

SUMMER VILLAGE OF NAKAMUN PARK

MUNICIPAL PLANNING COMMISSION AGENDA

Tuesday April 21, 2026 – at Wildwillow Enterprises Inc. Main Office (2317 Township Road 545, Lac Ste. Anne County, Alberta, T0E 1V0, East End Fire Hall of LSAC) – 3:00 P.M.

1. Call to Order:

2. Agenda:
 - a) Tuesday April 21st, 2026 Municipal Planning Commission Meeting Agenda

(approve as presented or amended)

3. Development Permit Application 26DP01-23, Bronetto – Over Height Fence

The Development Officers report is also attached which includes the development permit application and the landowners follow-up letter.

4. Adjournment

DEVELOPMENT OFFICER'S REPORT 26DP01-23

APPLICANT / OWNER: Nick Bronetto

EXISTING USE: Vacant Residential

DISTRICT: R1 – Residential – Standard Lot

LEGAL DESCRIPTION: Plan 187 MC, Block 12, Lot 3A : 5607 Nakamun Drive (the "Lands").

PROPOSAL:

The "As-Built" Construction of a Fence c/w variance to the Maximum Height, 2.00 m. versus 0.91 m., specified within the R1 – Residential – Standard Lot District.

HISTORY:

The subject fence was constructed a number of years ago, prior to the adoption of the current Land Use Bylaw – Bylaw 2025-5. However, the previous Land Use Bylaws – Bylaws 2022-4 and 2007-03 had identical requirements in terms of Maximum Fence Heights within residential districts. Further, no development permit was previously applied for, nor approval granted.

LAND USE BYLAW DISTRICT REQUIREMENTS:

SECTION 31 FENCES

- a) In all districts, except as herein provided, no fence shall be constructed that is:
1. Higher than 1.83 m (6.0 ft.) for that portion of the fence that does not extend forward beyond the foremost portion of the principal building on the parcel;
 - and
 2. Higher than 0.91 m (3.0 ft.) for that portion of the fence that extends into the front yard beyond the foremost portion of the principal building on the parcel.
- b) Subject to Section 12 of this Bylaw, all fence construction shall require an approved development permit (Development Not Requiring a Permit provisions).
- c) Where parcels have both their front and rear yards facing onto a street, special approval of the Development Authority must be obtained prior to the erection of any fences on such parcel. Size and specifications for fences in these areas must conform to the overall standard set for the area by the Summer Village of Nakamun Park.

LAND USE BYLAW - DECISIONS ON DEVELOPMENT PERMIT APPLICATIONS:

Section 16(b) DECISION ON DEVELOPMENT PERMITS

b) Variance Provisions:

1. The Development Authority may conditionally approve a proposed use that does not comply with this Bylaw, if, in its opinion,
 - i. the proposed development would not,
 1. unduly interfere with the amenities of the neighbourhood, or
 2. materially interfere with or affect the use, enjoyment, or value of neighbouring properties, and
 - ii. the proposed development conforms to the uses prescribed for that land or building in this Bylaw.

2. Notwithstanding the above, a variance shall be considered only in cases of unnecessary hardship or practical difficulties to the use, character, or situation of land or building which are not generally common to other land in the same district.

3. When considering a variance to quantitative criteria such as floor area or a site setback, the Development Officer may approve in accordance with this Bylaw a variance up to a maximum of 20% of the stated regulation. Any variance requests in excess of 20% shall be referred to the Municipal Planning Commission.

1) Limitations on Variance Provisions:

In approving an application for a development permit under subsection (1), the Development Authority shall adhere to the general purpose and intent of the appropriate land use district and to the following:

- a) A variance shall be considered only in cases of unnecessary hardship or practical difficulties particular to the use, character, or situation of land or building which are not generally common to other land in the same land use district.

COMMENTS:

The Summer Village of Nakamun Park Land Use Bylaw 2025-5, as amended (the "LUB"), provides the Development Authority with direction with respect to the siting and maximum height of fences upon a Lot. With reference to the subject Lands, fences within the Front Yard may not be:

Higher than 0.91 m (3.0 ft.) for that portion of the fence that extends into the front yard beyond the foremost portion of the principal building on the parcel.

The proposed "As-Built" height of the existing fence is +/- 2.00 m (6.5 ft) (see attached photo with 1.0 foot increments), where 0.91 m (3.0 ft) is specified as the maximum fence height. The proposed variance amounts over 200% of the prescribed height.

