

**TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION]**
Civic Cultural Center – 5018 Waghorn Street
Tuesday, August 27, 2024 at 6:00 p.m.

AGENDA

1. WELCOME AND CALL TO ORDER

- 1.1 Welcome to the Municipal Planning Commission. We like to remind members of the public in the gallery during meetings to adhere to the conduct set forth in Part 20 of the Council Procedural Bylaw.
- 1.2 Call to Order
- 1.3 Approval of Agenda

2. LAND ACKNOWLEDGEMENT

- 2.1 Treaty Six Land Acknowledgement - Blackfalds Municipal Planning Commission acknowledges that we are on Treaty 6 territory, a traditional meeting ground, gathering place, and travelling route to the Cree, Saulteaux (So-toe), Blackfoot, Métis, Dene (De-nay) and Nakota Sioux (Sue). We acknowledge all the many First Nations, Métis, and Inuit whose footsteps have marked these lands for centuries.

3. BUSINESS

- 3.1 Approval of Minutes from July 23, 2024
- 3.2 Application 215-24 – Height Variances for detached garage
- 3.3 Application 217-24 – Rear Yard Relaxation
- 3.4 Application 221-24 – Landscaping Variance
- 3.5 Application 227-24 – Side Yard Relaxation

4. CONFIDENTIAL

None

5. ADJOURNMENT

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

Alex Garcia, Member at Large
Richard Poole, Member at Large

WELCOME AND CALL TO ORDER

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

APPROVAL OF AGENDA

25/24 Member Dennis moved That the Municipal Planning Commission approve the agenda as presented.

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

26/24 Member Sands moved that the Municipal Planning Commission approve the Minutes from June 25,2024, as presented.

CARRIED UNANIMOUSLY

Application 164-24 – Side yard setback relaxation of 19% from shed and a front yard projection setback from existing front deck of 25% 5008 Wilson Street (Lot 32, Plan XVIIIA)

Administration provided background information on the proposed development.

27/24 MOVED by Member Sands that Municipal Planning Commission APPROVE the application as amended 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 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.*

CARRIED UNANIMOUSLY

28/24

Application 173-24 – Rear yard relaxation of 34% for detached garage due to irregular shape of lot.
5410 Prairie Ridge Avenue (Lot 10, Block 6, Plan 992 5817)

Administration provided background information on the proposed development.

MOVED by Member Dennis 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:

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

Development Conditions:

4. 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.
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 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 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.*
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.*

CARRIED UNANIMOUSLY

29/24

Application 179-24 – Side yard relaxation of 86% for shed
4980 Aspen Lakes Boulevard (Lot 100, Block 6, Plan 082 4628)

Administration provided background information and the proposed development.

MOVED by Member Garica 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.*

CARRIED UNANIMOUSLY

30/24

Application 183-24 – Placement of 2 Temporary Canvas Structures
5400 Blackfalds Crossing (Lot 21, Block 4, Plan 152 1017)

Administration provided background information and the proposed development.

MOVED by Member Sands 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 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

5. *The yellow Development Permit card must be displayed during the duration of development.*
6. *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.

- 7. 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.*
- 8. 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.*
- 9. 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.*
- 10. The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

CARRIED UNANIMOUSLY

ADJOURNMENT

Chairperson Svab adjourned the Municipal Planning Commission Meeting at 6:31p.m.

Laura Svab, Chairperson

Billie Scott, Recording Secretary/Admin Staff

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

TO: Municipal Planning Commission

PREPARED BY: Billie Scott, Development Officer II

PRESENTED BY: Jolene Tejkl, Planning & Development Manager

DEVELOPMENT: Development Permit 215-24

- Detached Garage Height Relaxation

ADDRESS: 65 Vintage Close (Lot 33, Block 3, Plan 074 0219)

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

PURPOSE:

An application has been submitted requesting height relaxation for a proposed detached garage at 65 Vintage Close (Lot 33, Block 3, Plan 074 0219). The applicant is requesting a height relaxation of 3.6 feet.

Pursuant to Land Use Bylaw 1268/22 an Accessory Building shall not be more than 5.0 m (16.40 ft) in height in residential districts. Given this, the applicant is requesting a height relaxation of 22% for the proposed detached garage.

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

SUMMARY:

On July 17, 2024, the Planning and Development department received an application for a proposed detached garage with a height variance being requested. On July 18, 2024, the application was deemed complete by the Planning Department.

The applicant is requesting the height relaxation to allow for 12-foot ceilings for a car lift and the height would allow for a storage loft of 5 feet allowing for head room. The applicant is requesting the garage be built on the north side of the property as the lot is an irregular shape.

This application has been referred to the adjacent landowners for comment. To date, 1 response has been received which has been included in the package for the Municipal Planning Commission board's review.

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 3.20.10 – Vehicle Access Parking Space Standards
- Section 4.1.2 – Accessory Buildings in Residential Land Use Districts
- Section 6.2 – Residential Single Family Medium Lot District (R-1M)

RECOMMENDATIONS ARE AS FOLLOWS:

- A. That the Municipal Planning Commission APPROVE the application for height relaxation for the detached garage from 16.40 ft to 20 ft as presented in Development Permit 215-24, located at 65 Vintage Close (Lot 33, Block 3, Plan 074 0219) and subject to the following conditions being met to the satisfaction of the Development Officer:
1. The applicant shall ensure that the height of the detached garage does not exceed 20 ft.
 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. *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.

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.*
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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.*

B. Refer the application to administration to gather more information and possible other options on height or placement.

C. 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 #: 215-24

Application Date:

RECU/RECEIVED

17-07-2024

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): FOIP 17 (4)(g)(ii)

Mailing Address: FOIP 17 (1)

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

Phone: FOIP 17 (1) Alt Phone: FOIP 17

Email Address: FOIP 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: 65 Vintage Close

Lot: 33 Block: 3 Plan: 024 0219 Land Use District: R-1M

Existing Land Use: Residential

Number of Storeys: Two Height (avg. from ground level to peak): 30 Feet - House

Lot Area: 908.4 sq m 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: 860 Upper Floor: 870 Basement: 860 Attached Garage: 685

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

Shed: _____ Detached Garage: 896 sq ft

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: HEIGHT OF PROPOSED PEAK 20ft.

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: _____

REC'D/RECEIVED
17-07-2024

Development Permit #: 215-24

Application Date: _____

Is the property the subject of the application the subject of a license, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under s.16 of the Government Organization Act*? Yes No

If yes, please describe: _____

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

If yes, please describe: _____

*The Minister is responsible for the following acts: AB Land Stewardship Act, Environmental Protection Act, Public Lands Act, Surveys Act, Water Act.

RESOURCES:

Water Act & Environmental Protection and Enhancement Act Approvals - Alberta Energy Regulator: <https://aww.alberta.ca/ApprovalViewer.aspx>
Historic Sites/Resources (requires an account) - Online Permitting and Clearance (OPAC): <https://www.opac.alberta.ca/Login.aspx>
Abandoned Wells - Abandoned Well Map Viewer: <https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>
Pipeline/Well Locations - Regulatory Assurance: <https://regulatoryassurance.alberta.ca/dras?id=public-notice>

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

Detached Garage 28 x 32 with a storage loft
PROPOSED HEIGHT TOTAL 20 feet to peak.

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): FOIP 17 (4)(g)(ii)

Permit Applicant Signature(s): _____

Landowner Name(s): _____

Landowner Signature(s): _____

FOR OFFICE USE ONLY

Lot: 33 Block: 3 Plan: 074 0219 Land Use District: R-1M Tax Roll #: 028180

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. Aug 27/24</u>
TOTAL:	\$ <u>100</u>	SDAB Date: _____
		Notification Date: <u>July 19/24</u>

Receipt #: 605541 Date Application Deemed Complete: July 19/24

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.

