



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

April 24, 2025

File: 25DP03-35

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Re: Development Permit Application No. 25DP03-35
Plan 5719 HW, Block 3, Lot 11 : 5006 – 62nd Street (the "Lands")
R – Residential : Summer Village of Val Quentin

PREAMBLE: The development approved under this Development Permit includes the renovation of an existing Single Detached Dwelling, including:

- Repair of "structure",
- installation of new windows, and
- correct / replace electrical and plumbing.

APPROVAL OF DEVELOPMENT PERMIT

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

RENOVATION OF AN EXISTING SINGLE DETACHED DWELLING.

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 applicants provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel.
- 4- The Applicant shall provide building plans, satisfactory to Superior Safety Codes Inc., for the proposed development.
- 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- The applicants are responsible for designing and constructing a building foundation drainage system adequate for the existing soil conditions.
- 7- The applicants are responsible for determining if there are any special considerations required for building foundation construction.



- 8- Positive grading must be provided to ensure drainage. A minimum gradient of two percent (and greater if possible) is recommended.
- 9- Arrangements, which are satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.
- 10- 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.
- 11- 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.
- 12- That all improvements shall be completed within twelve (12) months of the effective date of the permit.
- 13- 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.
- 14- Arrangements, which are satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.
- 15- All developments 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 Municipal stormwater system.
- 16- 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 **April 24, 2025**

Complete

Date of Decision **April 24, 2025**

Effective Date of

Permit **May 23, 2025**

Signature of Development
Officer

Tony Sonleitner, Development Officer, Summer Village of Val Quentin

cc Marlene Walsh, Municipal Administrator, Summer Village of Val Quentin
Superior Safety Codes Inc.
Travis Horne – 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 T7X 3A4

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