

**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](mailto:pcm1@telusplanet.net)

September 17, 2025

File: 25DP05-23

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**Re: Development Permit Application No. 25DP05-23  
Plan 2302 MC, Block 4, Lot 8 : 5058 – 5<sup>th</sup> Street (the “Lands”)  
R – Residential : Summer Village of Nakamun Park**

**Preamble:** The subject development includes the construction of an Accessory Building in the form of a Garage Suite. The two-storey building will have a floor area of 75.4 sq. m. on each floor. The Land Use Bylaw provides for a maximum of 60.0 sq. m. for the (suite) residential portion of the building; where the portion herein approved is 108.0 sq. m., which is a discretionary use.

APPROVAL OF DEVELOPMENT PERMIT

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

**CONSTRUCTION OF A GARAGE SUITE (75.4 SQ. M.) C/W VARIANCE TO THE PORTION THAT IS SUITE (LIVING SPACE).**

1- All municipal taxes must be paid.

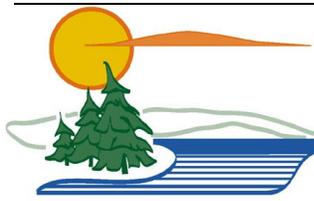
**2- SEPTIC SYSTEM:**

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:**

If by Cistern, 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.

If by Well, the Well shall be drilled in conformance with Alberta’s Water Act (the Act) and Water (Ministerial) Regulations (the “Regulations”) that regulate water well drilling activities in the Province of Alberta and / or certification provided by a professional engineer or certified hydrologist or certified plumbing inspector attesting an adequate flow of water of potable quality.



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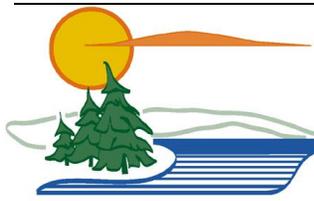
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#### 4- **REMOVAL OF ENCROACHMENTS:**

The applicant shall demolish and remove the debris from the Lands, the Portable Shed and Playhouse, which encroach onto adjacent Municipal Lands (Plan 2302 MC, Lot R4) (as shown on the site plan attached to the application, prior to, or commensurate with, the occupation of the subject Garage Suite. This work shall be done to the satisfaction of the Summer Village of Nakamun Park.

- 5- 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.
- 6- Access construction and location (relocation) shall be to the satisfaction of the Chief Administrative Officer for the Summer Village of Nakamun Park. **Please contact Wendy Wildman or her designate at (780) 967-0271 or [cao@svnakamun.com](mailto:cao@svnakamun.com) prior to undertaking any works upon the municipal roadway.**
- 7- **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.**
- 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 applicants are required to have a Real Property Report (RPR), prepared and signed by an Alberta Land Surveyor, and submitted to the Development Officer. The RPR is to be completed at foundation stage and prior to commencement of framing of the development, for evaluating the compliance of the development against all Land Use regulations relating to the building(s) that are the subject of this development permit application.**
- 10- 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.
- 11- 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.
- 12- **The improvements take place in accordance with the plans and sketch submitted as part of the permit application, INCLUDING:**
  - **Front Yard (Lake side) 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 8.0 metres (average grade to peak).**



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- 13- Arrangements, which are satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.
- 14- A minimum of two (2) Off-Street parking spaces must be provided on site.
- 15- 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.
- 16- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 17- 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.
- 18- 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	<b>September 17, 2025</b>
Date of Decision	<b>September 17, 2025</b>
Effective Date of Permit	<b>October 16, 2025</b>
Signature of Chairman – Municipal Planning Commission	<i>(Keith Pederson – Original Signed)</i>

- cc Municipal Administrator, Summer Village of Nakamun Park
- cc Superior Safety Codes Inc.
- cc Justin Goudreau – MASG – Assessor: [Justin.Goudreau@MASG.ca](mailto: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.