

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

June 18, 2026

File: 26DP03-23

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Re: Development Permit Application No. 26DP03-23
Plan 187 MC, Block 11, Lot 7 : 5600A Nakamun Drive (the "Lands")
R – Residential : Summer Village of Nakamun Park

Preamble: The Municipal Planning Commission for the Summer Village of Nakamun Park, at their regular meeting of June 17, 2026, reviewed and favourably considered Development Permit Application 26DP03-23. The approval allows for the construction of a fence within the front yard, utilizing wrought iron as depicted in the photograph attached to this approval as Exhibit "A", c/w a variance to the maximum height requirement specified in the Land Use Bylaw. The variance allows the fence to be constructed to a maximum height of 1.2 metres.

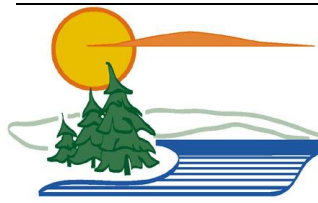
APPROVAL OF DEVELOPMENT PERMIT

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

**CONSTRUCTION OF A FENCE WITHIN THE FRONT YARD C/W A
VARIANCE TO THE MAXIMUM HEIGHT REQUIREMENT**

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

- 1- All municipal taxes must be paid.
- 2- 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.
- 3- The applicants provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel.
- 4- The applicants shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to 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.
- 5- Arrangements, which are satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.



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- 6- The applicants 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- That all improvements shall be completed within twelve (12) months of the effective date of the permit.
- 8- The improvements take place in accordance with the plans and sketches submitted as part of the permit application, including:
 - a) Maximum height shall be 1.2 metres; and
 - b) The fence shall be of wrought-iron construction similar in aesthetic to that depicted in Exhibit "A" attached to the Development Permit Approval.
- 9- 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.
- 10- 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.

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

Date Application Deemed Complete	June 17, 2026
Date of Decision	June 17, 2026
Effective Date of Permit	July 16, 2026

Keith Pederson, Mayor, Summer Village of Nakamun Park

cc Municipal Administrator, Summer Village of Nakamun Park

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 and the appeal fee of \$1000.00.