



Monday, March 31, 2025

**RE: Development Permit: 25DP01-35**  
**PLAN 5194 KS, BLK 1, LOT 12; 6006 - 51 Avenue**  
**"As-Built" 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:

**"As-Built" Construction of an Accessory with a variance to the Side Yard at a distance of 0.91 m., where the Land Use District requirement, specified in the Land Use Bylaw, is 1.0 m.**

Has been **REFUSED** for the following reasons:

### **LAND USE BYLAW DISTRICT REQUIREMENTS:**

#### **Section 45(V) Building Appearance and Landscaping**

(v) Accessory buildings should complement the principal building in terms of proportional mass, roof line and exterior treatment.

#### **Section 58(5) Accessory Buildings**

a) Accessory Buildings: The setback from the rear lot line shall no less than 0.9 m (3 ft) or 1.0 m (3.3 ft) to any side lot line.

(b) Maximum Height: The height of any garage, storage shed, guesthouse or boathouse shall not exceed 6.7 m (22 ft).

The Summer Village of Val Quentin Land 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;
- ii. Minimum of 1.0 m (3.3 ft) from any side lot line; and
- iii. Maximum Height of 6.7 m (22 ft).
- iv. The building should also complement the principal building in terms of proportional mass, roof line and exterior treatment.

✉ **Email**  
**cao@valquentin.ca**

📍 **Summer Village of Val Quentin**  
**PO Stn Main Box 3115**  
**Spruce Grove, AB T7X 3A4**

The subject development meets the requirements for minimum rear lot line setback, maximum height (4.57 m versus 6.7 m) allowed, and the building is complementary to the Principal Building upon the Lot.

However, the building does not meet the side lot setback requirement of 1.0 m., where that measurement is 0.91 m (as shown on the Real Property Report).

While that minor variance from standard is within the 10% afforded the Development Authority, per Section 16(2)(a); it does not meet the test for granting a variance under Section 16(3)(a). The test under this section requires that, “A variance shall be considered only in cases of unnecessary hardship or practical difficulties particular to the use, character, or situation of land or building which are not generally common to other land in the same land use district.”

There are no such unnecessary hardships, nor practical difficulties, associated with this development that are not generally common within the Land Use District.

**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.#131 25-03-19**, Mayor Kathy Dion moved the Development Authority issue a refusal for Development Permit Application 25DP01-35, citing that Section 16(3)(a) precludes the authorization of a variance to the siting requirements specified for the R – Residential Land Use District. 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: \_\_\_\_\_  
Mayor, Kathy Dion