning_development@blackfalds.ca>

Some people who received this message don't often get email from **Section 17(1)** [Learn why this is important](#)

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.

We have received your letter and after some conversations regarding this structure, we are happy the residents would like to build a garage.

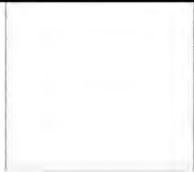
Our concern, however, is privacy. Having a rooftop patio on a garage definitely puts him at a Birds Eye view into our backyard, as well as others, which we are not entirely comfortable with.

Having a neighbour with that type of garage could certainly infringe on resale as they would notice the lack of privacy as well.

Our concerns are not of a regular configured garage but that of the flat top that will host a patio.

I would like this to remain confidential, as we are pleased to be in this neighbourhood, just not the idea of a patio

Section 17(4)(g)(ii)



Section 17(1)

[Facebook](#) [Instagram](#)

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
TUESDAY, June 25, 2024**

TO: Municipal Planning Commission

PREPARED BY: Candice Hilgersom, Planning and Development Officer 1

PRESENTED BY: Billie Scott, Planning and Development Officer II

DEVELOPMENT: Development Permit 151-24
Townhouse with uncovered rear deck and north side yard relaxation request of 27.33%.

CIVIC ADDRESS: 5673 Vista Trail (Lot 51, Block 10, Plan 162 0173)

LAND USE DISTRICT: Residential Multi Dwelling District (R-2)

PURPOSE

An application has been submitted requesting a side yard relaxation to ensure that all six units are the same size for this multifamily townhouse project at 5673 Vista Trail.

Pursuant to Land Use Bylaw 1268/22, a minimum side yard setback of 4.50m is to be maintained adjacent to a collector road (Aspen Lakes Boulevard). The applicant is requesting a side yard setback relaxation of 1.23m (27.33%).

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 May 27, 2024, an application was deemed complete by the Planning Department with the applicant requesting a north side yard relaxation for the property.

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

POLICY

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

- Section 2.2 - Development Authority and Decisions on Development Permit Applications
- Section 2.16 – Variances
- Section 6.5 – Residential Multi Dwelling District (R-2)

RECOMMENDATION

That the Municipal Planning Commission APPROVE the application for the development of this unit of a 6-unit townhouse project with a 1.23m (27.33%) side yard relaxation as presented in Development Permit 151-24, located at 5673 Vista Trail (Lot 51, Block 10, Plan 162 0173), 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 side yard setback does not exceed 3.27m.

Prior to Occupancy Conditions:

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

General Development Conditions:

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

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

Ongoing Conditions:

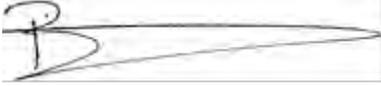
15. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
16. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.
17. No front parking stalls are permitted except where an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

NOTES

1. *The yellow development permit card must be displayed during the duration of development.*
2. *Each construction site shall have a waste container to ensure that waste construction materials are placed in the container to prevent the material from being blown away from the construction site. No loose construction material is to be stored or accumulated on a construction site unless it is not capable of being blown around the construction area.*
3. *This permit indicates that only the development to which it relates is authorized, with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw or any other Bylaw, orders and/or regulations affecting such development.*
4. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements, provincial or federal statutes or regulations.*
5. *The Development Authority may, in accordance with the Land Use Bylaw in force and Part 17 of the Municipal Government Act (MGA), take such actions as necessary to ensure that the provisions are complied with.*
6. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

ALTERNATIVES

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

A handwritten signature in black ink, appearing to be 'B. Scott', written over a horizontal line.

