



Development Services
for the

Summer Village of Val Quentin

Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342
Email: pcm1@telusplanet.net

August 2, 2022

File: 22DP09-35

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**Re: Development Permit Application No. 22DP09-44
Plan 5194 KS, Block 2, Lot 4 : 6008 – 50th Avenue (the "Lands")
R – Residential : Summer Village of Val Quentin**

PREAMBLE: A variance to the siting requirements specified in the Land Use Bylaw, allowing the building to locate within the front yard of the property is herein granted.

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a development permit with regard to the following:

CONSTRUCTION OF A DETACHED GARAGE (41.6 SQ. M.) C/W VARIANCE TO THE SITING REQUIREMENTS SPECIFIED IN THE LAND USE BYLAW.

Has been **APPROVED** subject to the following conditions:

- 1- All municipal taxes must be paid.
- 2- That the applicant shall display for no less than twenty-one (21) days after the permit is issued, in a conspicuous place on the site or on streets abutting the site, the enclosed notice.
- 3- **The applicant is required to have a Real Property Report (RPR), prepared and signed by an Alberta Land Surveyor, and submitted to the Development Officer. The RPR is to be completed at foundation stage and prior to commencement of framing of the development, for evaluating the compliance of the development against all Land Use regulations relating to the building(s) that are the subject of this development permit application.**
- 4- **Development shall conform to the following site requirements:**
 - **The Building shall be fixed to the ground or to a foundation;**
 - **Minimum Finished first floor elevation, or opening in the building, shall be greater than the 1:100 year flood plain contour (723.8 M ASL);**
 - ***Front Yard Setback (50th Avenue) shall be a minimum of 6.1 metres; and***
 - **Side Yard Setback shall be a minimum of 1.0 metre or greater distance as required under the Alberta Safety Codes Act.**



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Note: Please be reminded that where walls are located within 2.4 metres of the property line they shall be constructed as a fire separation of not less than 45 minutes. (Alberta Fire Code - Article 9.10.15.5).

Note: Development shall also conform to the Alberta Electrical and Communication Utility Code. A copy of TABLE 9 – Minimum Design Clearances From Wires and Conductors not Attached to Buildings, Signs and Similar Plants is attached to the permit for your information.

- 5- The applicants shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to demolition, building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development. Copies of all permits shall be submitted to the Summer Village of Val Quentin for review.
- 6- Arrangements, satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.
- 7- The applicants shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors, to any public or private property.
- 8- The applicants shall prevent excess soil or debris from being spilled on public streets and lanes; and shall not place soil or any other material on adjacent properties without permission in writing from adjacent property owners.
- 9- 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
- 10- That all improvements shall be completed within twelve (12) months of the effective date of the permit.
- 11- Access:**
No construction of an access is authorized under this Development Permit. Any, and all, access construction must be applied for, and authorized, by the Summer Village of Val Quentin.
- 12- The site and improvements thereon shall be maintained in a clean and tidy condition during construction, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris shall be provided to prevent scatter of debris and rubbish.
- 13- No person shall keep or permit to be kept in any part of a yard any excavation, storage or piling of materials required during the construction stage unless all necessary safety measures are undertaken. The owner of such materials or excavation must assume full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction.



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Should you have any questions please contact this office at (780) 718-5479.

Date Application Deemed **August 2, 2022**

Complete

Date of Decision **August 2, 2022**

Effective Date of

Permit

August 31, 2022

Signature of Development
Officer

Tony Sonnleitner, Development Officer, Summer Village of Val Quentin

cc Dennis Evans, Municipal Administrator, Summer Village of Val Quentin
Superior Safety Codes
Dan Kanuka – Municipal Assessor

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 Clerk 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 Clerk 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 at:

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

and should include a statement of the grounds for the appeal and have attached an Appeal fee in the amount of \$200.00.