

NOTICE OF PROPOSED DEVELOPMENT

October 13, 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: 229-26

Civic Address: 5 Aztec Crescent

Legal Description: Lot 16, Block 1, Plan 142 1784

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

Proposed Development: Proposed Accessory Suite with variance

- Less than ten (10) houses between an existing approved Accessory Suite

Municipal Planning Commission Review Date: November 19, 2026 (tentative)

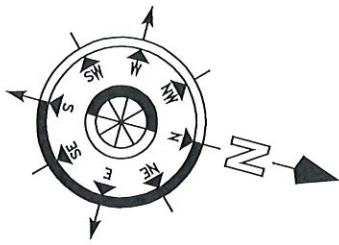
Please provide this office with any written comments and/or concerns that you may have with this application. To avoid delays by regular mail, responses may be received via fax to the Town of Blackfalds at (403) 600-0045 or at the general email at planning_development@blackfalds.ca.

The response deadline is **October 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

Enclosure

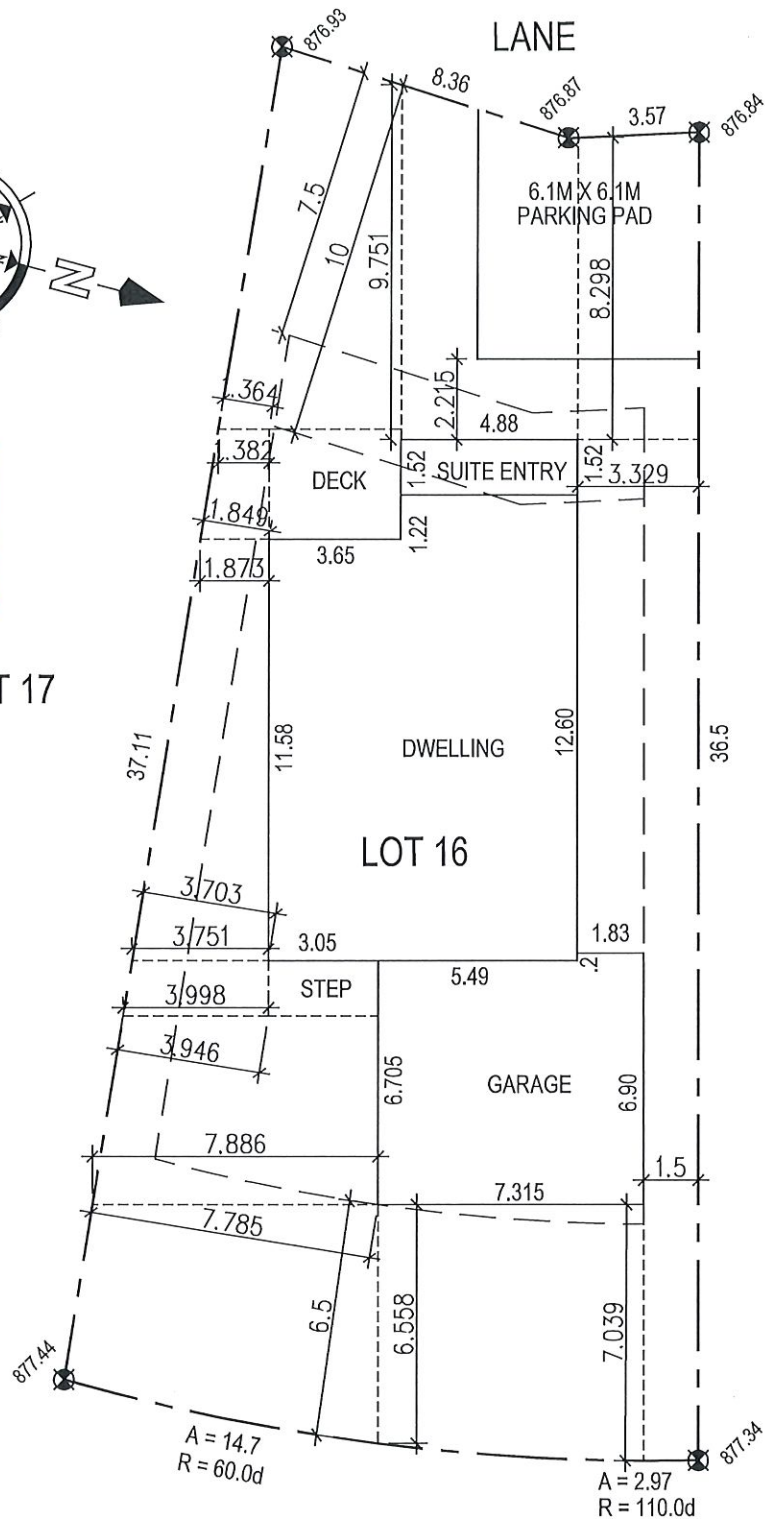
LOT AREA: 539.94 SQ. M.
 BLDG. AREA: 161.6 SQ. M.
 BLDG COVERAGE: 29.93%