215-24

Plot Plan

SNELL & OSUND SURVEYS (1979) LTD.
RED DEER, ALBERTA Ph: (403) 342-1255

LEGAL DESCRIPTION:

LOT 33
BLOCK 3
PLAN 074 0219

CLIENT: MASON MARTIN HOMES

Date: MAY 3, 2013

CIVIC ADDRESS:

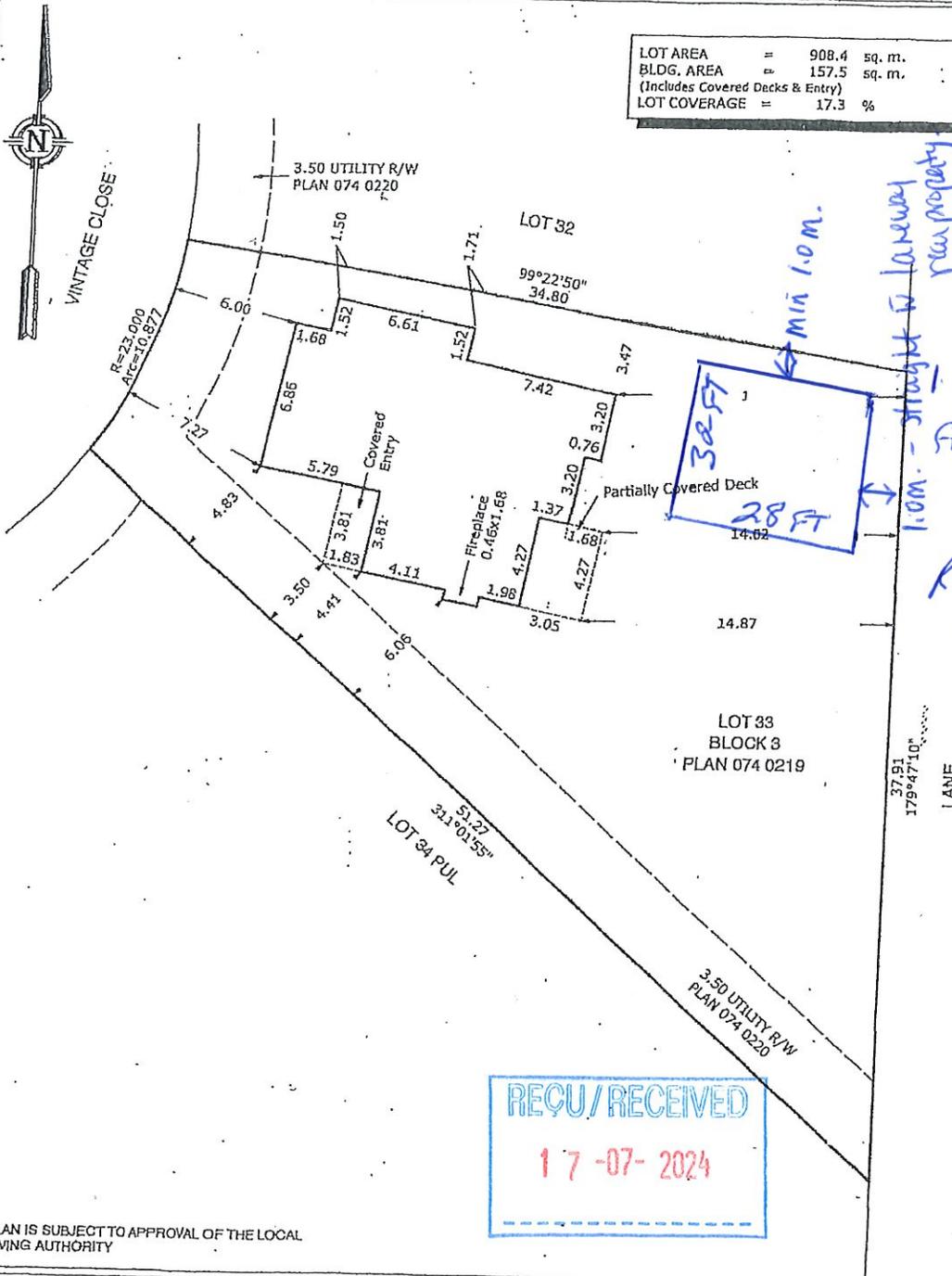
65 VINTAGE CLOSE
BLACKFALDS, ALBERTA

Scale == 1:250

Drawn By: F

Job No.: 63382

LOT AREA = 908.4 sq. m.
BLDG. AREA = 157.5 sq. m.
(Includes Covered Decks & Entry)
LOT COVERAGE = 17.3 %



min 1.0m.

1.0m. - straight to laneway rear property

1 meter setback from both side and rear lane

Roof Trusses to run east to west

REQD/RECEIVED
17-07-2024

THIS PLAN IS SUBJECT TO APPROVAL OF THE LOCAL APPROVING AUTHORITY

DESIGN LANDSCAPE ELEVATIONS

FRONT OF HOUSE=
REAR OF HOUSE=

SANITARY SEWER INVERT ELEVATION=
STORM SEWER INVERT ELEVATION=
LOWEST ALLOWABLE TOP OF FOOTING=

DESIGN BUILDING ELEVATIONS

GARAGE FLOOR ELEVATION AT FRONT=
TOP OF FOUNDATION FOR GARAGE=
TOP OF FOUNDATION FOR FRONT OF HOUSE=
TOP OF FOUNDATION FOR REAR OF HOUSE=
TOP OF JOIST=
TOP OF FOOTING UNDER BASEMENT SLAB=

LEGEND AND NOTES

DESIGN ELEVATIONS SHOWN THUS (600.60)
DISTANCES ARE IN METRES AND DECIMALS THEREOF
ELEVATIONS ARE IN METRES AND DECIMALS THEREOF
THE DESIGN BUILDING ELEVATIONS ARE CALCULATED USING THE LOT GRADING PLAN ALONG WITH THE PROVIDED HOUSE PLANS
THE DESIGN LANDSCAPE ELEVATIONS ARE IN ACCORDANCE WITH THE LOT GRADING PLAN.

Residential Development Permit for a detached Garage

65 Vintage Close

Blackfalds, Alta, T4M-0L6

The proposed detached garage would be built at the rear of the property on the north side of the property.

The garage would be 32ft x 28ft access from the laneway.

Rear and side setbacks would be met. 1 meter from the lane way and the northeast corner of the garage would meet the 1 meter side setback. The lot is an irregular shape.

The proposed height would be 20 feet allowing for a twelve foot ceiling for a car lift for the proper clearances.

The height would allow for a storage loft of 5 feet allowing for head room of myself to move around.

With the slope of the rear yard a two foot pony wall is currently being considered at this time with the concrete pad. If the slope is greater than expected the pony wall might have to be taller thus having to adjust the framing of the walls from 12 foot to perhaps 10 foot.

The property to the north has an approved rental suite with access from the rear which is a two car parking pad along the north side of the proposed garage.

Sincerely ,

FOIP 17 (4)(g)(ii)





Permit 215-24 – Detached garage over height variance request. 20.0ft being proposed to accommodate a twelve foot ceiling for a lift and a loft storage area (16.4ft permitted to peak).

