

NOTICE OF PROPOSED DEVELOPMENT

October 15, 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: 256-26

Civic Address: 135 Eastpointe Drive

Legal Description: Lot 77, Block 11, Plan 262 1073

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.

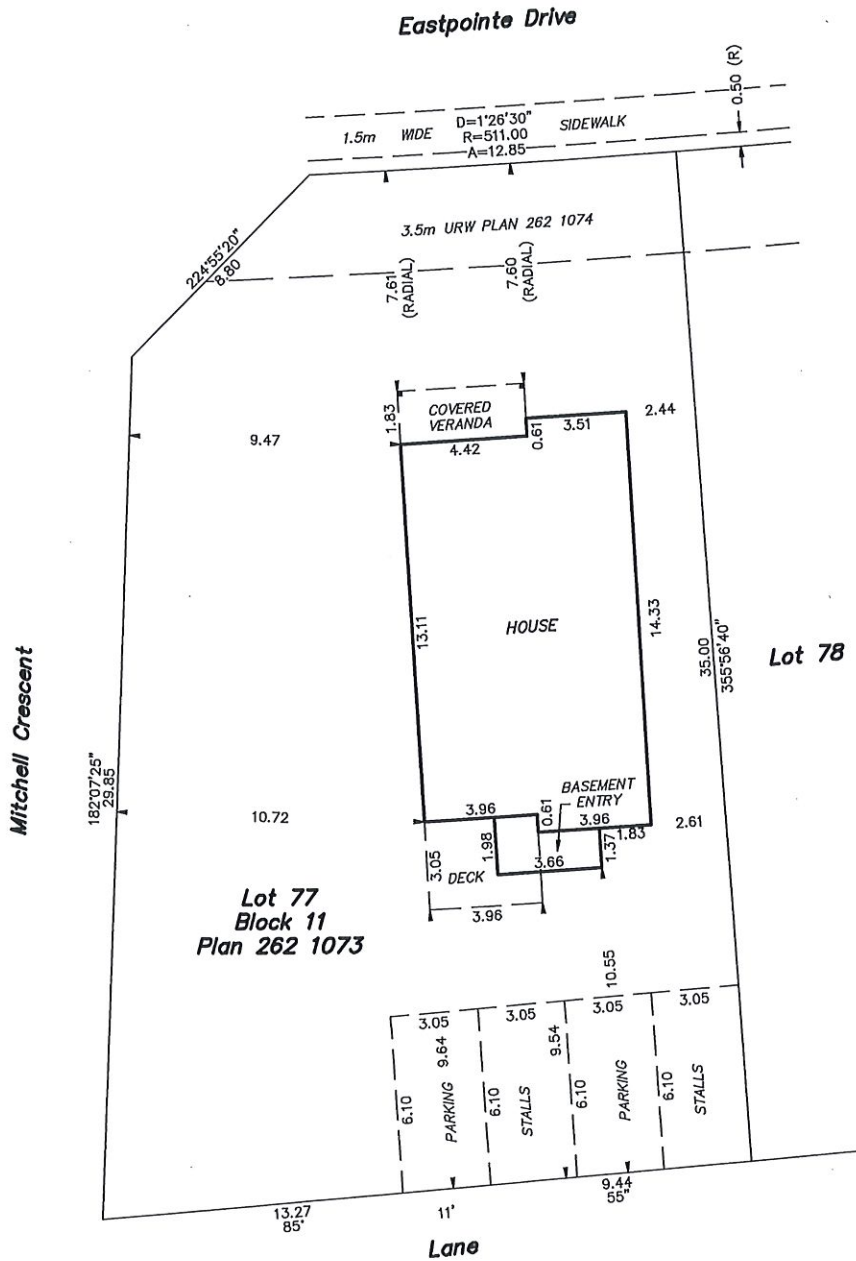
The response deadline is **October 29, 2026**. If we have not received a written reply by this date, it will be assumed that you have no objections regarding the proposed development.

Town of Blackfalds
PLANNING AND DEVELOPMENT DEPARTMENT

Enclosure

PLOT PLAN

SUPPORT COLUMNS ARE SHOWN THUS.....■



RECEIVED
OCT 14 2026

Revised: October 13th, 2026
(shift house location)

Zoned: R1-M
Parcel Coverage: 18.4%
Total Lot Area: 714.9 sq.m.
Landscape Area: 72.5% (518.1 sq.m.)

LEGAL DESCRIPTION

Lot(s) 77 Block 11 Plan 262 1073

CLIENT

WOLOWSKI DEVELOPMENTS

MUNICIPAL ADDRESS

#135 EASTPOINTE DRIVE, BLACKFALDS, ALBERTA

Drawn By: DB Chk'd: DM

Date: October 7th, 2026

Scale: 1 : 200

File No.: C-208-26

BEMOCO LAND SURVEYING LTD

100, 6040-47th Avenue
Red Deer, Alberta

www.bemoco.com
PHONE: 403-342-2611



Permit 256-26

Subject Property – 135 Eastpointe Drive - Proposed Accessory suite with variance ★

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



Wolowski Developments Inc.

5515 - 52 Avenue, Lacombe, AB T4L 1L1
hwolowski@outlook.com 403-302-7709

LETTER OF INTENT

Please consider my application for a legal suite as a basement development at the civic address of 135 Eastpointe Drive.

I purchased this lot with the intention of completing a legal suite to allow affordability for the home buyer and a rental option for a young family, seniors or a mortgage helper for the owner.

At the time of purchase, I was told that the lot was within the 10-house zoning requirement and found out this was not the case at the time of application. Due to this issue, I am requesting a variance to allow the project to proceed as I originally planned it.

The suite itself would be a 2-bedroom with a kitchen and rear alley access. I have allowed for 4 off-street parking stalls as well. The lot itself is a corner which would create almost no impact on parking density. This as well as the fact that no garage is proposed, further reduces impact to the subdivision.

Thank you for your consideration to this project.

Regards,

Harley Wolowski