

## NOTICE OF PROPOSED DEVELOPMENT

May 13, 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 development permit request proposes a setback variance, Land Use Bylaw 1268/22 requires adjacent landowners to be notified. The details are as follows:

**Development Permit:** 79-26

**Civic Address:** 30 Aztec Crescent

**Legal Description:** Lot 6, Block 2, Plan 142 1784

**Land Use District:** Residential Single Dwelling Medium Lot District (R-1M)

**Proposed Development:** Rear yard setback variance for a detached garage to be built on an existing concrete pad.

- Should be 1.0m or a minimum of 6.0m (2.02m proposed).


**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 27, 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.

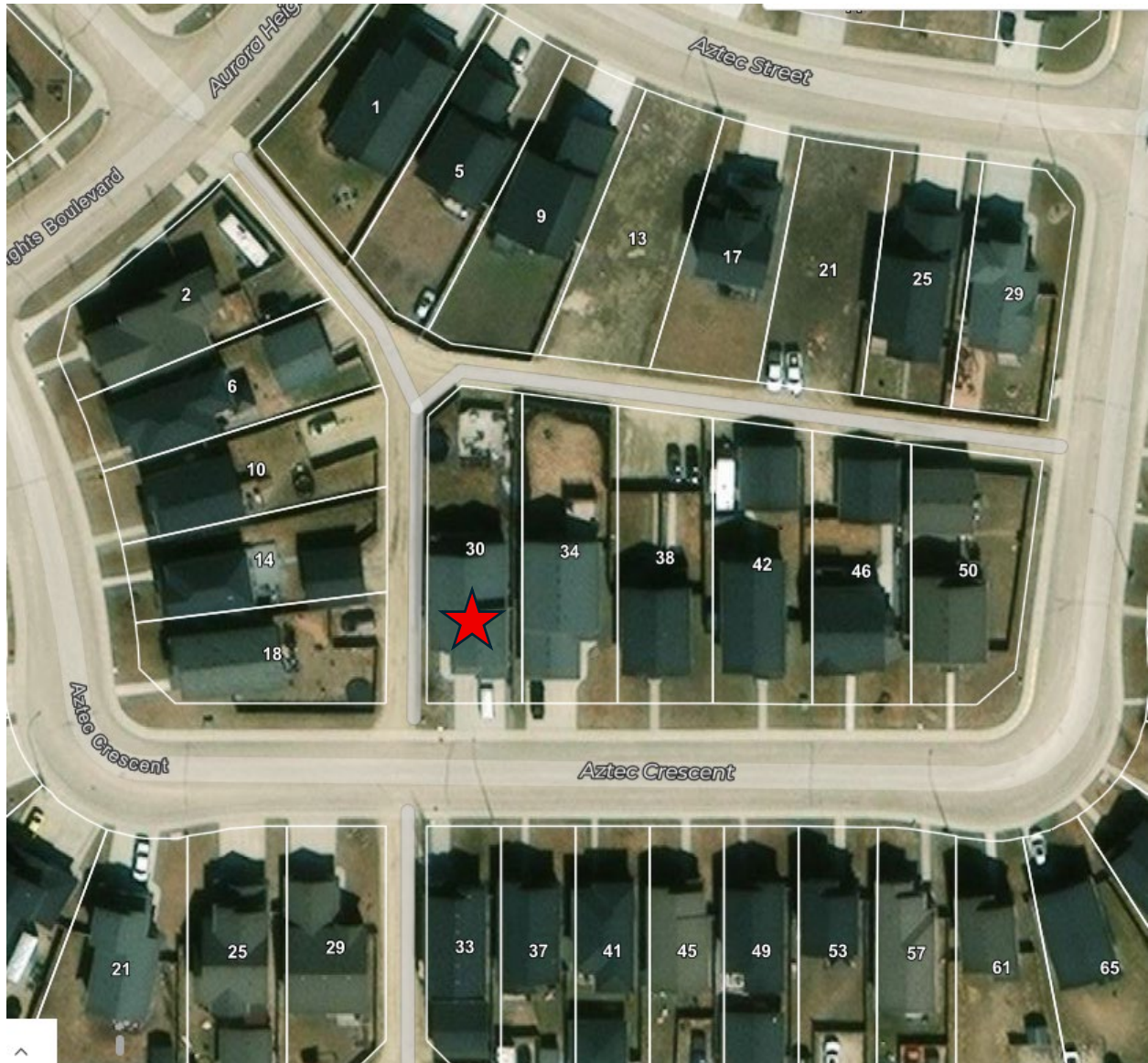
Town of Blackfalds  
**PLANNING AND DEVELOPMENT DEPARTMENT**

Enclosures

Permit 79-26 – Subject Property – 30 Aztec Crescent 

Rear yard setback variance to build a detached garage on an existing concrete pad.

