



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](mailto:pcm1@telusplanet.net)

August 20, 2025

File: 25DP06-35

**Re: Development Permit Application No. 25DP06-35  
Plan 5194 KS, Block 2, Lot 4 : 6008 – 50 AVENUE (the "Lands")  
R – Residential : Summer Village of Val Quentin**

**PREAMBLE:** The development authorized under this Permit includes the approval of the Construction of an Addition to an Existing Single Detached Dwelling (36.42 sq. m.) c/w a variance to the North Front Yard Setback: 3.79 m versus 8.00 m.

The variance is granted due to historical site-specific difficulties, where within the same Block some existing dwellings were constructed at 8.0 metres from the North boundary, while others were constructed at approximately 3.0 metres. Further, the Road Allowance at the North boundary is not planned for development as Road, rather it is to remain as "green space".

## APPROVAL OF DEVELOPMENT PERMIT

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

**CONSTRUCTION OF AN ADDITION TO AN EXISTING SINGLE DETACHED DWELLING (36.42 SQ. M.) C/W VARIANCE TO THE NORTH FRONT YARD SETBACK: 3.79 M. VERSUS 8.00 M.**

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- Building Plans, acceptable to the Agency Accredited with Alberta Municipal Affairs – Safety Services to undertaken compliance monitoring within the Summer Village of Val Quentin, shall be provided to that agency. Within the Summer Village of Val Quentin that agency is Superior Safety Codes Inc. – (780) 489-4777.
- 5- 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.
- 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.



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**8- The improvements take place in accordance with the sketches and plans submitted as part of the permit application, INCLUDING:**

- **Front Yard North setback shall be a minimum of 3.79 metres;**
- **Front Yard South setback shall be a minimum of 8.00 metres; and**
- **Side Yard setback shall be a minimum of 1.5 metres or greater distance required under the Alberta Safety Codes Act.**

9- The exterior of a building must be completed within 1 year of the date of issuance of a building permit.

10- The applicant shall provide to the Summer Village of Val Quentin a site / grading plan prepared by a qualified professional and is responsible for grading the site to ensure that surface runoff water does not discharge from the site onto an adjacent Residential property, to the satisfaction of the Summer Village.

11- 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.

12- The applicant is responsible for designing and constructing a building foundation drainage system adequate for the existing soil conditions.

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

Date Application Deemed Complete	<b>August 20, 2025</b>
Date of Decision	<b>August 20, 2025</b>
Effective Date of Permit	<b>September 18, 2025</b>
Signature of Development Authority	

Kathy Dion, Mayor, Summer Village of Val Quentin

cc Marlene Walsh, Municipal Administrator, Summer Village of Val Quentin  
Superior Safety Codes  
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.