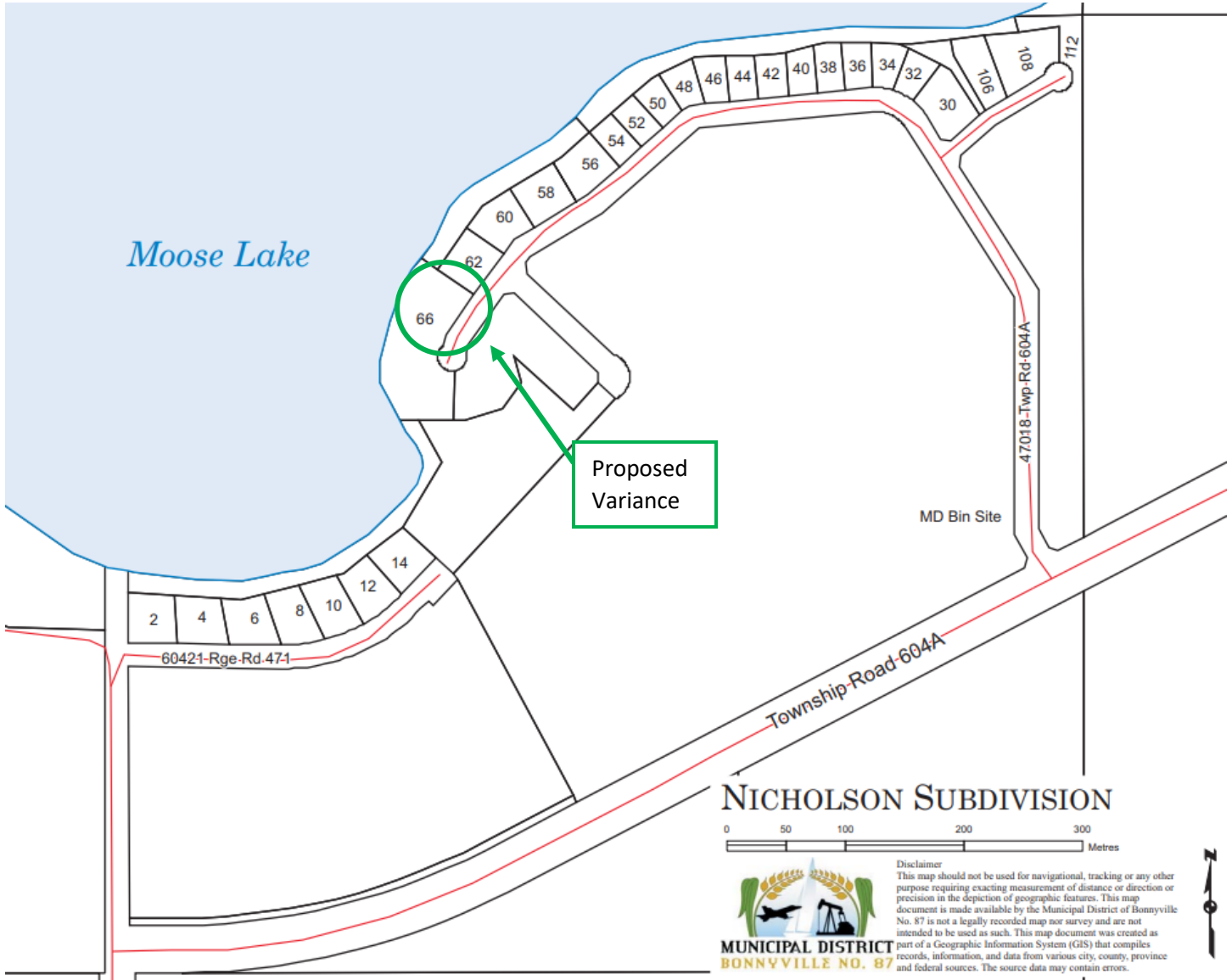


# APPENDIX B

2024-D-073





Proposed  
Variance



MUNICIPAL DISTRICT OF BONNYVILLE NO. 87

Bag 1010, Bonnyville AB T9N 2J7
Phone: 780-826-3171 Fax: 780-826-4524

Application No.
2024-D-073
DEVELOPMENT PERMIT
OFFICE USE ONLY

DEVELOPMENT PERMIT APPLICATION

I hereby make application under the provisions of the M.D. of Bonnyville No. 87 Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

APPLICANT INFORMATION:

Name of Applicant: James Nicholson. Contact Name:
Daytime Phone #: [redacted] Email Address: [redacted]
Address: [redacted] Postal Code: [redacted]
Registered owner: as above. Daytime Phone #:
Address: Postal Code:

LAND INFORMATION:

Plan: 932 0309. Block 2 Lot A Roll No. 6007252041
Part (eg NW, SW, NE, SE): NW 1/4 Section: 25 Township: 60 Range: 7. W4M
Rural Address: 66 47018 Twp Rd. 604A Is the property currently under subdivision? No.
Zoning: CR Ward: 2. Parcel Size: 1037 acres. Subdivision: Nicholson.

