

## NOTICE OF PROPOSED DEVELOPMENT

May 7, 2026

The Town of Blackfalds, Planning and Development Department, has received a development application for the address noted below. As the permitted use with variance request development permit proposes setback variances, Land Use Bylaw 1268/22 requires adjacent landowners to be notified. The details are as follows:

**Development Permit:** 72-26

**Civic Address:** 4606 East Railway Street  
**Legal Description:** Lot 2B, Block 1, Plan 782 2510  
**Land Use District:** Industrial Light District (I-1)

**Proposed Development:** Side and rear yard setback variances for an existing building:

- side yard setback variance request of 2.1m (3.0, required, 0.90m shown), and
- rear yard setback variance request of 5.14m (6.0m required, 0.86m shown).


**Municipal Planning Commission Review Date: June 18, 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 **May 21, 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**

Enclosures

Permit 72-26 – Subject Property – 4606 East Railway Street 

Side and rear yard setback variances for an existing building:

- side yard setback variance request of 2.1m (3.0, required, 0.90m shown), and
- rear yard setback variance request of 5.14m (6.0m required, 0.86m shown).



**ALBERTA LAND SURVEYOR'S  
REAL PROPERTY REPORT**

**LEGAL DESCRIPTION:**

LOT 2B BLOCK 1 PLAN 782 2510

**MUNICIPAL ADDRESS:**

4606 EAST RAILWAY STREET, BLACKFALDS, ALBERTA  
CLIENT: 718827 ALBERTA LTD.

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

1. The plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and registered easements and rights-of-way affecting the extent of the title to the Property;
2. The improvements are entirely within the boundaries of the Property (except Asphalt Driveway);
3. No visible encroachments exist on the Property from any improvements situated on an adjoining property (except 5 Lot 2A Conc. Blocks & O/H Main Power Line)
4. No visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property.

**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) land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for a compliance certificate, etc.). Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the Property have been shown. Unless shown otherwise, property corner markers have not been placed during the survey for this Report. This Report should not be used to establish boundaries because of the risk of misinterpretation or measurement error by the user. The information shown on this Report reflects the status of this Property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Dated this 22nd of April 2026

*[Signature]*



ALBERTA LAND SURVEYOR

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

Date of Survey: April 1 & 6, 2026

Certificate of Title No. 972 200 942

Date of Title Search (a copy of the title is attached): April 22, 2026

PROPERTY SUBJECT TO:

- NO REGISTRATIONS.

