

NOTICE OF PROPOSED DEVELOPMENT

June 12, 2026

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

Development Permit: 123-26

Civic Address: 5220 Lawton Avenue

Legal Description: Lot 17, Block 8, Plan 521 MC

Land Use District: Residential Single Dwelling Large Lot District (R-1L)

Proposed Development: Side and rear yard setback variance requests for an existing shed and detached garage.

Existing Shed:

- should be 1.0m from the side property line (shown as 0.36m).

Existing Detached Garage:

- should be 1.0m or a minimum of 6.0m from the rear property line (shown as 5.62m).

Municipal Planning Commission Review Date: July 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.

The response deadline is **June 26, 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 123-26 – Subject Property – 5220 Lawton Avenue 

Side and rear yard setback variance requests for an existing shed and detached garage.

Existing Shed:

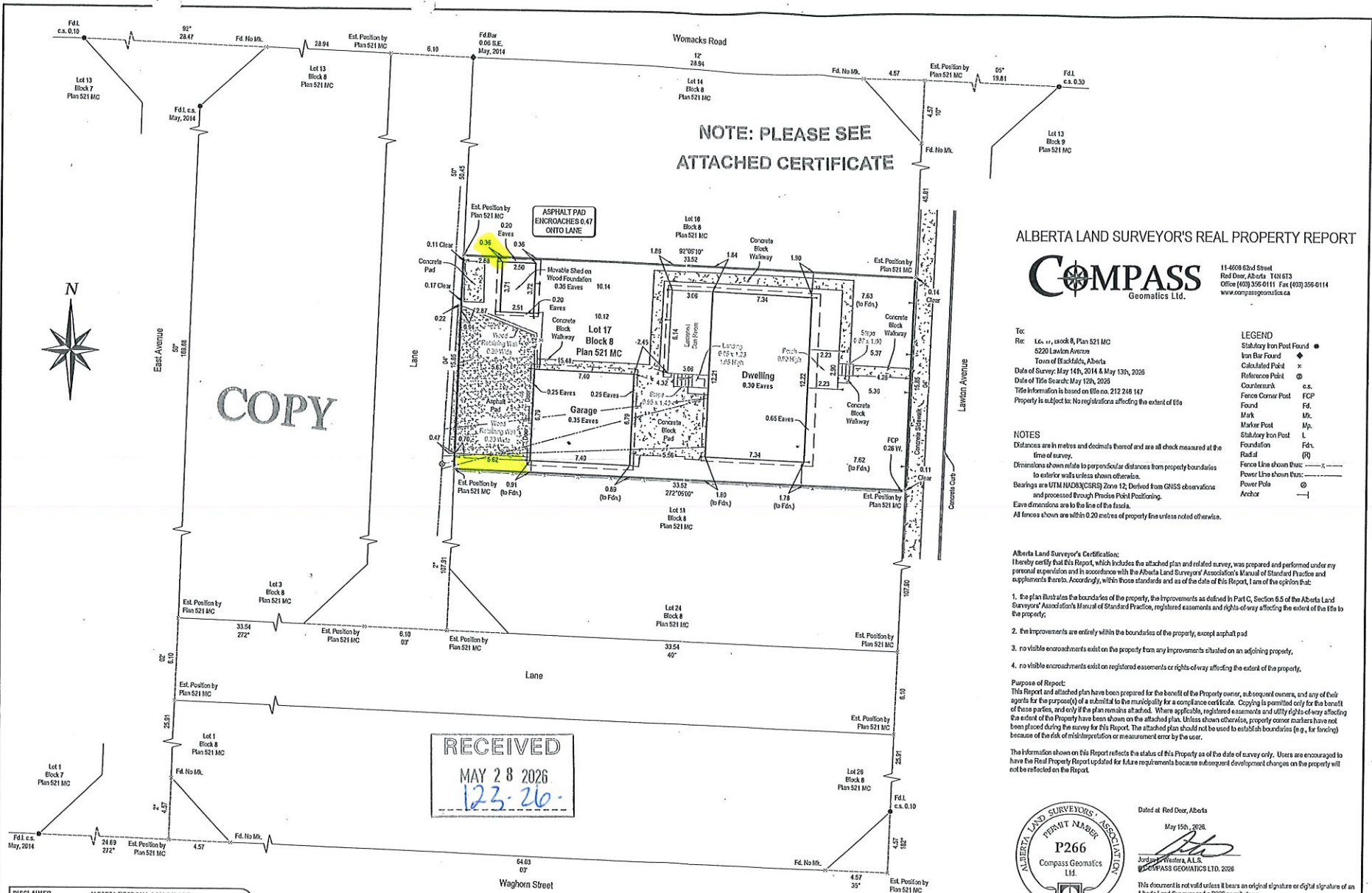
- should be minimum 1.0m from the side property line (shown as 0.36m).

