



Monday, April 8, 2025

**RE: Development Permit: 25DP02-35**

**Plan 6255 KS, Block 5, Lot 7 : 6604 – 50th Avenue, Val Quentin, AB**

**Construction of an Accessory Building**

## **DECISION OF THE DEVELOPMENT AUTHORITY**

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

**Construction of an Accessory Building (Privacy Wall: 40' Long X 8' Tall X 6" Thick), which is a Discretionary Use within the R – Residential District.**

Has been **APPROVED** as follows:

### **LAND USE BYLAW DECISION ON DEVELOPMENT PERMIT APPLICATIONS:**

Section 16 Decision on Development Permit Applications

1) Permitted / Discretionary Applications:

a) The Development Officer shall approve, with or without conditions, an application for a permitted use where the proposed development conforms to this Bylaw.

The Development Officer shall refer discretionary use applications with the Development Officer's recommendations to Council for decision.

The Summer Village of Land Val Quentin Use Bylaw 218, as amended (the "LUB"), provides the Development Authority with direction with respect to the siting of developments, including Accessory Buildings, upon a Lot.

Specifically for Accessory Buildings, they are to be sited:

- i. Minimum of 0.9 m (3 ft) from the rear lot line – Proposed 8.00 + m;
- ii. Minimum of 1.0 m (3.3 ft) from any side lot line – Proposed 1.00 ; and
- iii. Maximum Height of 6.7 m (22 ft) – Proposed 2.44 m.

The Development Officer has reviewed the subject Development Permit Application and found that such meets the requirements for development within the R – Residential District.



**Email**

**cao@valquentin.ca**



**Summer Village of Val Quentin**

**PO Stn Main Box 3115**

**Spruce Grove, AB T7X 3A4**

## APPROVAL OF DEVELOPMENT PERMIT

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

Construction of an Accessory Building  
(Privacy Wall: 40' Long X 8' Tall X 6" Thick)

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- Building Plans, in a form and scale acceptable to the agency, shall be provided to Superior Safety Codes Inc.
- 4- Development shall conform to the following site requirements:
  - Minimum Side Yard of 1.00 m.;
  - Minimum Rear Yard of 0.90 m.; and
  - Maximum Height of 2.44 m.
- 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, which are 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 or rear of the property.
- 10- That all improvements shall be completed within twelve (12) months of the effective date of the permit.
- 11- 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.



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12- 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.

**Date Application Deemed Complete: Wednesday, March 19, 2025**

**Date of Decision: Wednesday, March 19, 2025**

At the March 19, 2025 Council Meeting for the Summer Village of Val Quentin,  
on **Res. # 133 25-03-19**

Moved by Mayor Kathy Dion the Summer Village of Val Quentin Development Authority issue an approval of the application for development of a privacy wall, subject to the conditions outlined in the application. The motion was **CARRIED**.

**Note:**

An appeal of any of the decision of the Development Authority 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.

Should you have any questions, please contact the Summer Village of Val Quentin at (780) 668-3182 or via email at [cao@valquentin.ca](mailto:cao@valquentin.ca).

Thank you

Signature of Chief Elected Official:

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Mayor, Kathy Dion