



**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)

July 2, 2024

File: 24DP03-23

**Re: Development Permit Application No. 24DP03-23  
Plan 187 MC, Block 13, Lot 7 : 5618 Nakamun Drive (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 FENCE C/W VARIANCE TO MAXIMUM  
HEIGHT IN THE FRONT YARD – 1.2 METRES VERSUS 0.93 METRE.***

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

- 1- All municipal taxes must be paid.
- 2- 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.
- 3- 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.
- 4- 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.
- 5- 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.
- 6- **The improvements take place in accordance with the sketch submitted as part of the permit application, INCLUDING:**
  - **Maximum Height of fence within the Front Yard shall be 1.2 m. (4.0 ft.).**
- 7- The exterior of a building must be completed within 1 year of the date of issuance of a building permit.
- 8- 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 Complete **July 24, 2024**

Date of Decision **July 24, 2024**

Effective Date of Permit **August 22, 2024**

Signature of Development Officer

Tony Sonnleitner  
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 – 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, 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  
Box 8  
Alberta Beach, Alberta, T0E 0A0  
Attention: Clerk of the Subdivision and Development Appeal Board

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