Billie Scott
Planning and Development Officer II

Attachments:

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

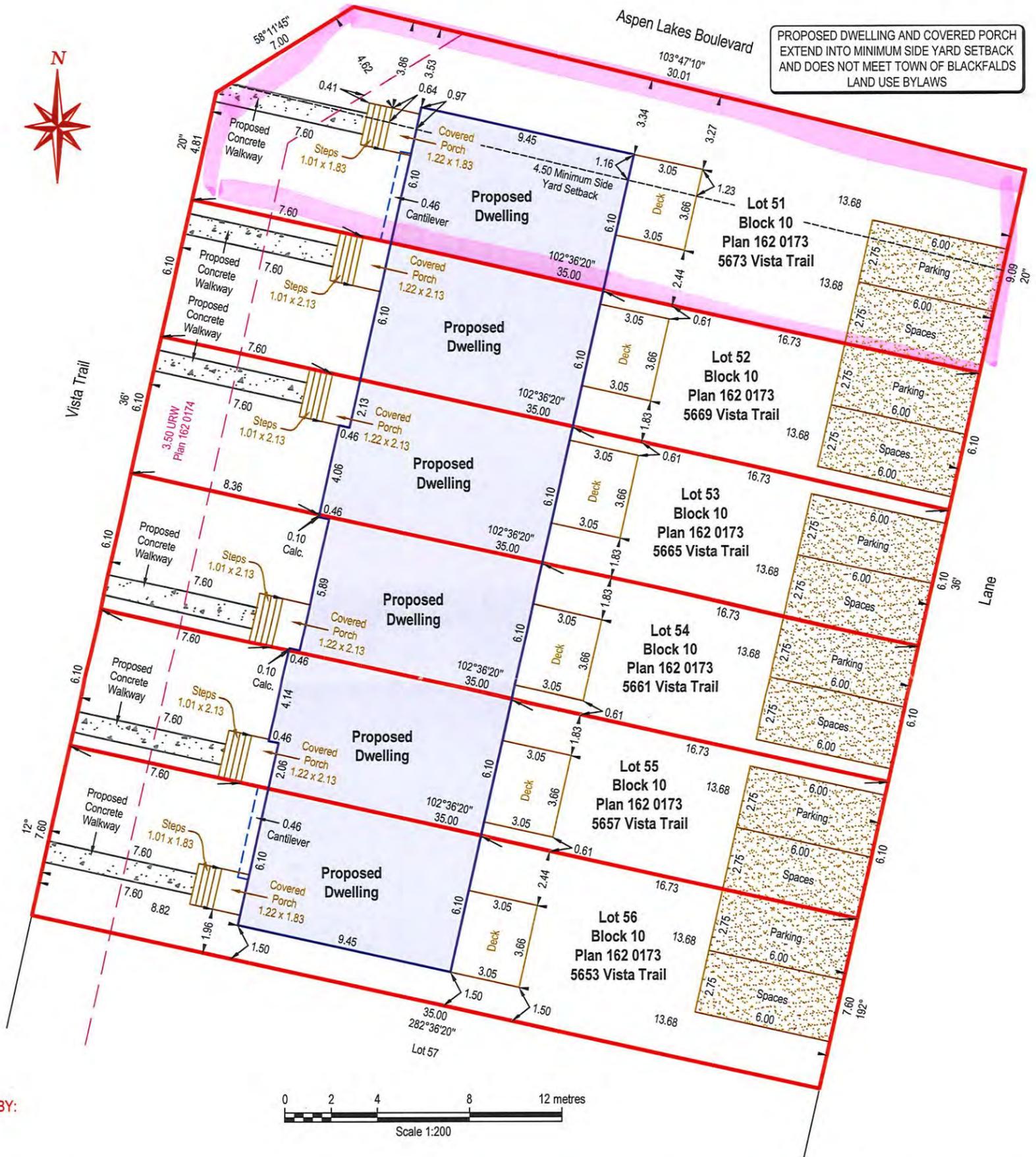
PLOT PLAN SHOWING PROPOSED LOCATION OF BUILDING(S)

Civic Address: 5653, 5657, 5661, 5665, 5669 & 5673 Vista Trail
Town of Blackfalds, Alberta
Legal Description: Lot 51 - 56, Block 10, Plan 162 0173

LOT 51 AREA NOTES:	
Lot Area	= 318.3 m ²
Foundation Area	= 57.6 m ²
Deck	= 11.2 m ²
Covered Porch	= 2.2 m ²
Lot Coverage	= 22.3 %
Front Sod Area	= 63.3 m ²
Rear Sod Area	= 143.3 m ²
Landscape Area	= 206.6 m ²
	= 64.9 %

