



Development Services
for the
SUMMER VILLAGE OF NAKAMUN PARK

Box 2945, Stony Plain, AB., T7Z 1Y4
Phone (780) 718-5479 Fax (866) 363-3342
Email: pcm1@telusplanet.net

May 16, 2025

File: 25DP01-23

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**Re: Development Permit Application No. 25DP01-23
Plan 062 1661, Block 15, Lot 8 : 4008 Nakamun Drive (the "Lands")
R – Residential : Summer Village of Nakamun Park**

Preamble: The development approved under this approval includes the completion of the construction / installation of the Modular Home begun under Development Permit 08DP04-23 issued on June 5, 2008.

APPROVAL OF DEVELOPMENT PERMIT

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

COMPLETION OF THE DEVELOPMENT APPROVED UNDER DEVELOPMENT PERMIT 08DP04-23: PLACEMENT OF A MODULAR HOME (117.0 SQ. M.), INSTALLATION OF A WATER CISTERN AND SEPTIC SYSTEM

1- All municipal taxes must be paid.

2- SEPTIC SYSTEM:

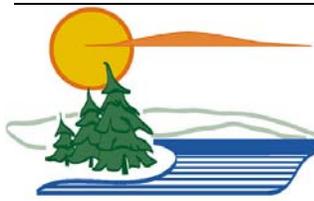
Approval of any plans or installation standards for an on-parcel sewage collection system by an approved Plumbing Inspector. The on-site sewage disposal system shall comply with the Private Sewage Systems Standard of Practice - 2021 as adopted by legislation for use in the Province of Alberta.

3- WATER SUPPLY:

The cistern shall be excavated and installed in conformance with the Safety Codes Act or as amended and all such other regulations which may apply to their construction.

4- 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.

5- Access construction and location (relocation) shall be to the satisfaction of the Public Works Supervisor for the Summer Village of Nakamun Park. Please contact Dwight Muskalyk or his designate at (780) 967-0271 or cao@svnakamun.com prior to undertaking any works upon the municipal roadway.



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- 6- The applicant 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.
- 7- A minimum of two (2) Off-Street parking spaces must be provided on site.
- 8- 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.
- 9- 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.
- 10- 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.
- 11- The improvements take place in accordance with the plans and sketch submitted as part of the permit application, INCLUDING:**
 - **Front Yard (Nakamun Drive) setback shall be a minimum of 6.1 metres;**
 - **Side Yard setbacks shall be a minimum of 1.5 metres (or greater distance as required under the Alberta Safety Codes Act;**
 - **Rear Yard setback shall be a minimum of 6.1 metres;**
 - **Maximum Height shall be 9.0 metres (average grade to peak).**
- Note: Please be reminded that where walls are located within 2.4 metres of the property line they shall be constructed as a fire separation of not less than 45 minutes. (Alberta Fire Code - Article 9.10.15.5).
- 12- Arrangements, which are satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.
- 13- 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) by the most direct means possible without impacting adjacent parcels. All buildings must be completed with eaves which drain into the Municipal stormwater system.
- 14- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 15- 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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16- 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 **May 16, 2025**

Date of Decision **May 16, 2025**

Effective Date of Permit **June 14, 2025**

Signature of Development Officer

Tony Sonleitner
Development Officer for the Summer Village of Nakamun Park

- cc Municipal Administrator, Summer Village of Nakamun Park
- cc Superior Safety Codes Inc.
- cc Justin Goudreau – MASG – Assessor: Justin.Goudreau@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 (780) 718-5479 and should include a statement of the grounds for the appeal.



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June 5, 2008

File: 08DP04-23



**Re: Development Permit Application No. 08DP04-23
Plan 062 1662, Block 15, Lot 8; R – Residential
Summer Village of Nakamun Park**

APPROVAL OF DEVELOPMENT PERMIT

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

**PLACEMENT OF A MODULAR BUILDING (117.0 SQ. M.), INSTALLATION OF A WATER CISTER
AND SEPTIC SYSTEM**

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

- 1- Approval of any plans or installation standards for an on-parcel sewage collection system by an approved Plumbing Inspector.
- 2- The on-site sewage disposal system shall comply with the Private Sewage Systems Standard of Practice - 1999 as adopted by legislation for use in the Province of Alberta, and shall consist of a sealed C.S.A. approved impermeable holding tank of a minimum 1800 litres capacity.
- 3- The cistern shall be excavated and installed in conformance with the Safety Codes Act or as amended and all such other regulations which may apply to their construction.
- 4- All municipal taxes must be paid.
- 5- That the applicant display for no less than fourteen (14) days after the permit is issued, in a conspicuous place on the site or on streets abutting the site, the enclosed notice (printed on yellow paper).
- 6- That the property be landscaped in such a manner to prevent surface drainage onto adjacent properties.
- 7- The applicant shall provide a real property report, prepared by an Alberta Land Surveyor, confirming the location of the building before construction may proceed beyond the foundation stage of construction.
- 8- The applicant shall obtain and adhere to the requirements where applicable, from Alberta Permit Pro – Ph: (780) 455-6363 OR 1-800-461-8706, permits relating to building, electricity, gas, plumbing and drainage, and all other permits required in connection with the proposed development.
- 9- 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.



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- 10- 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.
- 11- The existing dwelling on the property shall be removed from the subject lands prior to, or commensurate with, the occupation of the new dwelling.
- 12- That all improvements shall be completed within twelve (12) months of the effective date of the permit.
- 13- That the improvements take place in accordance with the sketch submitted as part of the permit application.

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

Date of Decision	June 5, 2008
Date of Issue of Development Permit	June 5, 2008
Effective Date of Permit	June 25, 2008
Signature of Development Officer	

Tony Sonnleitner
Development Officer for the Summer Village of Nakamun Park

cc Hilda Marsh, Municipal Administrator, Summer Village of Nakamun Park
cc Alberta Permit Pro

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 Secretary 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 Secretary of the Subdivision and Development Appeal Board no later than fourteen (14) days after the notice of decision. The appeal should be directed to this office (780) 718-5479 and should include a statement of the grounds for the appeal.