

Re: Development Permit Application No. 25DP10-35
Plan 4890 HW, Block 1, Lot 2 : 6015 – 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:

Construction of a Detached Garage (49.1 sq. m.)

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- **Development shall conform to the following site requirements:**

Where the Garage Main doors face either side yard -

- **Minimum Side Yard of 1.00 m.;**
- **Minimum Rear Yard (52nd Avenue – South boundary) of 0.90 m.; and**
- **Maximum Height of 6.7 m.**

Note 1: Applicable setbacks near Power Lines.

Requirement of a 3.3 m horizontal setback between building and Power Lines. See attached brochure, "Structures Near Power Lines – A Potentially Dangerous Combination."
Call 310-WIRE to discuss setbacks and mitigation thereto.

Note 2: Building over a Gas Line.

The applicants should discuss Safety Codes concerns where the proposed building is to be set over a Natural Gas Pipeline. Call Superior Safety Codes Inc., Edmonton Office, to discuss implications of such construction.

- 4- 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.
- 5- Arrangements, which are satisfactory to the Development Authority, must be made to provide sanitary facilities for the contractors working on the site.

- 7- 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.
- 8- 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
- 9- That all improvements shall be completed within twelve (12) months of the effective date of the permit.
- 10- 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 scattering debris and rubbish.
- 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.

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

Date Application Deemed
Complete

October 15, 2025

Date of Decision
Effective Date of
Permit

October 15, 2025

Signature of Development
Authority

November 13, 2025

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