



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

September 18, 2025

File: 25DP06-23

Re: **Development Permit Application No. 25DP06-23**
Plan 2302 MC, Block 3, Lot 7 : 5037 – 6 Street (the “Lands”)
R – Residential : Summer Village of Nakamun Park

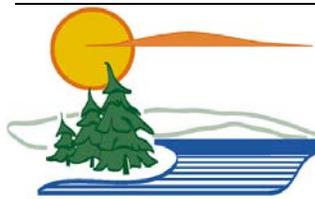
APPROVAL OF DEVELOPMENT PERMIT

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

**DEMOLITION OF AN EXISTING DETACHED DWELLING, OUTHOUSE,
AND SHED**

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

- 1- This permit is issued on the basis that the applicant has ownership prior to, or commensurate with, the proposed works being undertaken.
- 2- All municipal taxes must be paid.
- 3- 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.
- 4- **That the property be leveled and landscaped in such a manner as to prevent surface drainage onto adjacent properties or the pooling of water on the subject lands.**
- 5- **All refuse and demolition debris shall be hauled from the site by March 31, 2026 and disposed of in an appropriate manner.**
- 6- The applicants provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel.
- 7- 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 Nakamun Park for review.
- 8- The applicants shall be financially responsible during demolition for any damage by the applicant, his servants, his suppliers, agents or contractors, to any public or private property.



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- 9- The applicants shall be responsible for any and all costs associated with repair of damage to municipal infrastructure as a result of the demolition of the building.
- 10- The applicant shall be responsible for contact to all utility companies that may be impacted by the demolition of the building for the relocation of power lines, telephone lines, and other utilities
- 11- 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.
- 12- All improvements shall be completed by March 31, 2026.

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

Date Application Deemed Complete	September 18, 2025
Date of Decision	September 18, 2025
Effective Date of Permit	October 17, 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 – Assessor - MASG

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, be accompanied by an appeal fee of \$1000.00, and shall be delivered 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:

Summer Village of Nakamun Park
PO Box 1250
Onoway, Alberta, T0E 1V0
Attention: Clerk of the Subdivision and Development Appeal Board

and should include a statement of the grounds for the appeal.