

NOTICE OF PROPOSED DEVELOPMENT

August 12, 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: 196-26

Civic Address: 15 Plumtree Crescent

Legal Description: Lot 16, Block 5, Plan 032 5303

Land Use District: Residential Single Dwelling Small Lot District (R-1S)

Proposed Development: Existing Accessory Building (detached garage) with rear yard setback relaxation due to the shape of the lot.

- Should be 1.0m or 6.0m (proposed as 1.88 to the furthest point).

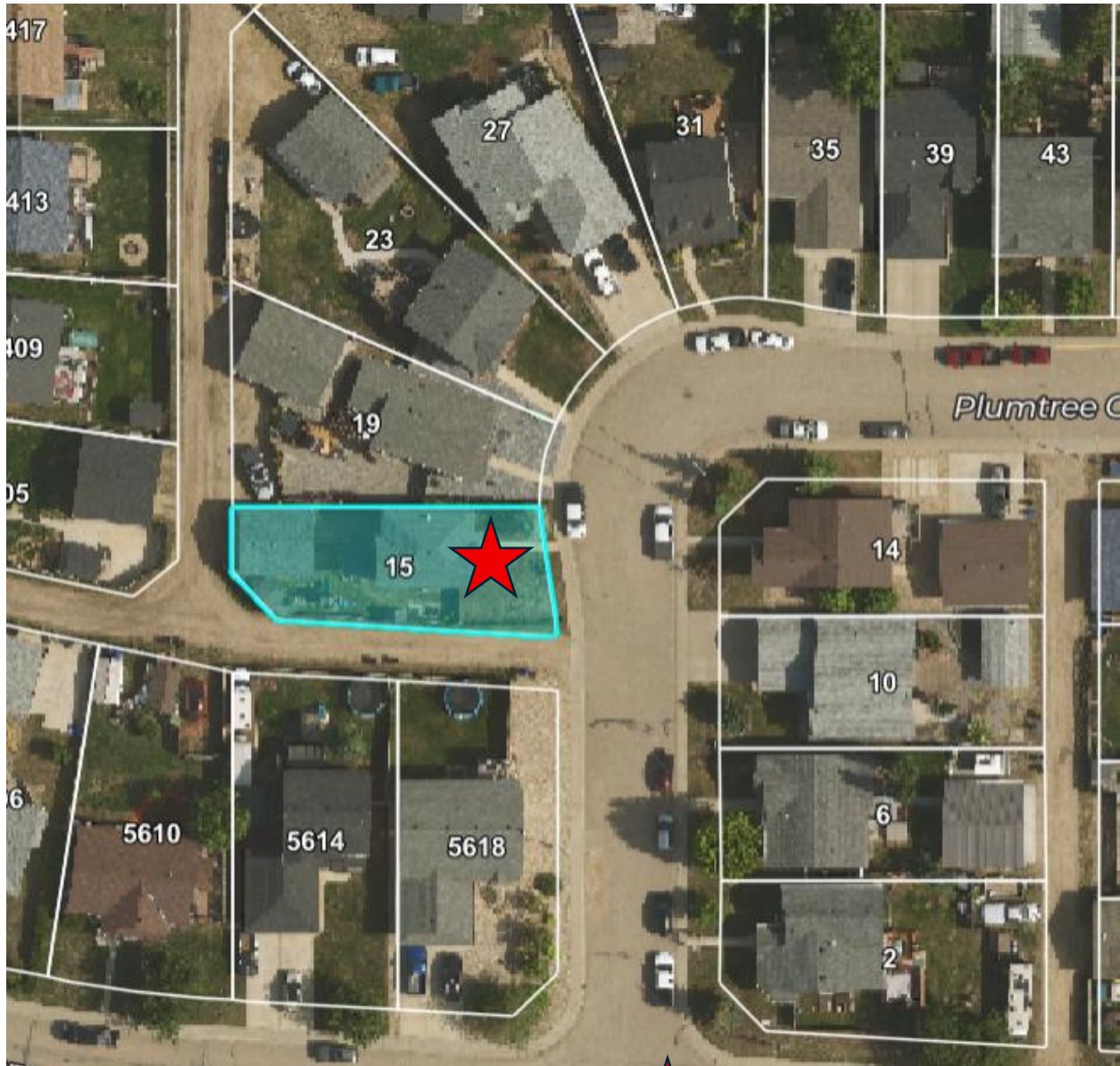
Municipal Planning Commission Review Date: September 17, 2026 (tentative)