LOT 52 AREA NOTES:	
Lot Area	= 213.4 m ²
Foundation Area	= 57.6 m ²
Deck	= 11.2 m ²
Covered Porch	= 2.6 m ²
Lot Coverage	= 33.5 %
Front Sod Area	= 43.0 m ²
Rear Sod Area	= 57.8 m ²
Landscape Area	= 100.8 m ²
	= 47.2 %

LOT 53 AREA NOTES:	
Lot Area	= 213.4 m ²
Foundation Area	= 59.4 m ²
Deck	= 11.2 m ²
Covered Porch	= 2.6 m ²
Lot Coverage	= 34.3 %
Front Sod Area	= 41.2 m ²
Rear Sod Area	= 57.8 m ²
Landscape Area	= 99.0 m ²
	= 46.4 %



APPROVED BY:

Print Name & Signature

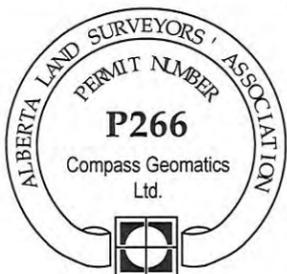
NOTES:

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

LOT 54 AREA NOTES:	
Lot Area	= 213.4 m ²
Foundation Area	= 57.7 m ²
Deck	= 11.2 m ²
Covered Porch	= 2.6 m ²
Lot Coverage	= 33.5 %
Front Sod Area	= 42.9 m ²
Rear Sod Area	= 57.8 m ²
Landscape Area	= 100.7 m ²
	= 47.2 %

LOT 55 AREA NOTES:	
Lot Area	= 213.4 m ²
Foundation Area	= 59.4 m ²
Deck	= 11.2 m ²
Covered Porch	= 2.6 m ²
Lot Coverage	= 34.3 %
Front Sod Area	= 41.2 m ²
Rear Sod Area	= 57.8 m ²
Landscape Area	= 99.0 m ²
	= 46.4 %

LOT 56 AREA NOTES:	
Lot Area	= 266.0 m ²
Foundation Area	= 57.6 m ²
Deck	= 11.2 m ²
Covered Porch	= 2.2 m ²
Lot Coverage	= 26.7 %
Front Sod Area	= 56.9 m ²
Rear Sod Area	= 97.2 m ²
Landscape Area	= 154.1 m ²
	= 57.9 %



LAND USE DISTRICT

R-2 -Residential Multi-Dwelling District

REVISION SUMMARY

Original Issue (05/06/24) PC/JW

CLIENT

Falcon Homes (2020) Ltd.

REV. 0 PAGE 1 of 1



FALCON HOMES

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

151-24

REQUEST FOR RELAXATION

May 15/2024

Via email: CHilgersom@blackfalds.com

Town of Blackfalds

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

To Whom it May Concern:

We are requesting a relaxation for the property at 5673 Vista Trail in Blackfalds, AB. It is Lot 51, Blk 10, Plan 162 0173. The corner of the proposed dwelling extends into the minimum side yard setback and does not meet Blackfalds Land Use Bylaws. The reason for the request is to ensure that all six units are the same size in our Multifamily project. The way that the lot stands as of right now, to meet Bylaws a dwelling would not even fit on the lot. There would still be room for the electrical right of way should this relaxation be approved.

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

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

Sincerely,

Stephanie Fehr
Falcon Homes (2020) Ltd.
jennifer@falconhomes.net
403-887-4197



**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION MEETING
TUESDAY, June 25, 2024**

TO: Municipal Planning Commission

PREPARED BY: Candice Hilgersom, Planning and Development Officer 1

PRESENTED BY: Billie Scott, Planning and Development Officer II

DEVELOPMENT: Development Permit 159-24
Fence height relaxation of 83% for a proposed 6.0ft tall front yard fence.

CIVIC ADDRESS: 4507 Broadway Avenue (Lot 2, Block 1, Plan 4027 KS)

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

PURPOSE

An application has been submitted requesting a front yard fence height relaxation to build a 6.0ft fence at 4507 Broadway Avenue.