Subject Property: 65 Vintage Close 

Notification addresses 



08/15/2024



08/15/2024



08/15/2024



618

08/15/2024



08/15/2024

Billie Scott

From: FOIP 17 (1)
Sent: August 1, 2024 10:08 AM
To: Planning & Development Staff
Subject: Concerns regarding proposed development permit 215-24

Some people who received this message don't often get email from FOIP 17 (1)

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.

Hello,

I am writing this email as I have concerns regarding the height variance request for the detached garage at 65 vintage close. Please let me know that you have received this email and if the tentative date of August 27 for MPC review changes. Please also keep this email confidential. I am rather concerned that a garage of this height will have a negative impact on our house and the houses on the other side of the alley. This garage needs only be 1 meter from the property line which means that it will completely tower over our backyard. Our home is a legally suited home which means that the backyard is the basement tenants front yard. So this garage will tower over their whole yard and it could also impact the light they receive in their home through their windows.

The homes on the other side of the alley that back on to this property are mostly single story homes and their detached garages were 13 ft and under to peak. So 16 ft max isn't always even used regularly it's just the max that is allowed. Even the max of 16 ft would be overbearing to all the surrounding properties. This 32x28 size garage is more suited to an acreage not a town lot. This isn't a small increase in height variance they are asking for. A couple inches higher is one thing over 3.5 ft is a whole different ballgame. You have these limits for a reason, so to go above and beyond by this much is completely unreasonable and ridiculous.

Also, They have a very large area on the other side of their yard that would easily accommodate their garage and would not have a large direct impact on surrounding homes. Why is it that they don't want it over there? My guess is they don't want to have a giant monstrosity of a garage blocking their view of their backyard.

If they want to build outside of the current regulations they should have to put it where it has the least impact on neighboring properties which in this case would be on the other side of the backyard beside the path.

When considering their request for this height variance, please ask yourself if this is something that you would welcome by one of your own neighbors.

I also hope the property owner's position within the town doesn't sway your decision towards this being approved if it wouldn't normally be approved.

Thank you,

FOIP 17 (1)

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

TO: Municipal Planning Commission

PREPARED BY: Billie Scott, Development Officer II

PRESENTED BY: Jolene Tejkl, Planning & Development Manager

DEVELOPMENT: Development Permit 217-24

- 2 rear yard setback relaxations. Shown as 0.85m and 1.19m

ADDRESS: 66 Pondsides Crescent (Lot 20, Block 9, Plan 042 7015)

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

PURPOSE:

An application has been submitted requesting 2 rear yard relaxations for the existing detached garage at 66 Pondsides Crescent (Lot 20, Block 9, Plan 042 7015). The applicant is requesting a rear yard setback relaxation of 0.15m and 0.19m.

Pursuant to Land Use Bylaw 1268/22 the minimum required rear yard setback for a detached garage is 1.0m or 6.0m in residential districts. Given this, the applicant is requesting a minimum rear yard relaxation of 15% and 19% for the existing detached.

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

SUMMARY:

On July 11, 2024, the Planning and Development department received a Real Property Report (RPR) for compliance. Upon review it was noted that the detached garage did not meet the minimum required rear yard setback for accessory buildings therefore, the RPR was deemed non-compliant.

On July 18, 2024, an application was deemed complete by the Planning Department with the applicant requesting the rear yard setback relaxations for the detached garage 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 3.20.10 – Vehicle Access Parking Space Standards

- 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 rear yard relaxations for the existing detached garage from 1.0m to 0.85m and 1.19m as presented in Development Permit 217-24, located at 66 Pondsides Crescent (Lot 20, Block 9, Plan 042 7015) and subject to the following conditions being met to the satisfaction of the Development Officer:

1. The applicant shall ensure that the rear yard setback relaxations for the detached garage does not exceed 0.15m on the southwest corner and 0.19m on the southeast corner.
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 #: 217-24

Application Date: July 18/24

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): FOIP 17 (4)(g)(ii)

Mailing Address: FOIP 17 (1)

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

Phone: FOIP 17 (1) Alt Phone: _____

Email Address: FOIP 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: \$ _____
(Building Materials and Labour)

Civic Address of Property to be Developed: 66 Pondside Crescent

Lot: 20 Block: 9 Plan: 0427015 Land Use District: R-1M

Existing Land Use: _____

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

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

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

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

Right Side Yard: _____ Rear Yard: _____

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

Primary Building: sq. meters sq. feet

Main Floor: _____ Upper Floor: _____ Basement: _____ Attached Garage: _____

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

Shed: _____ 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: detached garage rear yard setback: 0.89m + 1.19m. (Should be 1.0m)

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 #: 217-24

Application Date: July 18/24

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):

Rear yard setback variance for existing detached garage -
shown as 0.85m + 1.19m (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): _____

Permit Applicant Signature(s): _____

Landowner Name(s): _____

Landowner Signature(s): _____

FOR OFFICE USE ONLY

Lot: 20 Block: 9 Plan: 0427015 Land Use District: R-1M Tax Roll #: 021660

Variance Requested (if applicable): MPC Development Officer 19%

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

Development Permit Fee: (1-61-00-520)	\$ <u>150-</u>	MPC Date: <u>Tent Aug 21/24</u>
TOTAL:	\$ <u>150-</u>	SDAB Date: _____
		Notification Date: _____

Receipt #: 005555 Date Application Deemed Complete: July 18/24

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.

217-24

CERTIFICATE OF NON-COMPLIANCE

COPY

**PROPERTY DESCRIPTION: LOT 20, BLOCK 9, PLAN 042 7015
66 Pondsides Crescent, Blackfalds AB**

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

1. The property is located within the Residential Single Dwelling Medium Lot District (R-1M) of the Town of Blackfalds as defined in Land Use Bylaw No. 1268/22.
2. The location of the accessory building (detached garage) 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 1.0m rear yard setback (shown as 1.19m and 0.85m).
3. The location of the accessory building (2.05m x 3.22m moveable shed) within the property is not in conformance of Land Use Bylaw 1268/22 given:
 - The accessory building is to maintain a minimum 1.0m side yard setback (shown as 0.47m).

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

4. A portion of the concrete in the rear yard encroaches 0.64m into the lane. The property owner is required to either move/remove the encroachment or enter into an Encroachment Agreement with the Town. However, each situation will be assessed individually to determine if the encroachment creates a hazard, obstacle, or any other impediments to the Town. The Town is under no obligation to enter into a License to Occupy or an Encroachment Agreement.

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

B. THIS CERTIFICATE IS SUBJECT TO THE FOLLOWING QUALIFICATIONS:

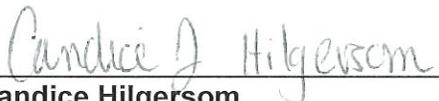
1. The Town of Blackfalds is relying entirely on the real property report, provided by AXIOM Geomatics Ltd., and dated June 26, 2024 (copy attached) supplied by or on behalf of the

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, July 18, 2024

COPY


Candice Hilgersom
Development Officer I

217-24

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

AXIOM GEOMATICS LTD.