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 **August 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

Enclosure



Permit 19-26 – Subject Property – 15 Plumtree Crescent



- Existing Accessory Building (Detached garage) with rear yard setback variance request due to the shape of the lot.
 - Should be 1.0m or a minimum of 6.0m (proposed at 1.88m to the furthest point)

RECEIVED

AUG 06 2004

Alberta and Surveyor's Real Property Report

LEGAL DESCRIPTION

Lot(s) 16 Block 5 Plan 032 5303

CLIENT

MASON MARTIN HOMES

MUNICIPAL ADDRESS

#15 PLUMTREE CRESCENT BLACKHEADS, ALBERTA

CERTIFICATION

I 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 of the opinion that:

1. The plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 76 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.
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 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 submission 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 due to the risk of misinterpretation or measurement.

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.

Dated this 11 day of November 2004

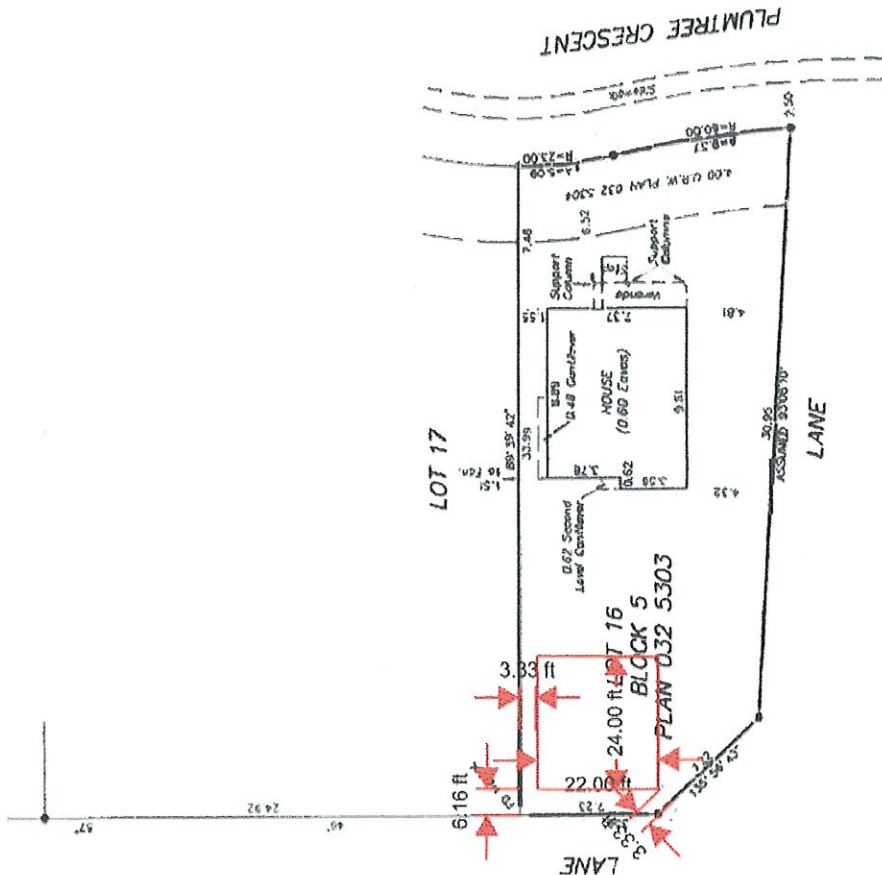
Alberta Land Surveyor

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LEGEND

- Distances to building corners are at right angles from property lines unless shown otherwise.
- Date of Survey: September 3, and October 20, 2004
- Date of this Report: (a copy of which is attached) November 1, 2004
- Unless otherwise specified, the building dimensions shown relate to the greatest extent of the exterior walls.
- Easement dimensions to the line of the fence.
- Distances are in metres and decimals thereof.
- Fences are shown thus: ————
- Statutory iron posts found are shown thus: —●—
- Iron bars found are shown thus: —+—
- Unless shown otherwise, fences are within 0.20 metres of the property line.
- Area referred to is bounded thus: ————
- Property is subject to a Utility Right of Way as shown on Plan 032 5304 to the Town of Blackfalds.



Drawn By: RFP Chkd: DY

Date: November 3, 2004

Scale: 1" = 250'

File No: C-685-04

Bemoco Land Surveying Ltd.
21,7895-49th Avenue
Red Deer, Alberta