

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

November 30, 2025

File: 25DP09-23

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**Re: Development Permit Application No. 25DP09-23
Plan 2302 MC, Block 5, Lot 4 : 5084 – 4 Street (the "Lands")
R – Residential : Summer Village of Nakamun Park**

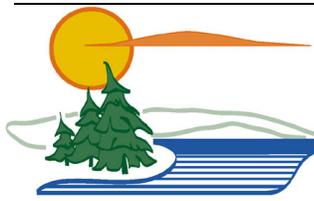
APPROVAL OF DEVELOPMENT PERMIT

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

**CONSTRUCTION OF A DETACHED GARAGE
(45' X 18' : 75.3 SQ. M.)**

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

- 1- All municipal taxes must be paid.
- 2- Two (2) Off-Street parking spaces must be provided on site
- 3- 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.
- 4- Building Plans, acceptable to the Agency Accredited with Alberta Municipal Affairs – Safety Services to undertaken compliance monitoring within the Summer Village of Nakamun Park, shall be provided to that agency. Within the Summer Village of Ross Haven that agency is Superior Safety Codes Inc. at (780) 489-4777.
- 5- 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.
- 6- 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.
- 7- 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.



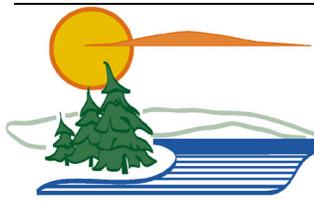
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- 8- The improvements take place in accordance with the sketch submitted as part of the permit application, INCLUDING:
- Front Yard setback shall be behind the front line of the Principal Building;
 - Side Yard setback shall be a minimum of 1.2 metres or greater distance as required under the Alberta Safety Codes Act; and
 - Rear Yard setback shall be a minimum of 6.1 metres; where the garage main doors face the South boundary. Where the garage main doors face either side yard, the minimum Rear Yard setback shall be 1.0 metre.
- 9- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 10- Applicant is responsible for grading the site of the proposed development to the design lot grades and direction(s) of drainage and for ensuring that surface runoff water does not discharge from the site to an adjacent property.
- 11- Maximum driveway grade shall be 8 %.**
- 12- The applicant is responsible for designing and constructing a building foundation drainage system adequate for the existing soil conditions.
- 13- The applicant is responsible for determining if there are any special considerations required for building foundation construction.
- 14- Positive grading must be provided particularly in the front yard to ensure drainage to the Road and Municipal Reserve. A minimum gradient of two percent (and greater if possible) is recommended.**
- 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.
- 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.



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

Date Application Deemed **November 30, 2025**

Complete

Date of Decision

November 30, 2025

Effective Date of

Permit

December 29, 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.

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.