



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

May 30, 2024

File: 24DP01-35

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**Re: Development Permit Application No. 24DP01-35
Plan 942 3672, Block 2, Lot 2A : 6102 – 52nd Avenue (the "Lands")
R – Residential : Summer Village of Val Quentin**

APPROVAL OF DEVELOPMENT PERMIT

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

DEMOLITION OF AN ACCESSORY BUILDING

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

- 1- All municipal taxes must be paid.
- 2- 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 shall provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel, and 8.5 X 11 copies of site plans of a quality satisfactory to the Development Officer.
- 4- The applicant shall obtain and adhere to 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.
- 5- Complete the demolition of the Accessory Building, and the reclamation of the Lands, to the satisfaction of the Summer Village of Val Quentin.
- 6- The applicant 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.
- 7- The applicant 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.
- 8- All improvements shall be completed within six (6) months of the effective date of the permit.



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

Date Application Deemed **May 30, 2024**

Complete

Date of Decision **May 30, 2024**

Effective Date of

Permit **June 28, 2024**

Signature of Development
Officer

Tony Sonnleitner, Development Officer, Summer Village of Val Quentin

cc Marlene Walsh, 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
PO Box 3115 Stn Main
Spruce Grove, 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.