Proposed Use:

- Residential Agricultural Commercial Industrial Recreational

Development Description:

- SFD SFD with Garage Detached Garage RTM RTM with Garage Mobile Home Shop
Deck Basement Development Other: Variance from highwater mark from 30m to 23m.
Square Footage: 1000 Building Height: 22 Setbacks: Front as per survey. Rear Side1 Side2

Required Services: Temp Electrical Temp Gas Electrical Gas Plumbing Sewer
Have the utility service providers been contacted to ensure serviceability for this project? Yes No

NOTE: For all developments other than home businesses, a SITE PLAN SKETCH MUST accompany this permit application, indicating the location of the development in relation to the property.

Estimated project start date: June 1/24 Estimated completion date: June 30/24
Estimated project cost or contract price: \$60,000 Development Fee: \$175.00

The M.D. of Bonnyville will be disclosing to TELUS, ONLY FOR THE PURPOSE OF 911, the property owner names, legal land descriptions and the rural serviceable addresses for the properties that are created or modified as a result of the approval of this application. This release of information and disclosure of release to you, is in accordance with Section 17 of the Freedom of Information and Protection of Privacy Act, which authorizes disclosure based upon compelling circumstances affecting anyone's health or safety. Should you require additional information, please contact the municipality's FOIP coordinator.

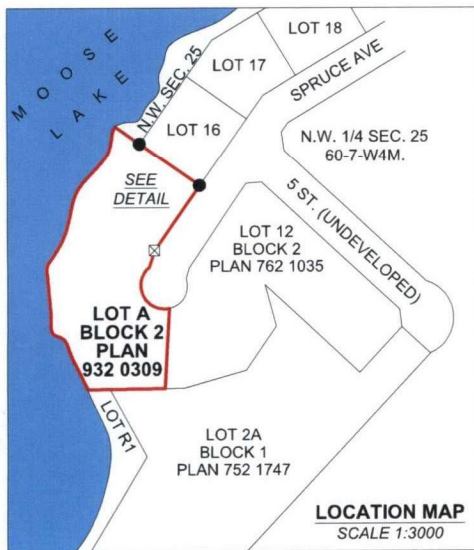
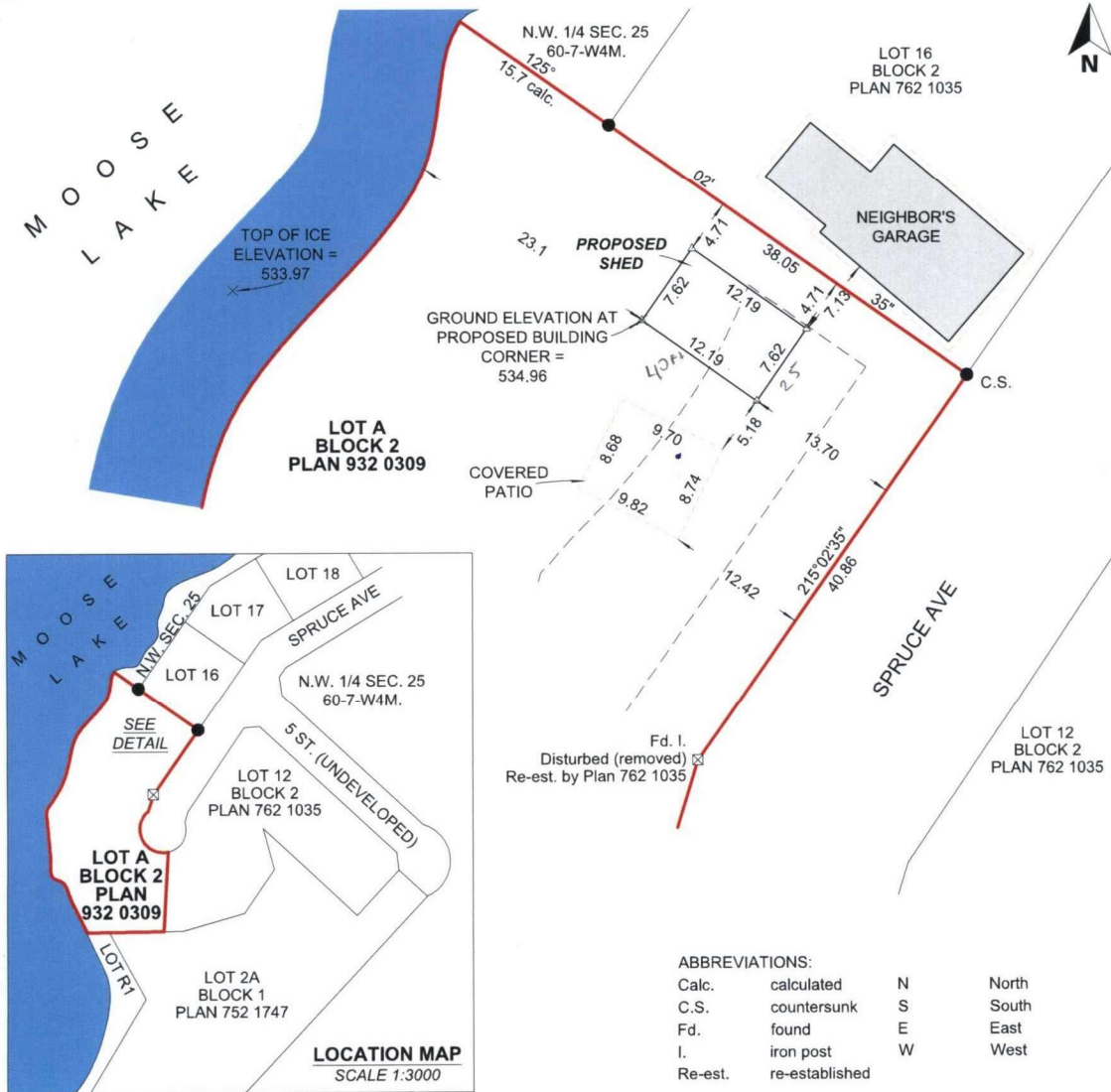
I hereby give my consent to allow all authorized persons the right to enter the above land and/or buildings, with respect to this application only. I understand and agree that this application for a development permit and any development permit issued pursuant to this application, or any information related thereto, is not confidential information and may be released by the M.D. of Bonnyville.

