



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

May 18, 2026

File: 26DP01-35

**Re: Development Permit Application No. 26DP01-35
Plan 4890 HW, Block 1, Lot 5 : 6009 – 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:

OPERATION OF A TOURIST HOME (THREE BEDROOMS).

has been **APPROVED** subject to the following conditions:

- 1- All municipal taxes must be paid.
- 2- The applicants shall display, for no less than twenty-one (21) days after the permit is issued, the enclosed notice. The notice is to be posted immediately adjacent to the blue Municipal Address sign in such a fashion as to be visible by the public.
- 3- The applicant shall obtain and adhere to the requirements where applicable, from the appropriate authority, permits relating to Health, building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development.
- 4- **Tourist Home:**
 - a. The development of a Tourist Home within the Summer Village of Val Quentin shall require a Development Permit annually. **This Development Permit is valid until 4:30 PM on Thursday, December 31, 2026.** Where you would wish to continue the use of the Tourist Home beyond December 31, 2026, please make application for a permit for 2027 c/w applicable fee by November 30, 2026.
 - b. A maximum of one rental booking may be scheduled at a time within the approved Tourist Home.
 - c. The maximum occupancy of the Tourist Home shall be six (6) adults. Children under the age of 12 do not calculate into the maximum occupancy of the Tourist Home.
 - d. A minimum of one (1) parking space per bedroom in the Tourist Home, plus one (1) extra, shall be provided for upon a lot. No offsite parking (i.e. parking on the adjacent road right-of-way, upon municipal land, or on adjacent private land) shall be allowed.
 - e. A Tourist Home with an approved Development Permit shall visibly display in the main entrance of the Tourist Home:
 - i. A copy of the Development Permit outlining the maximum occupancy of the Tourist Home;
 - ii. The primary contact telephone number and email address of the Landowners; and
 - iii. A home safety and evacuation floor plan of the premises.
 - f. The owner(s) may be required to facilitate periodic inspections within a 72-hour notice of the Tourist Home as required by the Development Authority for the Summer Village of Val Quentin to ensure compliance with the regulations of the Land Use Bylaw.



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

- g. The owner(s) shall be required to cooperate with the Development Authority, emergency services providers, and Alberta Health Services during an investigation of any complaint associated with the operation of the Tourist Home.
- h. The owner(s) must ensure that the Tourist Home complies with the Summer Village of Val Quentin Fire Bylaw.
- i. The owner(s) must provide each guest a copy of the Good Guest Guidebook as produced by the Summer Village of Val Quentin (copy attached).

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

Date Application Deemed Complete **May 18, 2026**

Date of Decision **May 18, 2026**

Effective Date of Permit **June 16, 2026**

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
Travis Horne – Municipal Assessor – Travis.Horne@masg.ca

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.