P: 587-315-5007

Email: info@axiomgeomatics.ca

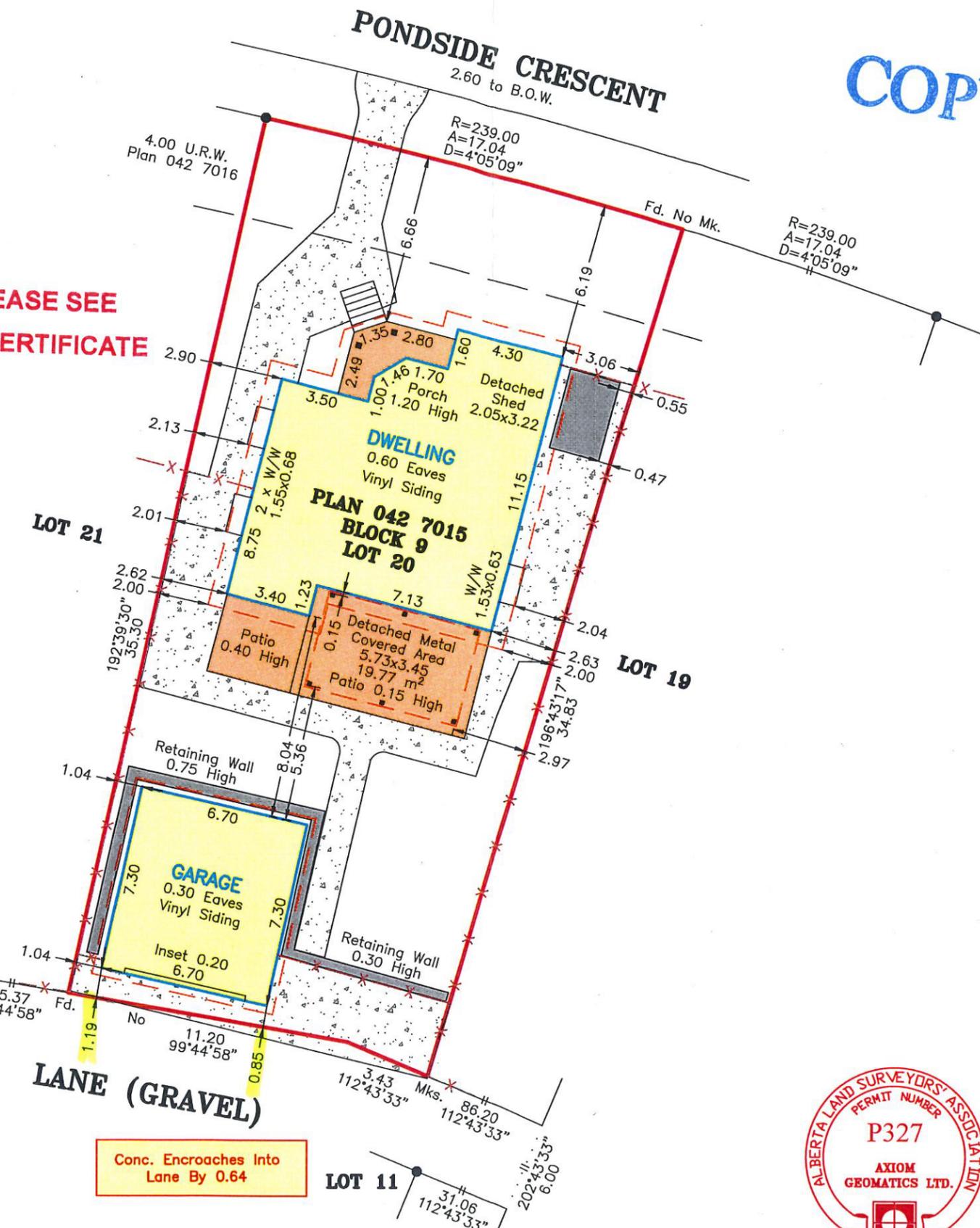
DESCRIPTION OF PROPERTY

Plan	042 7015
Block	9
Lot(s)	20

COPY



NOTE: PLEASE SEE ATTACHED CERTIFICATE



LEGEND

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

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

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

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

- I, Kevin J. Nemrava, Alberta Land Surveyor do hereby certify that this report was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report, I am in the opinion that:
- The Plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and right-of-way affecting the extent of the title to the property;
 - The improvements are entirely within the boundaries of the property, except as shown;
 - No visible encroachments exist on the Property from any improvement situated on an adjacent property, except _____; and;
 - No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, except _____;
 - Title information is based on a title search dated June 21 A.D. 2024 C. of T. No. 102 144 585
 - The dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
 - Distances are in metres and decimals thereof.
 - This document is not valid unless it bears an original signature (in blue ink).
 - Purpose: This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a real estate transaction. Copying is permitted only for the benefit of these parties. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.
 - This survey was performed on: June 24, 2024

Property is subject to the following Registrations:
 052 269 364 UTILITY RIGHT OF WAY



Dated this 26 day of June A.D. 2024.

LOCATION:
 66 Pondsides Crescent
 Blackfalds, Alberta

Kevin J. Nemrava, A.L.S.

FOIP 17 (1)

CLIENT FILE

DRAWN BY MI

SCALE 1:200

AXIOM GEOMATICS FILE 7214



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0030 858 047 0427015;9;20 102 144 585

LEGAL DESCRIPTION
PLAN 0427015
BLOCK 9
LOT 20
EXCEPTING THEREOUT ALL MINES AND MINERALS

COPY

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;27;39;26;SE

MUNICIPALITY: TOWN OF BLACKFALDS

REFERENCE NUMBER: 062 116 294

Table with 6 columns: REGISTRATION, DATE (DMY), DOCUMENT TYPE, VALUE, CONSIDERATION. Row 1: 102 144 585, 03/05/2010, TRANSFER OF LAND, \$304,000, \$304,000

OWNERS
FOIP 17 (4)(g)(ii)
OF 66 PONDSIDE CRESCENT
BLACKFALDS
ALBERTA TOM OJO

ENCUMBRANCES, LIENS & INTERESTS

Table with 3 columns: REGISTRATION NUMBER, DATE (D/M/Y), PARTICULARS. Row 1: 052 269 364, 05/07/2005, UTILITY RIGHT OF WAY... Row 2: 202 105 542, 14/05/2020, MORTGAGE...

217-24

REGISTRATION

NUMBER

DATE (D/M/Y)

PARTICULARS

ORIGINAL PRINCIPAL AMOUNT: \$244,000

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 21 DAY OF JUNE, 2024 AT 10:55 A.M.