The requested variance is beyond the 20% afforded the Development Officer, per Section 16(b)(3).

The test under this section requires that, "A variance shall be considered only in cases of unnecessary hardship or practical difficulties particular to the use, character, or situation of land or building which are not generally common to other land in the same land use district." There do not seem to be hardships and practical difficulties, associated with this development that are not generally common within the Land Use District.

RECOMMENDATIONS:

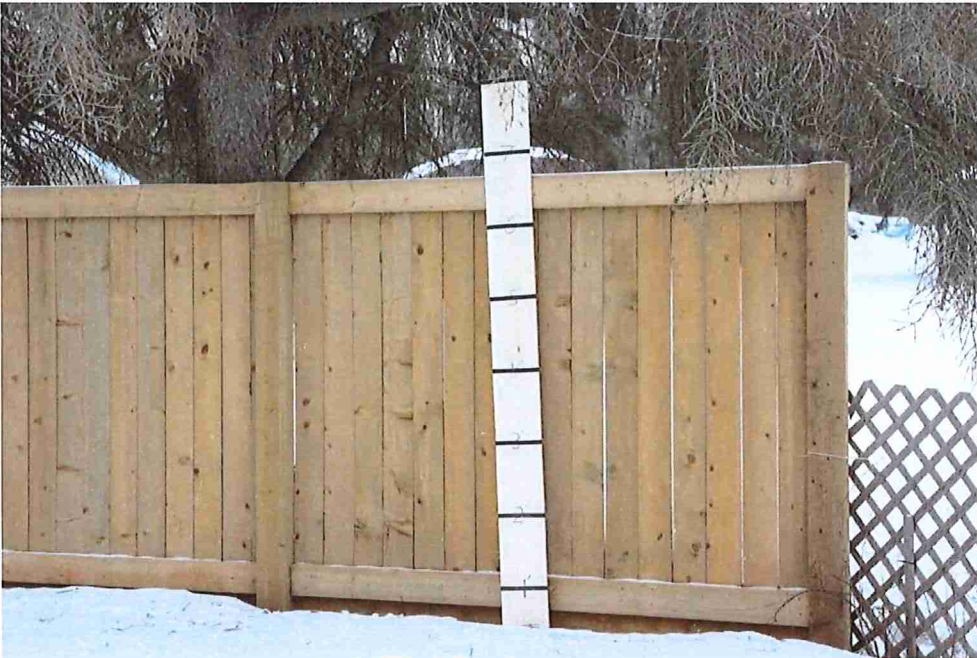
The Development Officer recommends that the Municipal Planning Commission for the Summer Village of Nakamun Park refuse the Development Permit Application, 26DP01-23, on the basis that the requested variance does not meet the test for such variance per LUB Section 16(b)(3). I.e. There are no unnecessary hardships, nor practical difficulties, associated with the subject Lands that are not common within the Land Use District.

Regards,



Tony Sonnleitner, Development Officer

Photographs of Subject Lands and Fence



DEVELOPMENT PERMIT APPLICATION



Summer Village of Nakamun Park

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

Application Number: 26DP01-23
Application Received Date: March 17, 2026
Application Deemed Complete: _____

PROJECT LOCATION – REQUIRED

Suite:	Street Address: 5607	Street Name: Nakamun Drive
Legal Description: Unit / Lot / Block / Plan or Quarter / Section / Township / Range / Meridian		
Lot 3A / Block 12 / Plan 187MC / / /		

TYPE OF USE – REQUIRED

- | | | | |
|--|--|--|-----------------------------|
| <input type="radio"/> New Construction | <input type="radio"/> Addition | <input checked="" type="radio"/> Fence | <input type="radio"/> Other |
| <input type="radio"/> Garage | <input type="radio"/> Well / Cistern / Septic System | <input type="radio"/> Temporary Business | |
| <input type="radio"/> Accessory Building / Shed | <input type="radio"/> Change of Occupancy or Use | <input type="radio"/> Variance | |
| <input type="radio"/> Accessory Structure / Deck | <input type="radio"/> Secondary Suite | <input type="radio"/> Sign | |

PROJECT DESCRIPTION - REQUIRED

COST OF PROJECT - REQUIRED \$ 1500.00

Wooden pressure treated fence built 2023 to be accepted as-constructed with a 6 Ft high variance