Date: April 5/24 Signature of Applicant: [Signature]
Receipt #: 316495 Date: APR 05 2024



# PLOT PLAN

SHOWING AS-STAKED LOCATION OF PROPOSED BUILDING  
 LOT A, BLOCK 2, PLAN 932 0309  
 MUNICIPAL DISTRICT OF BONNYVILLE NO. 87



ABBREVIATIONS:

Calc.	calculated	N	North
C.S.	countersunk	S	South
Fd.	found	E	East
I.	iron post	W	West
Re-est.	re-established		

- Notes:
- The purpose of this plan is to confirm the relation of proposed building construction to property boundaries as a requirement for municipal development permitting.
  - Other improvements may exist and are not shown.
  - Survey evidence found in good condition unless noted otherwise. (If applicable)
  - Distances are in metres and decimals thereof.
  - Elevations are autonomously derived and for information purposes only.

Zoning: County Residential Resort (CR)

Parcel area:	6490.0 m <sup>2</sup>
Patio area:	85.0 m <sup>2</sup>
Site coverage:	1.3 %
Proposed Building area:	92.9 m <sup>2</sup>
Proposed Site coverage:	2.7 %

Setbacks:

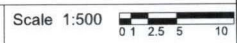
Per S.71.4 land use bylaw	
a)i) front/rear yard	7.6 m
a)ii) side yard	4.5 m
Per S.41.3 land use bylaw	
highwater mark	30.0 m

Civic Address: 66 47018 Twp. Rd. 604A  
 Plan prepared for: James Nicholson  
 Municipality file number:

**KRAWCHUK**  
 LAND SURVEYS LTD  
 Box 945, St. Paul, AB, T0A 3A0  
 info@krawchuklandsurveys.ca  
 Ph. 780-614-5653  
 Fax. 833-859-4204

Legend:

⊠	Calculated point
●	Found statutory iron post
△	Placed 8" iron spike
- - -	Setbacks
—	Subject parcel boundaries



Date of survey: March 22, 2024  
 Date issued: March 25, 2024  
 File: 24-01-0005