

NOTICE OF PROPOSED DEVELOPMENT

August 26, 2026

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

Development Permit: 208-26

Civic Address: 101 Coachman Way

Legal Description: Lot 89, Block 21, Plan 142 2032

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

Proposed Development: Home Base Business 3 - Taxidermy

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.

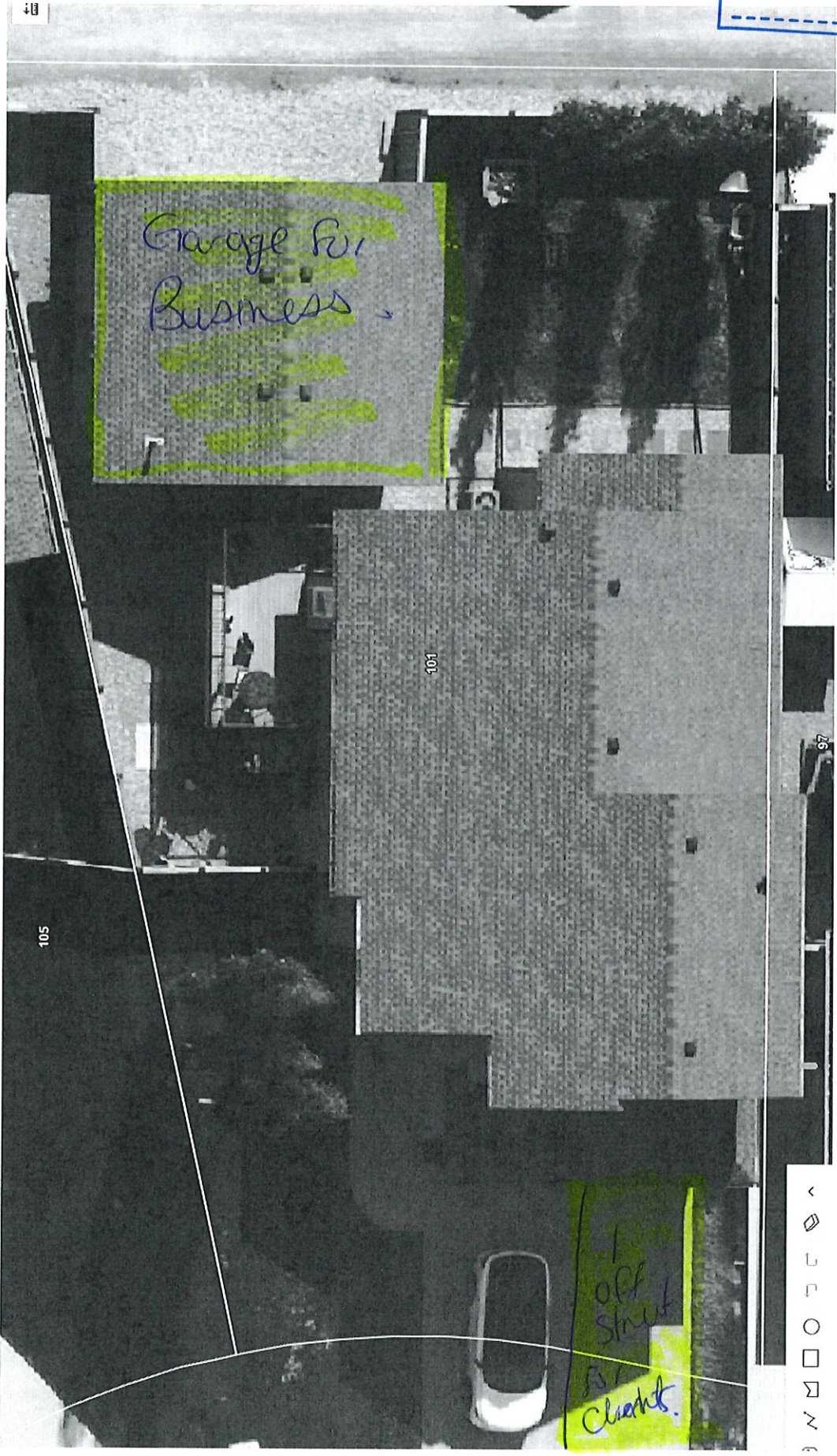
The response deadline is **September 9, 2026**. If we have not received a written reply by this date, it will be assumed that you have no objections regarding the proposed development.

