



Permit 39-26 – Subject Property – 138 Ava Crescent ★

- Rear yard relaxation for existing detached garage
  - Should be 1.0m or 6.0m (shown as 1.20m)

## NOTICE OF PROPOSED DEVELOPMENT

March 6, 2026

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

**Development Permit:** 39-26

**Civic Address:** 138 Ava Crescent

**Legal Description:** Lot 16, Block 10, Plan 162 0173

**Land Use District:** Residential Multi-Dwelling District (R-2)

**Proposed Development:** Rear yard relaxation for existing detached garage

- Should be 1.0m or 6.0m (shown as 1.20m)

**Municipal Planning Commission Review Date: April 16, 2026 (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](mailto:planning_development@blackfalds.ca).

The response deadline is **March 20, 2026**. If we have not received a written reply by this date, it will be assumed that you have no objections regarding the proposed development.

Town of Blackfalds  
**PLANNING AND DEVELOPMENT DEPARTMENT**

Enclosure