NEW CONSTRUCTION – REQUIRED

<input type="radio"/> Residential <input type="checkbox"/> Single Detached <input type="checkbox"/> Semi Detached	<input type="radio"/> Multi-family Dwelling Number of units: _____	<input type="radio"/> Commercial <input type="radio"/> Industrial <input type="radio"/> Institutional Total Area: _____ m ²
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GARAGES/ACCESSORY BUILDINGS/ADDITIONS/ STRUCTURES /DECKS / FENCES – REQUIRED

Total Area (m ²):	Height (if applicable): 6 Feet	<input type="radio"/> Residential <input type="radio"/> Commercial <input type="radio"/> Industrial <input type="radio"/> Institutional
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CHANGE OF OCCUPANCY OR USE – COMPLETE ONLY IF APPLYING FOR CHANGE OF USE OR OCCUPANCY OR FAMILY DAY HOME

Total Area (m²):

FAMILY DAY HOME – COMPLETE ONLY IF APPLYING FOR A FAMILY DAY HOME

Are room alterations involved: YES NO If yes – Number of Rooms: _____ List Rooms: _____
 Describe alterations:

Provide a detailed description of materials, equipment and/or vehicles including utility trailer(s) that will be used and where they will be stored:

Number of resident employees: (employees that reside in the home):	Number of children (including children under the age of 5 who are otherwise permanent residents of the dwelling):
Hours of Operation:	Number of daily business visits to the property:
Number of household vehicles:	Number of onsite parking stalls:

DEVELOPMENT PERMIT APPLICATION



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Development Services
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SIGNS – COMPLETE ONLY IF APPLYING FOR A SIGN PERMIT

Temporary: <input type="checkbox"/> Balloon <input type="checkbox"/> Billboard <input type="checkbox"/> Portable - # of 30 day periods _____ <input type="checkbox"/> Developer Marketing <input type="checkbox"/> Development Directional <input type="checkbox"/> Other	Permanent: <input type="checkbox"/> Freestanding <input type="checkbox"/> Fascia / Wall / Projecting / Roof / Canopy <input type="checkbox"/> Changeable Copy <input type="checkbox"/> Other
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SECONDARY SUITE – COMPLETE ONLY IF APPLYING FOR A SECONDARY SUITE

The proposed secondary suite is located within: <input type="checkbox"/> The principal dwelling unit <input type="checkbox"/> The second story of a detached garage <input type="checkbox"/> An accessory building <input type="checkbox"/> Other (describe): _____ _____	Floor area of the secondary suite (m ²): _____ Floor area of the principal dwelling unit (m ²): _____ Number of parking stalls available on site: _____	Number of bedrooms in the secondary suite: _____
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OWNER OR REPRESENTATIVE – REQUIRED

<input checked="" type="radio"/> I am the registered owner of the land described above Owner Name: Nick Bronetto Signature:	<input type="radio"/> I have been designated as the representative of the owner (written consent attached) Agent Name: Signature: _____
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MAILING ADDRESS (OWNER) – REQUIRED

Mailing address: 	City: 	Province: 	Postal Code:
Phone no.: 	Builders License # _____		
Email Address: 			

APPLICANT SAME AS OWNER/REPRESENTATIVE – REQUIRED

Applicant Name:	Phone no.: 	Builders License no.: _____
Company Name:		Email Address: _____
Mailing address: 	City: 	Province:
Postal Code: 		

I acknowledge that if the development permit application is approved it is subject to an appeal period pursuant to Section 678 of the Municipal Government Act, RSA 2000, Chapter M-26 and that the decision may be ultimately overturned or amended. I accept that if I commence development prior to the appeal expiry date, I am doing so with the appropriate development and building permits issued and at my own risk accepting all legal responsibilities.

March 17 2026

Applicant's signature

Date

This information is being collected under the authority of section 33(c) the Freedom of Information and Protection of Privacy (FOIP) Act. It will be used to administer a development permit. The personal information provided will be protected in accordance with Part 2 of the Act. If you have any questions regarding the collection, use and disclosure of personal information, please contact the FOIP Coordinator at (780) 652-1170.



RIGHT OF ENTRY AUTHORIZATION

MUNICIPAL GOVERNMENT ACT, R.S.A. 2000, Chapter M-26

Summer Village of Nakamun Park

Development Services

Box 2945, Stony Plain, Alberta T7Z 1Y4

Phone: 1-780-718-5479 Fax: 1-866-363-3342

Email: pcm1@telusplanet.net

Owner(s) consent to the Right of Entry by an authorized person of the Summer Village of Nakamun Park for the purpose of a land site inspection relative to a proposed development permit application or Land Use Bylaw amendment.