ORDER NUMBER: 50868583

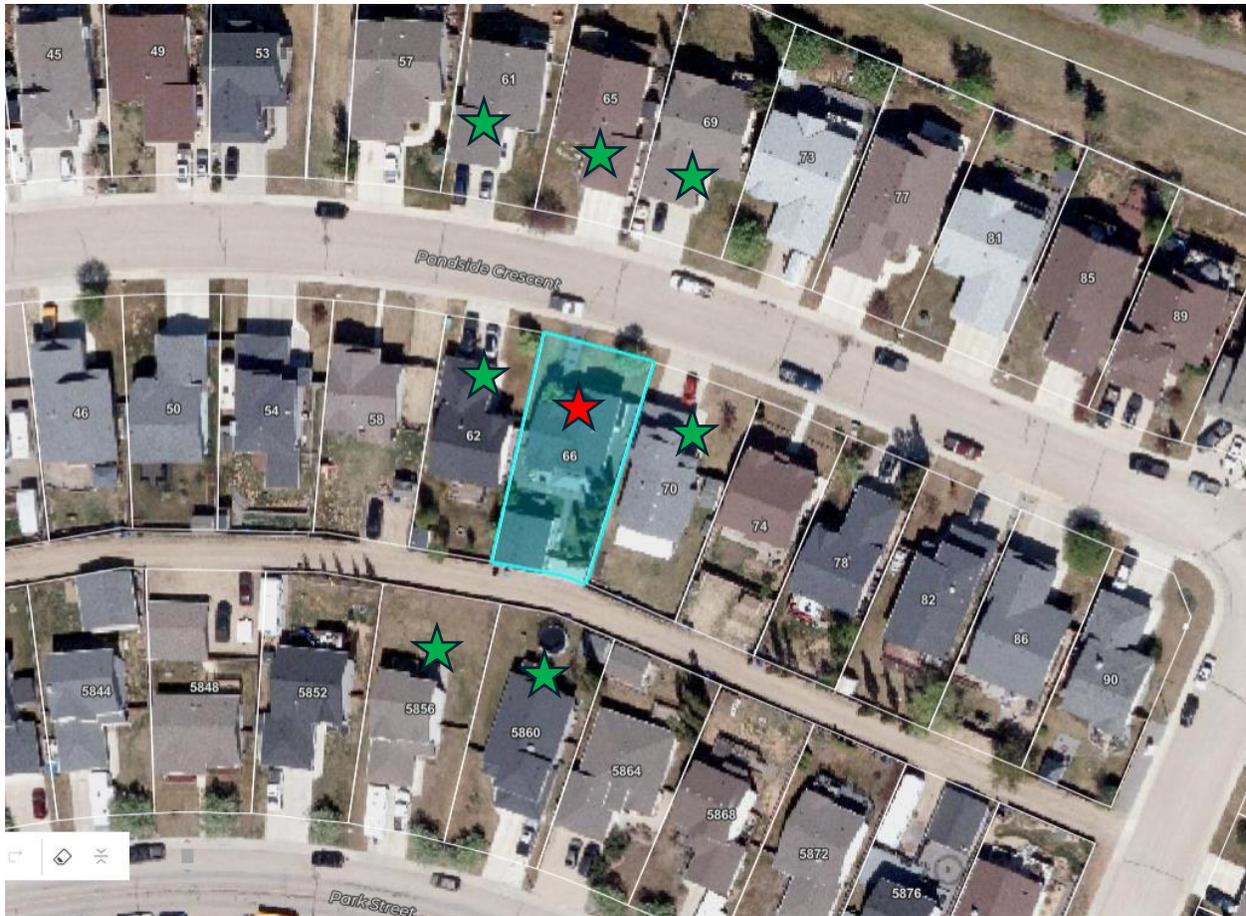
CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



Permit 217-24

- Rear yard relaxation for existing detached garage. Shown as 0.85m and 1.19m, should be 1.0m.

Subject Property – 66 Pondsides Crescent ★

Adjacent Properties - ★

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

TO: Municipal Planning Commission

PREPARED BY Billie Scott, Development Officer II

PRESENTED BY Jolene Tejkl, Planning and Development Manager

DEVELOPMENT: Development Permit 221-24

- Landscaping Variance

ADDRESS: 5465 Vista Trail (NW 27-39-27-W4)

ZONING: Residential High Density District (R-4)

PURPOSE:

An application has been submitted requesting a landscaping variance at 5465 Vista Trail (NW 27-39-27-W4). The applicant is requesting a landscaping variance of 47% of the required trees and 48% of the required shrubs rear yard setback relaxation of 0.15m and 0.19m.

Pursuant to Land Use Bylaw 1268/22 the minimum Landscaping General Requirements for trees is 1/25 m² and for shrubs are 2/25m². As there are two variances being sought after and are outside the 17% tolerance permitted by the Development Officer, the Municipal Planning Commission is the approving Authority.

SUMMARY:

On July 23, 2024, the Planning and Development Department received an application requesting landscaping variances of 47% and 48%. By July 26, 2024, the application was reviewed and deemed complete.

The applicant seeks these variances because they have already maximized their planting efforts. Although there is potential to add more trees and shrubs, they believe that maintaining grassed areas is also crucial for the open space. They also contend that meeting the current planting requirements would be challenging in any development.

The site has been optimized for tree and shrub placement, and adding more could potentially have a negative impact. Feedback from our Parks Department indicates approval of the landscaping plan with the requested variances. They noted that the landscaping will still be densely packed when mature. Furthermore, despite the variance request, the applicant will meet the minimum landscaping requirement of 30% for the R-4 District.

It is important to mention that administration plans to review the landscaping requirements in the Land Use Bylaw, as we anticipate the need for adjustments. The accompanying chart compares our requirements with those of other municipalities, highlighting that our standards are relatively high.

	Town of Blackfalds	City of Lacombe	Town of Sylvan Lake	City of Red Deer	Valley Ridge (provided)
Required	1/25m ² trees 2/25m ² shrubs	1/60m ² trees 1/30m ² shrubs	1/35m ² trees 1/35m ² shrubs	1/60m ² trees 1/30 m ² shrubs	1/47m ² tree 1/47 m ² shrubs
Trees and Shrubs based on Valley Ridge Site	254 trees 508 shrubs	106 trees 212 shrubs	181 trees 254 shrubs	106 trees 212 shrubs	136 trees 265 trees
Increase compared to the Town of Blackfalds		240% +148 trees +296 scrubs	140% trees 200% scrubs +73 trees +254 scrubs	240% +148 trees +296 scrubs	

This application has been referred to the adjacent landowners for comment. To date, 1 response has 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 3.15 – Landscaping General Requirements
- Section 6.7 – Residential High Density District (R-4)

RECOMMENDATION:

That the Municipal Planning Commission APPROVE the application for the landscaping variances presented in Development Permit 221-24, located at 5465 Vista Trail (NW 27-39-27-W) and subject to the following conditions being met to the satisfaction of the Development Officer:

1. The applicant shall ensure that landscaping variances do not exceed 47% for trees and 48% for scrubs and maintains a minimum of 30% landscaped area.
2. Landscaping to be completed as per the approved plans.

Development Conditions:

3. The applicant shall ensure that the proposed development is located outside of all and maintains a minimum setback of 0.50 m from any active utility and/or access right of way.
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 developer shall provide a letter of credit or other form of security equal to 100% of the estimated Landscaping costs to ensure that Landscaping in accordance with the Land Use Bylaw and approved plans. Any changes to the plans shall require approval of the Development Authority.
6. Landscaping is to be complete 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.

7. 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.
8. 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.

Ongoing Conditions:

9. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
10. 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. Approved Landscaping Plan ;
3. Subject Property and Adjacent Landowner Referral Map;
4. Comment received

Development Permit #:

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): **FOIP 17**
Mailing Address: **FOIP 17**
City: **FOIP 17** Prov: **FOIP** Postal Code: **FOIP 17**
Phone: **FOIP 17 (1)** Alt Phone: _____
Email Address: **FOIP 17 (1)**
Preferred Method of Correspondence: Email Mail Phone

(Same as Landowner)
Applicant/Contractor Name(s): **FOIP 17 FOIP 17 (1)**
Mailing Address: **FOIP 17 (1)**
City: **FOIP 17** Prov: **FOIP** Postal Code: **FOIP 17**
Phone: **FOIP 17** Alt Phone: _____
Email Address: **FOIP 17 (1)**
Preferred Method of Correspondence: Email Mail Phone

PROJECT INFORMATION

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

Apartments Stacked Rowhouse Row housing Demolition Other: _____

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

Civic Address of Property to be Developed: Vista Trail

Lot: 65 Block: 1 Plan: 242 Land Use District: R4

Existing Land Use: R4

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

Total # of Buildings: 17 Total # of Units: 100

Lot Area: 1.95 ha Uncovered Deck Construction Included: If yes, size: _____ sq m sq ft

Total Parcel Coverage: 32.4 % (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: _____

Proposed Commencement Date: June 14, 2024 Proposed Completion Date: Nov 1, 2025

Detailed description of work and/or intended use or occupancy of the building (include extra paper if needed):
This application is for the landscape portion of the Valley Ridge Phase 6 Multi-Family Development Permit (DP 153-24).
A variance is being requested for the total number of trees and shrubs required for the site.