We believe that this house was built in the late 1970's or early 1980's with the front elevation facing Romanson Lane which was most likely considered the front yard at the time. With the civic address being off of Broadway Avenue, this extreme front yard setback being 28.83m (94.59ft) with the allowable front yard fence height being 3.28ft does not provide the applicant much privacy. The rear yard being 6.0m setback from Romanson Lane accommodates a driveway and not much landscaped area for enjoyment. It's noted that with the proposed 6.0m fence in the front there will still be 7.62m (25ft) from the front property line.

Pursuant to the Land Use Bylaw 1268/22, fences in all residential districts shall be less than 3.28ft in height in front yards. The Land Use Bylaw does not require a permit for fences that comply with the provisions however an 83% relaxation to the overall height of the front yard fence is being sought after.

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 May 13, 2024, an application was deemed complete by the Planning Department with the applicant requesting a front yard fence height 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 2.2 - Development Authority and Decisions on Development Permit Applications
- Section 2.16 – Variances
- Section 3.13 – Fences, Walls, and Gates
- Section 6.2 - Residential Single Dwelling Large Lot District (R-1L)

RECOMMENDATION

That the Municipal Planning Commission APPROVE the application for a 6.0ft front yard fence with a fence height relaxation of 2.72ft (83%) as presented in Development Permit 159-24, located at 4507 Broadway Avenue (Lot 2, Block 1, Plan 4027KS), 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 front yard fence is located 7.62m (25ft) from the property line.

Prior to Occupancy Conditions:

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

Ongoing Conditions:

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. The applicant shall ensure that any portion of the front yard fence, including posts, must maintain a maximum height not exceeding 6.0ft as approved by the Development Authority.
6. The applicant shall ensure that any other fence required on the property is in compliance with the Land Use Bylaw.
7. The fence shall be maintained at all times.

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
Planning and Development Officer II

Attachments:

1. Development Permit Application;
2. Site Plan;
3. Rational;
4. Subject Property Map and Adjacent Landowner Referral Map;
5. Adjacent referral comment – no concern.

Development Permit #: 159-24

Application Date: May 31/24

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: Blackfalds Prov: AB Postal Code: T0M 0J0

Phone: Section 17(1) Alt Phone: _____

Email Address: _____

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: relaxation for fence in front yard to allow for 6'6" in height

Approximate Value of Development: \$ \$4000 - 7000
(Building Materials and Labour)

Civic Address of Property to be Developed: 4507 Broadway Avenue

Lot: 2 Block: 1 Plan: 4027KS Land Use District: R-1L

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

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: due to the house being setback so far.

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 #: 159-24

Application Date: May 31/24

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):
to build a 6ft fence in front yard
due to house being setback so far in front

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): _____

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

Landowner Signature(s): Section 17(1)

FOR OFFICE USE ONLY

Lot: 2 Block: 1 Plan: 4027KS Land Use District: R-1L Tax Roll #: 001980
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>150.00</u>	MPC Date: <u>Tent June 25/24</u>
TOTAL:	\$ <u>150.00</u>	SDAB Date: _____
		Notification Date: <u>June 3/24</u>

Receipt #: 5991B3 Date Application Deemed Complete: June 3/24

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.

Alberta Land Surveyor's Real Property Report

CIVIC ADDRESS:

LEGAL DESCRIPTION:

BLACKFALDS, ALBERTA

LOT 2
BLOCK 1
PLAN 4027 KS

CLIENT: ROMANSON

LEGEND & NOTES:

DISTANCES ARE IN METRES AND DECIMALS THEREOF.
STATUTORY IRON POSTS FOUND ARE SHOWN THUS ●

TEMPORARY POINT ESTABLISHED SHOWN THUS X
EAVES ARE MEASURED TO LINE OF FASCIA, UNLESS OTHERWISE SPECIFIED.
UNLESS OTHERWISE SPECIFIED, THE CLEARANCES SHOWN ARE TO FOUNDATION WALLS,
MEASURED PERPENDICULARLY FROM THE PROPERTY BOUNDARIES.