Existing Detached Garage:

- should be 1.0m or a minimum of 6.0m from the rear property line (shown as 5.62m).



123-26



NOTE: PLEASE SEE ATTACHED CERTIFICATE

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



11-4008 62nd Street
Red Deer, Alberta T4N 6T3
Office (403) 356-0111 Fax (403) 356-0114
www.compassgeomatics.ca

To: Lot 17, Block 8, Plan 521 MC
6220 Lawton Avenue
Town of Blackfoot, Alberta
Date of Survey: May 14th, 2014 & May 13th, 2026
Date of Title Search: May 12th, 2025
Title Information is based on file no. 212 218 147
Property is subject to: No registrations affecting the extent of title

LEGEND

Stationary Iron Post	●
Iron Bar Found	◆
Calculated Point	x
Reference Point	⊙
Cornermark	c.s.
Fence Corner Post	FCP
Found	Fd.
Mark	Mk.
Marker Post	Mp.
Stationary Iron Post	L
Foundation	Fdn.
Radial	(R)
Fence Line shown true	—x—
Power Line shown true	—o—
Power Pole	⊙
Anchor	— —

NOTES
 Distances are in metres and decimals thereof and are all check measured at the time of survey.
 Dimensions shown relate to perpendicular distances from property boundaries to other walls unless shown otherwise.
 Bearings are UTM NAD(83)SR93 Zone 12, Derived from GNSS observations and processed through Precise Point Positioning.
 Eave dimensions are to the line of the fascia.
 All fences shown are within 0.20 metres of property line unless noted otherwise.

Alberta Land Surveyor's Certification:
 I hereby certify that this Report, which includes the attached plan and related survey, 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, within those standards and as of the date of this Report, I am of the opinion that:

1. the plan shows the boundaries of the property, the improvements as defined in Part C, Section 5.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, 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 pad;
3. no visible encroachments exist on the property from any improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the property;

Purpose of Report:
 This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners, and any of their agents for the purpose(s) of a submission to the municipality for a compliance certificate. Copying is permitted only for the benefit of those 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 on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this Report. The attached plan should not be used to establish boundaries (e.g., for fencing) 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 because subsequent development changes on the property will not be reflected on the Report.



Dated at Red Deer, Alberta
 May 15th, 2026
 Jordan Westra, A.L.S.
 COMPASS GEOMATICS LTD. 2026

This document is not valid unless it bears an original signature or digital signature of an Alberta Land Surveyor and a P266 permit stamp.

DISCLAIMER
 ALBERTA FIRST CALL 1-202-242-3447
 THIS PLAN REPRESENTS THE BEST INFORMATION AVAILABLE AT THE TIME OF SURVEY. COMPASS GEOMATICS LTD. AND ITS EMPLOYEES HAVE NO RESPONSIBILITY FOR THE LOCAL GOVERNMENT OR ANY UNDISCLOSED PUBLIC CONDUITS OR FACILITIES, WHETHER SHOWN OR OMITTED FROM THIS PLAN. AN ADDITIONAL REPORT FOR SPECIFIC BURIED FACILITIES USING ALL RESOURCES MUST BE PERFORMED JUST PRIOR TO CONSTRUCTION.

RECEIVED
 MAY 28 2026
 123-26