Development Permit #: _____

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://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://extrmapviewer.aer.ca/AERAbandonedWells/index.html>
Pipeline/Well Locations - Regulatory Assurance: <https://regulatoryassurance.alberta.ca/dras?id=public-notice>

NOTES:

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

A DEVELOPMENT PERMIT COMES INTO EFFECT:

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

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

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

Permit Applicant Name(s): **FOIP 17 (1)** _____

Permit Applicant Signature(s): **FOIP 17 (1)** _____

Landowner Name(s): **FOIP 17 (1)** _____

Landowner Signature(s): **FOIP 17 (1)** _____

BELOW FOR OFFICE USE ONLY

Lot: _____ Block: _____ Plan: _____ Land Use District: _____ Tax Roll #: _____

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: _____

BLACKFALDS

A L B E R T A

REQUIRED PERMIT ACCEPTANCE

FOIP 17 (1)

I, _____, understand that a Development Permit is not the same as a Safety Codes Permit and it is my responsibility to ensure that the following permits and plans are provided\obtained and complied with:

- Building Permit
- Plumbing Permit
- Gas Permit
- Electrical Permit
- Private Sewage

I also understand that it is my responsibility to verify with IJD Inspections Ltd. if the above noted permits are required for the project as stated on the Development Permit. (see contact information below).

Failure to obtain the required permits may result in the permit fees being increased or a Stop Order being issued on the project.

FOIP 17 (1)

Signature

Date

July 19, 2024.

PERMITS ELECTRICAL | PLUMBING | GAS



E4 5560 45 St.
Red Deer, AB T4N 1L1
Riverside -Cronquist Business Park
Ph. 403-346-6533
Email: permits@ijd.ca
Website: www.ijd.ca



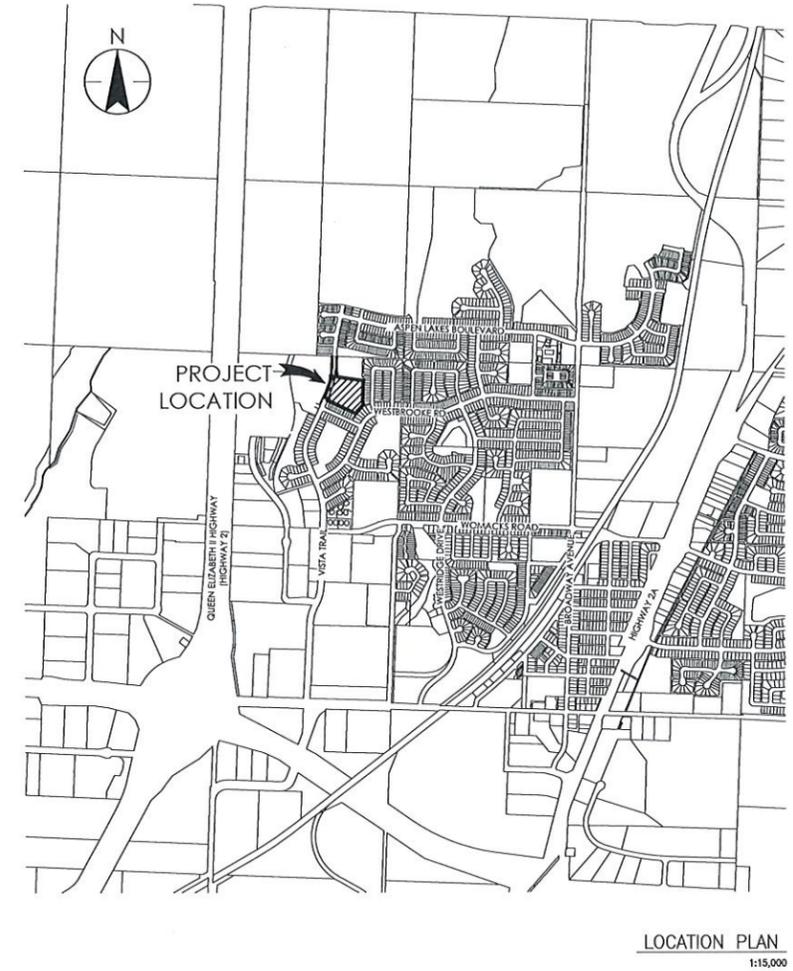
APPROVED
Aug 16/2024
Town of Blackfalds
Planning & Development Officer
As per Katrina's email

MCWILLIAMS CORP.

VALLEY RIDGE VISTA TRAIL MULTIFAMILY SITE LANDSCAPING

JULY 2024

Project Number: 1161109930



Billie Scott

From: Katrina Rennie
Sent: August 16, 2024 10:26 AM
To: Billie Scott
Subject: RE: Notice of Proposed Development for 5465 Vista Trail- Landscape Variance

Hey Billie,

Thanks for the heads up.

The 50% relaxation landscaping variance request is approved for the site. We should review are request, per the information and research provided by this developer. (Thanks to them for bring it to our attention.)

Even with the relaxation request the landscape plan will be packed tightly at mature size. Never the less, this landscape plan is approved.

Katrina Rennie

Parks Foreman

Town of Blackfalds

Box 220, 5200 Duncan Ave.
Blackfalds, AB T0M 0J0
T: 403.885.6364

From: Billie Scott <BScott@blackfalds.ca>
Sent: Friday, July 26, 2024 12:14 PM
To: Land Service <landserv@fortisalberta.com>; southlandadmin@atcogas.com; land.admin@atcogas.com; circulations@telus.com; Project Manager - Southern Alberta <projectmanagersouthernalberta@srb.ca>; NEVERS, Malcolm <Malcolm.Nevers@canadapost.postescanada.ca>; Robert Cote <RCote@blackfalds.ca>; Ken Morrison <KMorrison@blackfalds.ca>; Katrina Rennie <KRennie@blackfalds.ca>; Jeff Heindel <JHeindel@blackfalds.ca>; Preston Weran <pweran@blackfalds.ca>; Brad.VanderHeyden@stantec.com; Jolene Tejkl <JTejkl@blackfalds.ca>
Cc: Candice Hilgersom <CHilgersom@blackfalds.ca>; Amanda Partridge <APartridge@blackfalds.ca>
Subject: Notice of Proposed Development for 5465 Vista Trail- Landscape Variance

Good afternoon,

Attached is a Notice of Proposed Development for your review regarding a landscaping variance request at 5465 Vista Trail.

If we do not receive a written response by August 9,2024, we will assume you have no objections or concerns regarding the proposed development.

Feel free to contact me if you have any questions.

Sincerely,

Billie Scott

Development Officer II
Town of Blackfalds

Permit 221-24

Subject Property – 5465 Vista Trail



Notification Addresses 



Billie Scott

From: FOIP 17 (1)
Sent: August 6, 2024 2:19 PM
To: Planning & Development Staff
Subject: Development Permit 221-24 (Landscape Variance)

Some people who received this message don't often get email from FOIP 17 (1)

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.

Hello,

I am writing to express my disagreement with the proposed landscape variance for the townhouse development being put in behind my home. When my husband and I first moved to Blackfalds one of the things that greatly stuck out to me is the lack of greenery (mainly trees) in the community compared to where we moved from. We have tried to do our part by planting a tree and many shrubs and do not agree with such a large developer not doing their part to contribute to the overall landscape of the neighbourhood. A difference of almost half from the town's standard is just too great of a reduction in my opinion and I would be greatly disappointed if the town decided to agree with the proposal.