LOT 17

LOT 16

LOT 15



AZTEC CRESCENT



MODEL: 1546 SQ FT MOD. BI-LEVEL
 SCALE: 1:200
 DATE: DEC.11.15

HAVAN HOMES - PROPOSED SECONDARY SUITE
 LOT 16 BLOCK 01 PL# 142-1784
 5 AZTEC CRESCENT

Letter of Intent – Request for Variance for a Secondary Suite

To: Town of Blackfalds – Municipal Planning Commission

Re: Request for Variance to Permit a Secondary Suite

Property Address: 5 Aztec Crescent, Blackfalds, Alberta

Applicant: Havan Built Homes **Section 20(1)**

Date: September 18, 2026

Dear Members of the Municipal Planning Commission,

We are writing to respectfully request a variance to permit the development of a secondary suite at the proposed residential property located at 5 Aztec Crescent, Blackfalds, Alberta.

We understand that the Town's current land use regulations require a minimum separation distance between properties containing secondary suites. We recognize the purpose of these regulations and appreciate the Town's efforts to manage the concentration of secondary suites within residential neighbourhoods.

Our request is based on the unique circumstances of this property, as we believe that allowing a secondary suite at this location would have minimal impact on the surrounding neighbourhood and would not create the concentration that the separation requirement is intended to prevent.

The nearest existing secondary suite is located approximately six residential properties away; however, it is situated around the corner and on the opposite side of the street, with access from a different back alley. As a result, the two properties do not share the same immediate streetscape, access pattern, or alley environment. We believe this provides meaningful separation and significantly reduces any potential cumulative impact that the bylaw is intended to address.

The proposed secondary suite would be designed and constructed in full compliance with all applicable Town requirements, including building, safety, parking, access, and servicing regulations. We are committed to ensuring that the property remains a well-maintained residential home that integrates appropriately within the existing neighbourhood.

There are also practical reasons supporting this request. Secondary suites provide additional housing options within established communities and can improve housing affordability for both homeowners and tenants. With increasing housing, construction, and living costs, creating an additional independent living space within a home represents an efficient use of residential land while contributing positively to the local housing supply.

We do not believe that the proposed suite would materially alter the character of the neighbourhood. The property would continue to function primarily as a single detached

dwelling, with the secondary suite incorporated within the home rather than existing as a separate standalone residence.

We respectfully ask the Municipal Planning Commission to consider the specific circumstances of this property rather than viewing the separation requirement in isolation. The fact that the nearest existing suite is located around the corner, across the street, and served by a different back alley substantially reduces any potential concerns related to concentration or neighbourhood impact.

We also ask the Commission to consider the broader benefits of secondary suites, including increased housing choice, improved affordability, and efficient land use, along with the unique location characteristics of this property.

Thank you for taking the time to consider our application. We respectfully request approval of this variance to allow us to proceed with the proposed secondary suite at 5 Aztec Crescent.

Sincerely,

Section 20(1)

Havan Built Homes



Permit 229-26 – Subject Property – 5 Aztec Crescent - Proposed Accessory suite with variance ★

- Existing approved accessory suite ★
 - Variance - less than 10 houses between permitted accessory suites