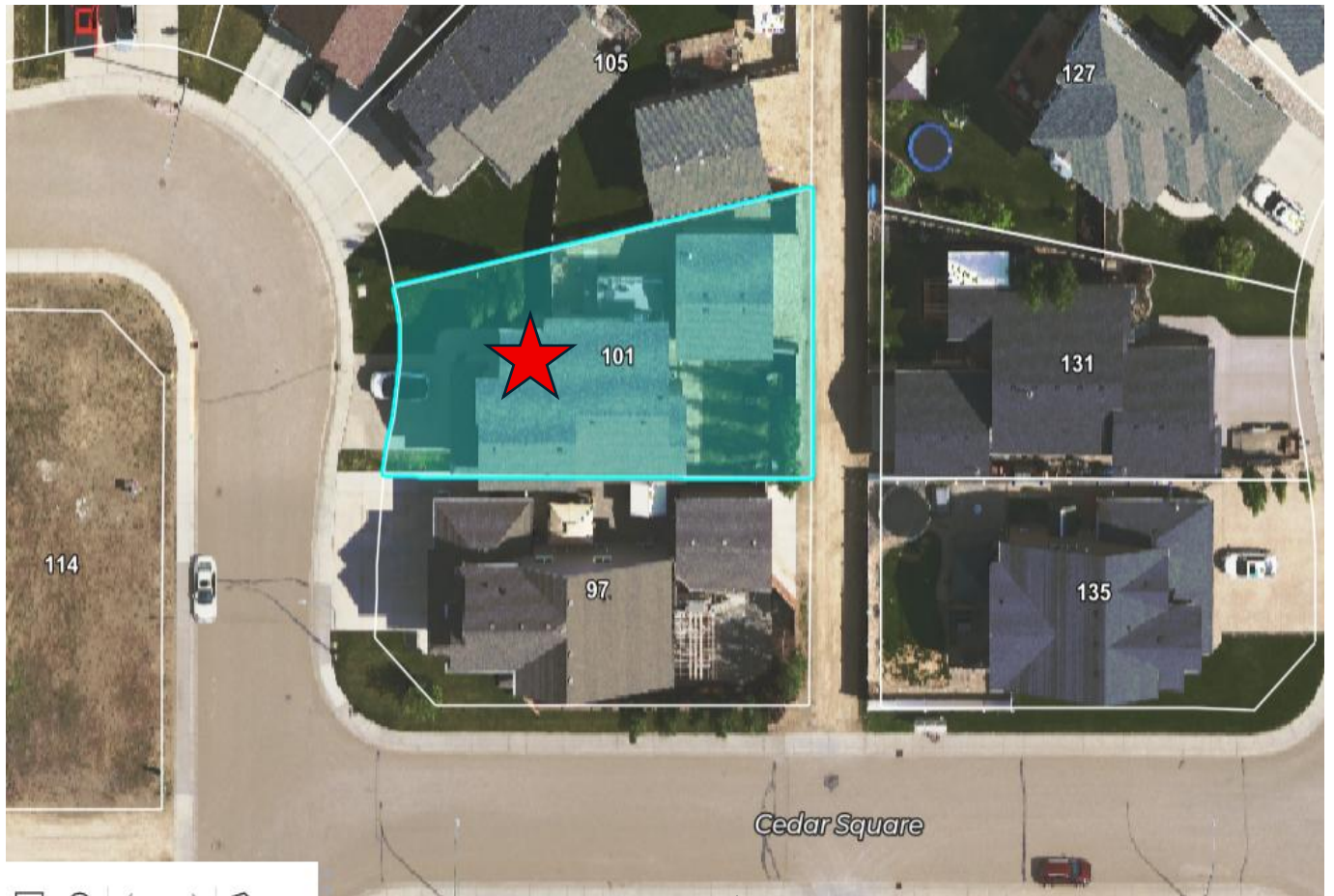
Town of Blackfalds
PLANNING AND DEVELOPMENT DEPARTMENT

Enclosure

RECEIVED

AUG 24 2026





Permit 208-26 – Subject Property – 101 Coachman Way



- Home Base Business 3 - Taxidermy

Billie Scott

From: Jesse Stretch
Sent: August 21, 2026 3:37 PM
To: Billie Scott
Cc: Candice Hilgersom
Subject: FW: HBB License for Taxidermy - 101 Coachman Way - letter of intent
Attachments: Residential Purchase Contract-260-2.pdf

Hey,

Section 20(1) from this morning just sent this.

Kind Regards,

Jesse Stretch
Infrastructure and Planning Services Clerk

Town of Blackfalds
Box 220, 5018 Waghorn St
Blackfalds, AB T0M 0J0
T: 403.885.6239

This message is private and confidential. If you have received this message in error, please notify us and remove it from your system.

From: **Section 20(4)(h)(i)**
Sent: August 21, 2026 3:34 PM
To: Jesse Stretch <JStretch@blackfalds.ca>
Subject: Re: HBB License for Taxidermy - 101 Coachman Way - letter of intent

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As per the application submitted today August 21, 2026 my letter of intent states

1. No non resident employees
2. There will be no processing of animals on the property, just for the purpose of mounting of animals
3. The business would operate out of the detached garage on the premises
4. Parking would be on the front property parking pad.

Provided is the purchase agreement of 101 coachman way Blackfalds AB.

Should you have any further questions you may contact me email or cell **Section 20(1)**

Thanks

Section 20(1)

On Thu, Aug 20, 2026, 8:09 p.m. **Section 20(4)(h)(i)** wrote:

Thanks for the quick response. We are in the final stages of purchase of the property. I'll bring the forms by the town office in the morning thank you