FOIP 17 (1)

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

TO: Municipal Planning Commission

PREPARED BY Billie Scott, Development Officer II

PRESENTED BY Jolene Tejkl, Planning and Development Manager

DEVELOPMENT: Development Permit 227-24

- Side yard setback relaxation of 70% (Should be 1.0m, shown as 0.30m)
- Lot coverage relaxation of 2% (Should be 55%, shown as 57%)

ADDRESS: 5558 Prairie Ridge Avenue (Lot 56, Block 6, Plan 072 6123)

ZONING: Residential Multi-Dwelling District (R-2)

PURPOSE:

An application has been submitted for relaxation of the side yard setback and lot coverage requirements for a proposed detached garage at 5558 Prairie Ridge Avenue (Lot 56, Block 6, Plan 072 6123). The applicant is requesting a side yard setback relaxation of 0.70 meters and a lot coverage relaxation of 2%.

Pursuant to Land Use Bylaw 1268/22 the minimum required side yard setback for a detached garage is 1.0m in residential districts and the maximum lot coverage is 55% in the Residential Multi-Dwelling District. The applicant seeks side yard setback relaxation of 0.30 meters and a 2% increase in lot coverage for the proposed detached garage.

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

SUMMARY:

On July 26, 2024, the Planning and Development Department received an application for a proposed detached garage requiring two relaxations. Administration had some concerns about the garage's proximity to the property, leading us to contact our building inspector. It was confirmed that while the garage could be placed as proposed, the applicant must use higher fire-rated materials on the side closer than the 1.0m and will be installing hardy board for the siding.

On July 30, 2024, the Planning Department deemed the application complete, which includes requests for both side yard setback and lot coverage relaxations.

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

Development Permit #: 227-24

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): FOIP 17 (1)

Mailing Address: FOIP 17 (1)

City: FOIP 17 (1) Prov: AB Postal Code: FOIP 17 (1)

Phone: FOIP 17 (1) Alt Phone: _____

Email Address: FOIP 17 (1)

Preferred Method of Correspondence: Email Mail Phone

(Same as Landowner)

Applicant/Contractor Name(s): FOIP 17 (1)

Mailing Address: FOIP 17 (1)

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

Phone: FOIP 17 (1) Alt Phone: _____

Email Address: FOIP 17 (1)

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: \$ 50,000.00
(Building Materials and Labour)

Civic Address of Property to be Developed: 5558 Prairie Ridge AVE

Lot: 56 Block: 6 Plan: 072-6123 Land Use District: R2

Existing Land Use: Back yard

Number of Storeys: 1 Height (avg. from ground level to peak): 14.6"

Lot Area: 96 Uncovered Deck Construction Included: If yes, size: _____ sq m sq ft

Total Parcel Coverage: 57 % (include any deck(s), garage(s) – attached or detached, accessory building(s), verandahs, etc.)

Yard Setbacks - Front Yard: _____ Left Side Yard: 1m

Right Side Yard: 0.3 Rear Yard: 1m

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: 16x23 (368sq ft)

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

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

Basement Floor (Accessory Suite): _____ 0.3m PROPOSED.

Variance Required: Reason for variance: RIGHT SIDE YARD VARIANCE OF 0.70m (70%)

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 #: 227-24

Application Date: 2024,07,26

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):

It is a 16x23 Garage For The Purpose of Parking in and working on his Truck

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.
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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): FOIP 17 (1)
 Permit Applicant Signature: _____
 Landowner Name(s): 0
 Landowner Signature(s): _____

FOR OFFICE USE ONLY

Lot: 56 Block: 6 Plan: 072 6123 Land Use District: R2 Tax Roll #: 026 320

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 Aug 27/24</u>
TOTAL:	\$ <u>150-</u>	SDAB Date: _____
		Notification Date: _____

Receipt #: 606349 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.

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 6.5 – Residential Multi-Dwelling District (R-2)

RECOMMENDATION:

That the Municipal Planning Commission APPROVE the application for the side yard setback relaxation for the proposed detached garage from 1.0m to 0.30m and granted the 2% increase on lot coverage as presented in Development Permit 227-24, located at 5558 Prairie Ridge Avenue (Lot 56, Block 6, Plan 072 6123) 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 detached garage does not exceed 0.30m
2. The applicant shall ensure that the lot coverage does not exceed 57%.
3. Any changes to the approved application shall require a separate permit application.
4. The applicant shall ensure that no development or portion thereof encroaches onto the adjacent property.

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.*

ALTERNATIVES:

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

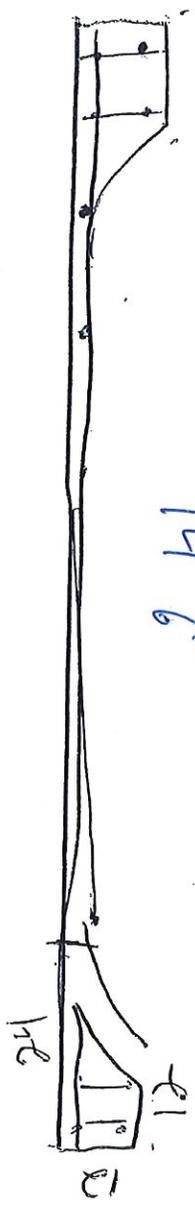
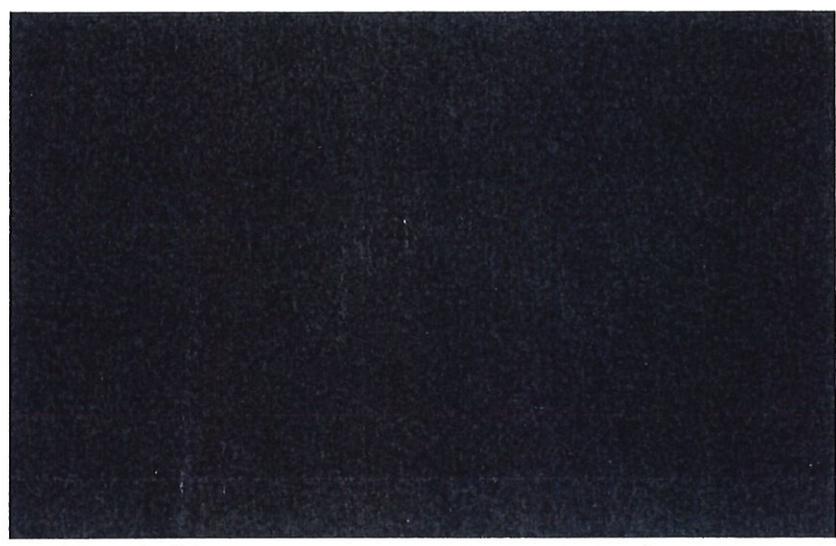


Billie Scott
Development Officer II

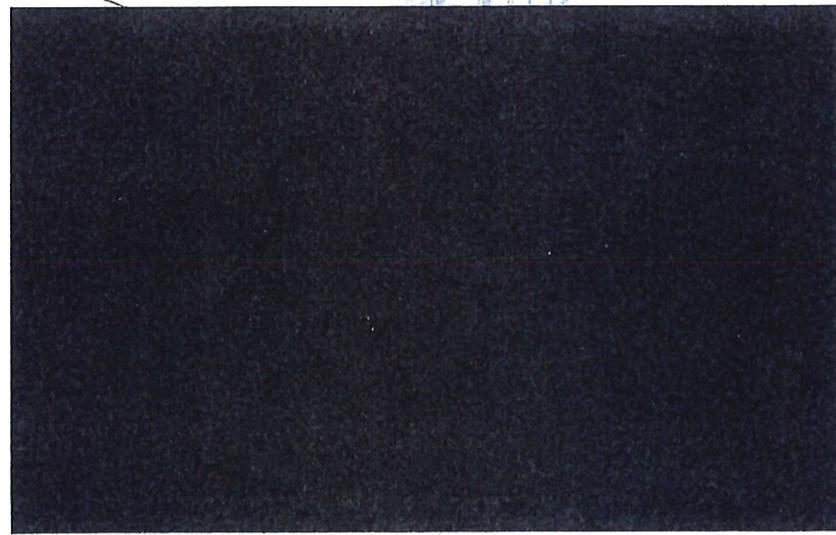
Attachments:

1. Development Permit Application;
2. Garage plans
3. Site plan
4. Rational for variance
5. Subject Property and Adjacent Landowner Referral Map;

REQU/RECEIVED
26-07-2024



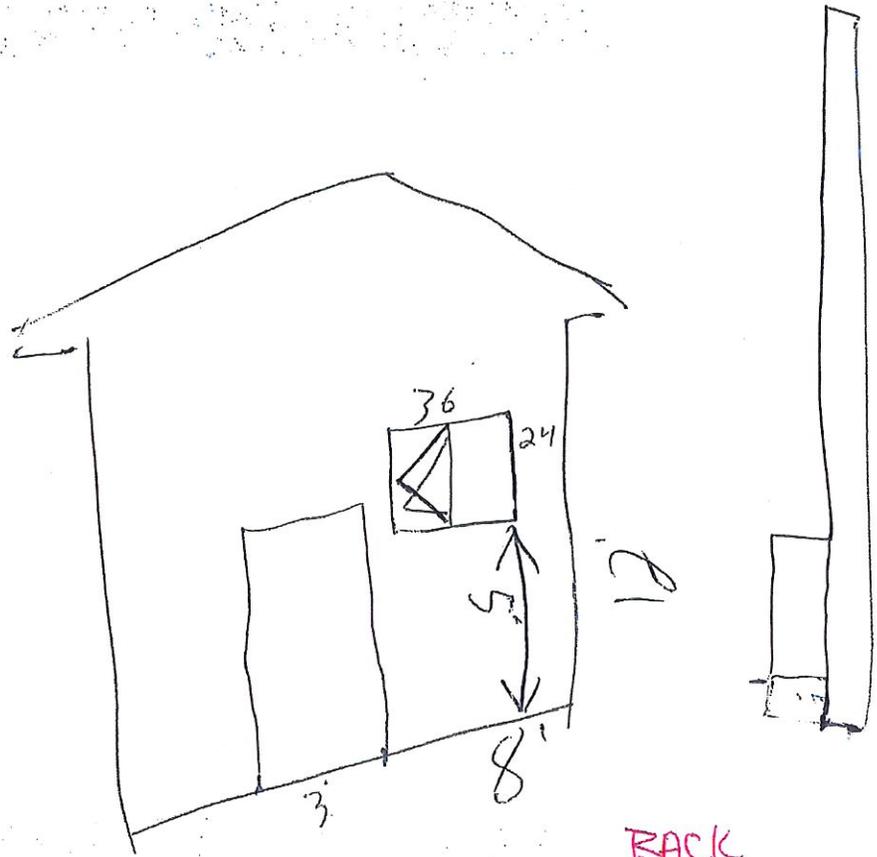
High Rise
Door



FRONT

Garage is 16x23 will be 1 Foot From The
Property Line, From The North with 3 Feet From
The ~~the~~ South Property Line

REQD/RECEIVED
26-07-2024



Crank window

Require the 2% variance (of 55% to 57%)

Because: require Inside width of 15 feet

1) due to 12 foot hoist width, which
1) Only leaves 1.5 feet on each side
of posts, to walk around.

2) require Inside length of 22 feet
due to room for vehicle; Bench,
& misc.

Question: Is the Application, taking into
account of the new, smaller sq.
(113) deck of 11x11? replaced the
old deck of (120) sq.

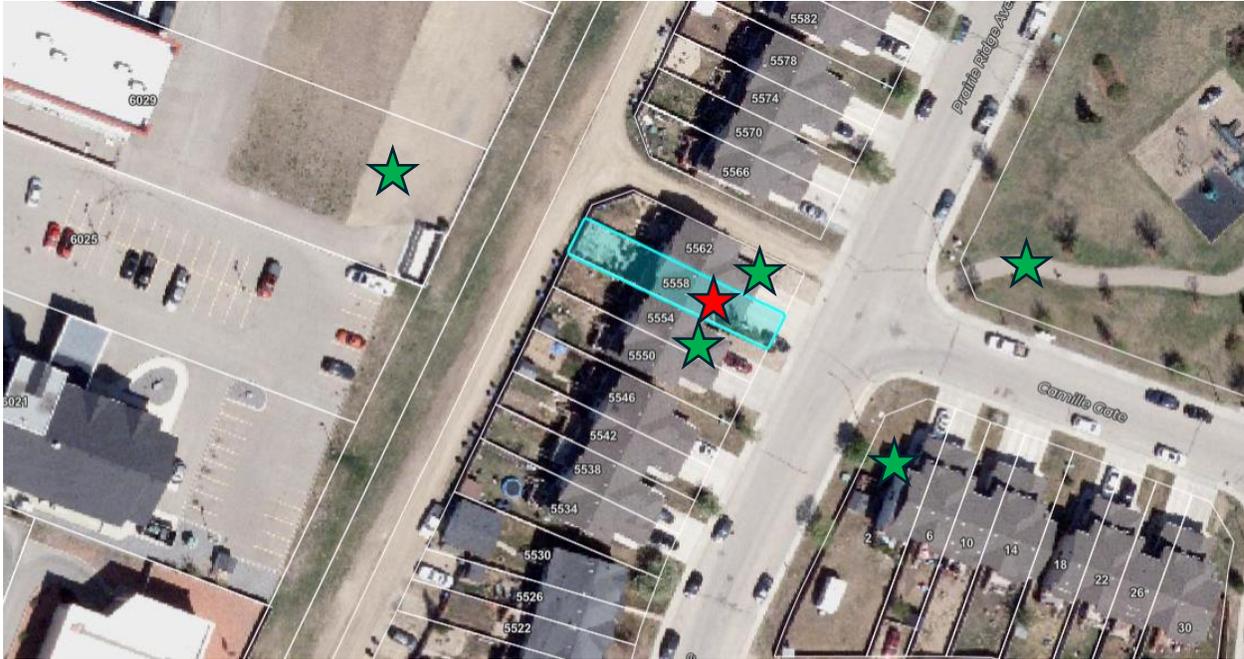
Billie Scott

From: FOIP 17 (1)
Sent: July 26, 2024 10:45 AM
To: Planning & Development Staff
Subject: 5558 prairie ridge ave.

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.

Hello yes I am trying to get a variance to build a garage 12 inches off the property line at 5558 Prairie Ridge Ave. The reason that we need the garage to be so close to the property line is because we need to be 16 feet wide and the lot is only 20 feet wide. This would allow for 1 m off of the left-hand side and .03 m off of the right hand side. So basically 1 foot from the neighbours fence and 3 feet from the other neighbours fence. We will be installing everything to code with fire retardant. I.e. the fire retardant OSB will use hardy board for siding as its fire retardant and will use non-perforated soffit.

Sent from my iPhone



Permit 227-24

- Right side yard relaxation, shown as 0.3m, should be 1.0m and 2% lot coverage, shown as 57%, should be 55% for proposed detached garage

Subject Property – 5558 Prairie Ridge Avenue 

Notification Addresses 