TITLE INFORMATION:

TITLE NUMBER: 832 075 748 D SEARCHED ON THE DATE OF: MAY 3, 1995
PROPERTY IS SUBJECT TO:
NO REGISTRATIONS.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS REAL PROPERTY REPORT, WAS PREPARED AND PERFORMED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE MANUAL OF GOOD PRACTICE OF THE ALBERTA LAND SURVEYORS' ASSOCIATION AND SUPPLEMENTS THERETO; ON THE DATE OF: MAY 2, 1995

ACCORDINGLY WITHIN THOSE STANDARDS AS OF THE DATE OF THIS REPORT, I AM OF THE OPINION THAT:

1. THE REPORT ILLUSTRATES THE BOUNDARIES OF THE PROPERTY, THE PERMANENT VISIBLE IMPROVEMENTS SITUATED THEREON (THE "IMPROVEMENTS"), REGISTERED EASEMENTS, RIGHTS-OF-WAY, AND OTHER REGISTERED INSTRUMENTS AFFECTING THE EXTENT OF TITLE TO THE PROPERTY;
2. THE IMPROVEMENTS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PROPERTY UNLESS SHOWN OTHERWISE;
3. NO VISIBLE ENCROACHMENTS EXIST ON THE PROPERTY FROM ANY IMPROVEMENTS SITUATED ON AN ADJOINING PROPERTY UNLESS SHOWN OTHERWISE;
4. NO VISIBLE ENCROACHMENTS EXIST ON REGISTERED EASEMENTS, RIGHTS-OF-WAY OR OTHER REGISTERED INSTRUMENTS AFFECTING THE EXTENT OF PROPERTY UNLESS SHOWN OTHERWISE.

PURPOSE:

THIS REAL PROPERTY REPORT AND SURVEY HAVE BEEN PREPARED AND PERFORMED ONLY FOR THE BENEFIT OF THE CLIENT, THE CLIENT'S PURCHASER (IF THIS WAS PREPARED TO FACILITATE A SALE) AND ANY LEGAL ADVISORS AND LENDERS/MORTGAGEES. COPYING IS PERMITTED ONLY FOR THE BENEFIT OF THOSE PARTIES. UNLESS OTHERWISE SHOWN PROPERTY CORNER MARKERS HAVE NOT BEEN PLACED DURING THE SURVEY FOR THIS REPORT. PROPERTY BOUNDARIES SHOULD NOT BE ESTABLISHED FROM THIS REPORT.

DATED AT RED DEER, ALBERTA

5 May, 1995

SBR Ross A.L.S.



TOWN OF BLACKFALDS APPROVAL

THAT IF THE BUILDING SHOWN ON THE ABOVE PLAN IS LOCATED IN ACCORDANCE WITH THE ABOVE PLAN, THE LOCATION OF THE SAID BUILDING(S) COMPLIES WITH THE SETBACK, REARYARD AND SIDEYARD REQUIREMENTS OF THE LAND USE BYLAW OF THE TOWN OF BLACKFALDS

