



SUMMER VILLAGE OF VAL QUENTIN

APPROVED DEVELOPMENT PERMIT

April 21, 2022

PERMIT NO. – 22-03

Blake & Michelle Pearson
PO Box 320
Alberta Beach, AB T0E 0A0

RE: Lot 42, Block 14, Plan 6255 KS
4914 – 63 Street
Summer Village of Val Quentin

ATTENTION: Mr. Heron

YOUR APPLICATION FOR: **a permit to demolish a 16' X 20' garage located on the property** was approved. The Municipal Address is **4914 – 63 Street** in the Summer Village of Val Quentin. This application was approved by the Development Officer subject to the following conditions:

General Conditions for All Development Permits

1. Failure to conform to the conditions of a development permit will render the permit null and void.
2. Prior to construction or commencement of any development, the Owner/Applicant or contractor is responsible to obtain building, electric, plumbing, sewage, and gas permits, if required. Permits must be obtained from the Superior Safety Codes Inc. The Applicant is required to consult with the permit issuer to ensure that there are no conflicts between homeowner/contractor permits and the person(s) responsible for performing the actual work.
3. The Applicant shall be responsible for obtaining and complying with any required permits from federal, provincial, or other regulatory bodies. The Applicant shall also be responsible for complying with the condition of any easement, covenant, building scheme, or development agreement affecting the site.
4. All development shall be landscaped and graded in a manner that all surface run-off is either contained on-site, directed into an existing water body (i.e. a lake or stream) or public drainage system (i.e. a municipal

- ditch). All buildings must be completed with eaves which drain into the ditch at the front of the property.
5. The Applicant shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
 6. Any field work or construction undertaken prior to the effective date of the development permit is at the risk of the Owner(s)/Applicant(s).
 7. The Applicant must obtain Summer Village approval for all approaches required for the proposed development.
 8. Any changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to an expansion or intensification of the use.
 9. The proposed development shall be sited and conform to all building setbacks as shown on the submitted drawing, shall not be moved or enlarged except where authorized and conform to all building setbacks as required as per the Land Use Bylaw #218-08.
 10. Any and all arrears that may be owed by the Applicant to the Summer Village are to be paid in full.
 11. All improvements approved hereby must be completed within twelve (12) months of the effective date of the permit.

PERMIT NOTES

1. The applicant shall comply with the Alberta Safety Codes Act by obtaining the necessary building, plumbing, electrical, gas and private sewage permits.
2. The applicant shall comply with the Alberta Fire Code.

Date of issue of Development Permit Decision: **April 21, 2022**

Effective Date of Development Permit: **May 12, 2022**

Note: An appeal of any of the conditions of approval may be made to the Subdivision and Development Appeal Board by serving written notice of appeal to the Secretary of the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either personally or by mail so as to reach the Secretary of the Subdivision and Development Appeal Board no later than twenty-one (21) days after the notice of decision. The appeal should be directed to this office and must include a statement of the grounds for the appeal.

If you wish to appeal the decision of the Development Officer you may do so by completing a form available from the:

Summer Village of Val Quentin
Box 7, Site 19, RR 1
Gunn, AB T0E 1A0

Signature of Development Officer: _____
Diane Burtnick, Development Officer

cc: Dennis Evans, Municipal Administrator, Summer Village of Val Quentin
Dan Kanuka – SV Assessor

THIS IS NOT A BUILDING PERMIT

Any development carried out prior to the Effective Date of this permit is at the sole risk of the applicant.