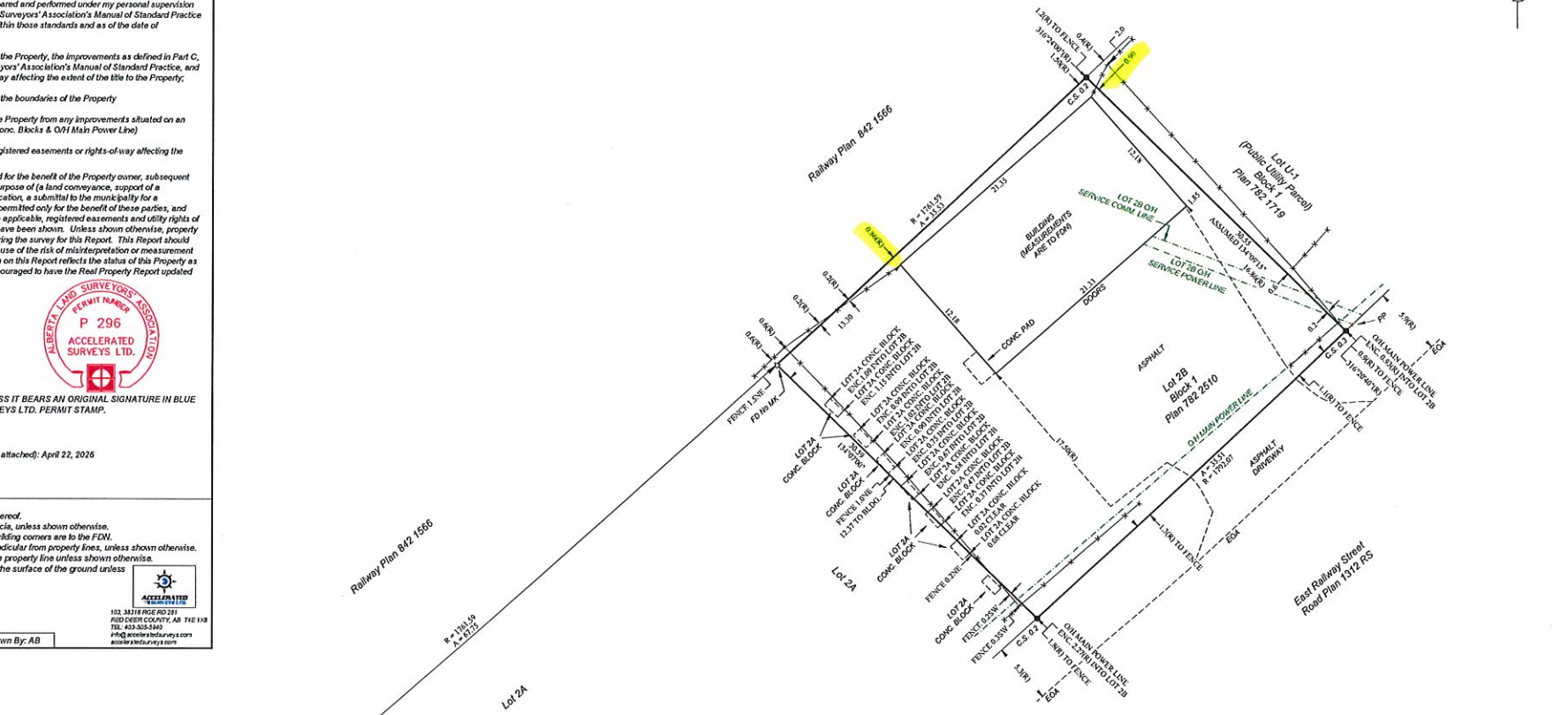
**NOTES**

- Distances are in metres and decimals thereof.
- Eaves are dimensioned to the line of fascia, unless shown otherwise.
- Building dimensions and distances to building corners are to the FDN.
- Distances to building corners are perpendicular from property lines, unless shown otherwise.
- All fences are within 0.20 metres of the property line unless shown otherwise.
- All survey evidence is within 0.10m of the surface of the ground unless shown otherwise.



102 3411TH ST RD 281  
RED DEER COUNTY, AB T4E 1A8  
TEL: 403-368-3140  
HQ@acceleratedsurveys.com  
www.acceleratedsurveys.com

Scale: 1:250 Our File: P-029-26 Drawn By: AB



- LEGEND**
- Abbreviations and symbols that may appear on this plan
  - Fences are shown thus: X—X—X
  - Property line shown thus: ————
  - Stake/iron Pile/Found are shown thus: ●
  - Stake/iron Pile/placed are shown thus: ○
  - Drill Hole shown thus: ⊠
  - Iron Bar found shown thus: ⊞
  - Calculated points shown thus: △
  - Support Columns shown thus: ⊞
  - Date (Cast) angle of arc shown thus: D
  - Edge of Fascia shown thus: ————
  - Line not to scale shown thus: ————
  - Utility Right of Ways are shown thus: ————
  - Overhead Power Lines are shown thus: ————
  - C.S. denotes depth of survey evidence counter sunk
  - LP denotes distance survey evidence is above ground
  - ER denotes Environmental Reserve
  - M denotes Municipal Reserve
  - CONC denotes Concrete
  - EA denotes Edge of Asphalt
  - EOG denotes Edge of Gravel
  - A denotes length of arc
  - FD denotes Found
  - M denotes marker
  - R denotes radius of arc
  - R denotes radius
  - FC denotes Fence Corner Post
  - FDV denotes Foundation
  - MP denotes Marker Post
  - S denotes South
  - E denotes East
  - W denotes West
  - R/W denotes Right of Way
  - MD denotes Marked
  - Est denotes established
  - FP denotes Fire Pit
  - EDG denotes Building
  - ACC denotes Accessory
  - H/E denotes House
  - CANT denotes Chimney
  - FP denotes Fireplace
  - PL denotes Property Line
  - ENC denotes Encroachment
  - I denotes Iron Post
  - RT denotes Retaining
  - PL denotes Placed
  - N denotes Number
  - COMM denotes Communication
  - OH denotes Overhead