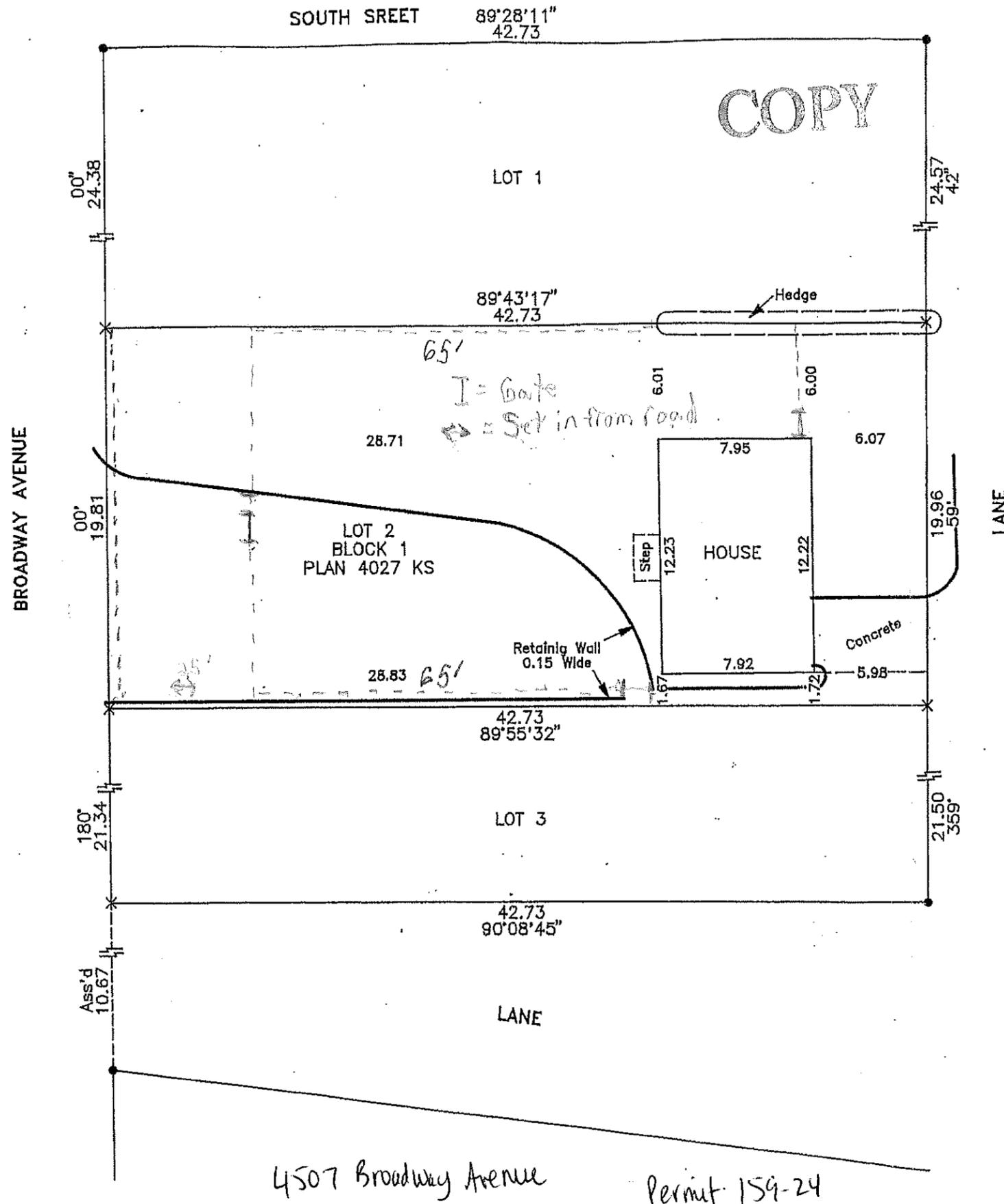
DEVELOPMENT OFFICER FOR THE TOWN OF BLACKFALDS

DATE: MAY 2, 1995

SCALE = 1 : 250

Job No. 12051

SNELL & OSLUND SURVEYS (1979) LTD.
RED DEER & ROCKY MOUNTAIN HOUSE
ALBERTA 1995 ©



June 10/2024
To Whom It May Concern

We are requesting a variance on the by-law for fencing. We are asking to construct a 6 foot fence facing Broadway Ave for the protection of our dogs from the busy roadway. Also for a fence between ourselves and the corner property to protect ourselves & pets & visitors from the 2 large pit bulls. Our original address was considered 1 Romanson Lane which implies the yard facing Broadway is a backyard. Thank you in advance.

Section 17(4)(g)(ii)



Permit 159-24

Subject Property – 4507 Broadway Avenue ★

Notification Addresses ★

NOTICE OF PROPOSED DEVELOPMENT

June 3, 2024

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

Development Permit: 159-24
Civic Address: 4507 Broadway Avenue
Legal Description: Lot 2, Block 1, Plan 4027 KS
Land Use District: R-1L – Residential Single Dwelling Large Lot District
Proposed Development: Relaxation of fence height in front yard due to the house being setback so far (6ft being proposed, 3.28ft permitted)

Municipal Planning Commission Review Date: June 25, 2024 (tentative)

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

The response deadline is **June 17, 2024**. If we have not received a written reply by this date, it will be assumed that you have no objections regarding the proposed development.

PLANNING AND DEVELOPMENT DEPARTMENT

Enclosure

I have no problem
with Section 17(1) building next
door
4505 Broadway
Section 17(4)(g)(ii)