- Should be 1.0m or a minimum of 6.0m (2.02m proposed).



# Plot Plan Showing Proposed Location of Building(s)

Civic Address: 30 Aztec Crescent  
Town of Blackfalds, Alberta  
Legal Description: Lot 6, Block 2, Plan 142 1784

**COPY**



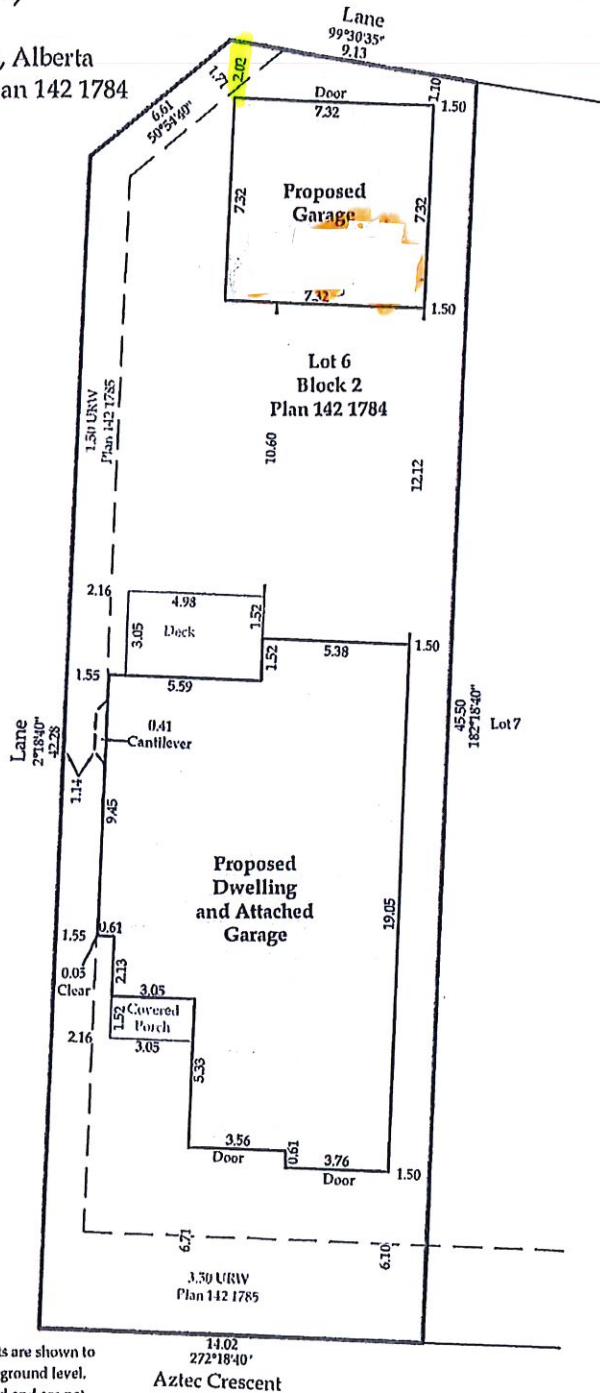
Area Notes:	
Lot Area	= 637.9 m <sup>2</sup>
Foundation Area	= 175.3 m <sup>2</sup>
Deck and Porch Area	= 19.8 m <sup>2</sup>
Garage Area	= 53.5 m <sup>2</sup>
Lot Coverage	= 39.0 %

Approved by:

Print Name & Signature

**Notes:**

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



**COMPASS**  
Geomatics Ltd.

1-403A 63rd Street  
Red Deer, Alberta T4N 7A6  
Office (403) 356-0111 Fax (403) 356-0114  
www.compassgeomatics.ca



**Revision Summary**

▲	Moved Garage (09/21/15) JAU/PC
▲	Original Issue (09/09/15) PML/PC

**Client**

Eagle Ridge Homes Corp.

REV.	PAGE
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