Section 542 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 stipulates that:

542(1) If this or any other enactment or a bylaw authorizes or requires anything to be inspected, remedied, enforced or done by a municipality, a designated officer of the municipality may, after giving reasonable notice to the owner or occupier of land or the structure to be entered to carry out the inspection, remedy, enforcement or action,

(a) enter on that land or structure at any reasonable time, and carry out the inspection, enforcement or action authorized or required by the enactment or bylaw,

(b) request anything to be produced to assist in the inspection, remedy, enforcement or action, and

(c) make copies of anything related to the inspection, remedy, enforcement or action.

(1.1) A consent signed under section 653 is deemed to be a reasonable notice for the purposes of subsection (1).

(2) The designated officer must display or produce on request identification showing that the person is authorized to make the entry. (3) In an emergency or in extraordinary circumstances, the designated officer need not give reasonable notice or enter at a reasonable hour and may do the things in subsection (1)(a) and (c) without the consent of the owner or occupant.

In accordance with the above Section and the Summer Village of Nakamun Park Land Use Bylaw requirements, it is necessary that this form be completed and returned with your application submission in order that an authorized person from the Summer Village may be able to do a site inspection if required on the property.

I/We grant consent for an authorized person of the Summer Village of Nakamun Park to enter upon the subject land for a site inspection.

Legal Land Description Lot 3A Block 12 Plan 187MC

Registered Owners Name as Per Certificate of Title Nick Bronetto

Name of Signing Authority (If owner is a numbered company) _____

Property Address 5607 Nakamun Drive

Nick Bronetto

March 17 2026

Signature

Print

Date

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ELECTRONIC COMMUNICATION

MUNICIPAL GOVERNMENT ACT, R.S.A. 2000, Chapter M-26



Summer Village of Nakamun Park

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

Owner(s) consent to communicate with the Summer Village of Nakamun Park and its applicable contractors through electronic means.


Section 608(1) of the Municipal Government Act, R.S.A. 2000, Chapter M-26 provides that:

608(1) Where this Act or a regulation or bylaw made under this Act requires a document to be sent to a person, the document may be sent by electronic means if

(a) the recipient has consented to receive documents from the sender by those electronic means and has provided an e-mail address, website or other electronic address to the sender for that purpose, and

(b) it is possible to make a copy of the document from the electronic transmission.

I/We being the registered owner(s) or Agents for the lands described below, for the purpose of Development Permit Approval, desire to enter into an agreement with the Summer Village of Nakamun Park and its applicable contractors to communicate through electronic means: Email Address: t8n@shaw.ca

Legal Land Description	Lot 3A Block 12 Plan 187MC
Registered Owners Name as Per Certificate of Title	Nick Bronetto
Name of Signing Authority (If owner is a numbered company)	
Property Address	5607 Nakamun Drive
	Nick Bronetto
Signature	Print
	Date

This information is being collected under the authority of section 33(c) the Freedom of Information and Protection of Privacy (FOIP) Act. It will be used to administer a development permit. The personal information provided will be protected in accordance with Part 2 of the Act. If you have any questions regarding the collection, use and disclosure of personal information, please contact the FOIP Coordinator at (780) 652-1170.

Tuesday, March 17, 2026

Tony Sonnleitner
Summer Village of Nakamun Park

Re: Request for Variance – Front Yard Fence Height
5607 Nakamun Drive

Tony,

I am writing to request a variance to allow the existing front yard fence on my property to remain at a height of 6 feet /1.83 metres.

I respectfully submit that the fence does not unduly interfere with the amenities of the neighbourhood or the reasonable use and enjoyment of neighbouring properties. The fence is accessory to a permitted residential use and is consistent with the overall character of the area.

I would also note that the addition of a well-constructed fence represents an improvement to the property, helping to define the boundary between public and private space.

With respect to hardship, the additional height is necessary to address site-specific circumstances, including security and the need for an effective physical barrier. A fence limited to 0.9 metres would not reasonably achieve this purpose.

For these reasons, I believe the proposed variance meets the intent of the Land Use Bylaw. I respectfully request that the Development Authority give favourable consideration to this application.

Thank you for your time and consideration.

Nick Bronetto

