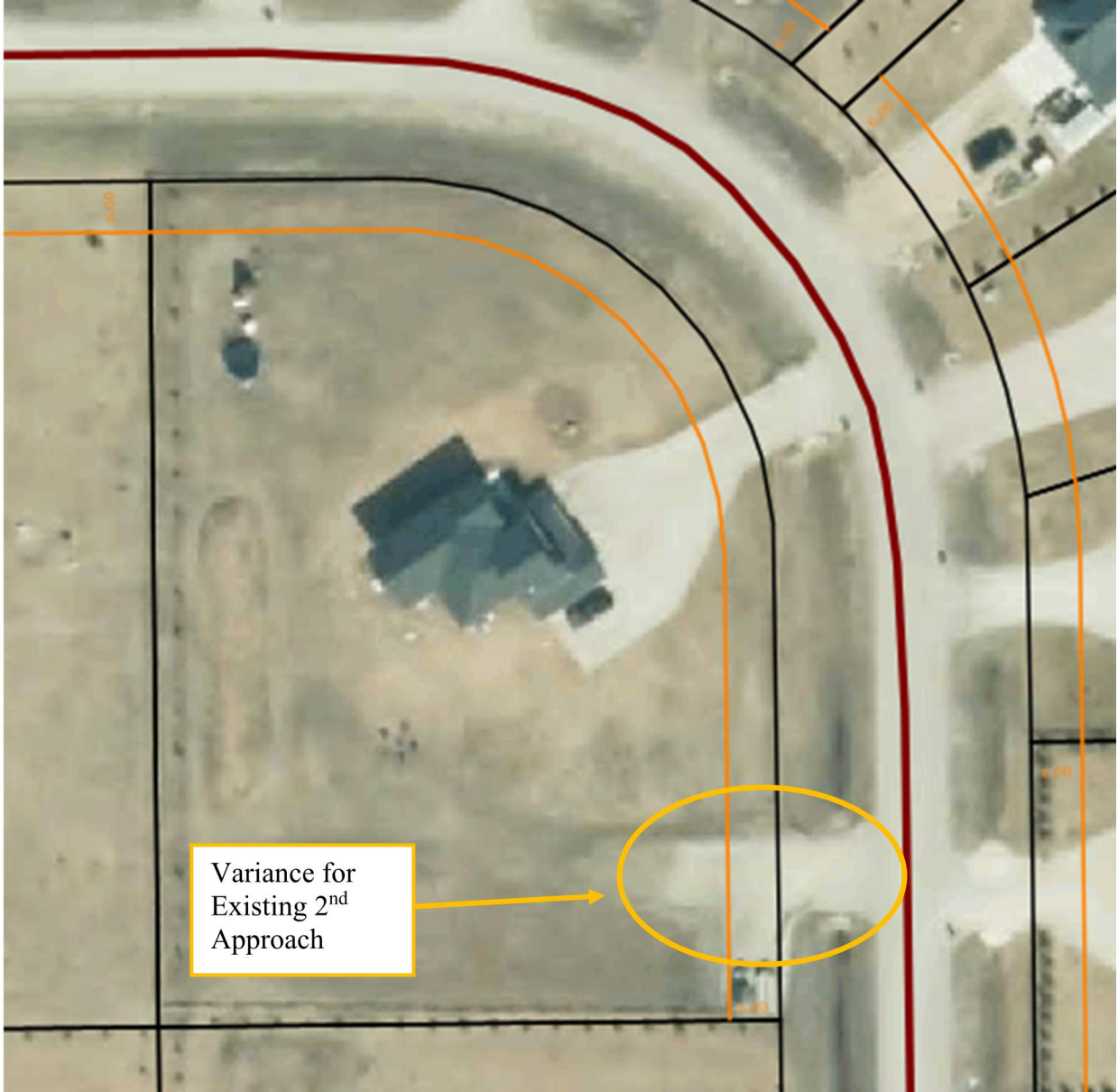


APPENDIX B



2024-D-213





Variance for
Existing 2nd
Approach



MUNICIPAL DISTRICT OF BONNYVILLE NO. 87

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

Application No.
2024-D-213
DEVELOPMENT PERMIT
OFFICE USE ONLY

MUNICIPAL DISTRICT
BONNYVILLE NO. 87

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: Jonathan & Tanya Wiseman Contact Name:
Daytime Phone #: [redacted] Email Address: [redacted]
Address: [redacted] Postal Code: [redacted]
Registered owner: Jonathan & Tanya Wiseman Daytime Phone #: [redacted]
Address: As above. Postal Code: As above.

LAND INFORMATION:

Plan: 1323594 Block 3 Lot 7 Roll No. 6302154060
Part (eg NW, SW, NE, SE): SW 1/4 Section: 15 Township: 62 Range: 2 W4M
Rural Address: 329 Countryside Estates Is the property currently under subdivision? No
Zoning: CR Ward: 6 Parcel Size: 1.7 acres Subdivision: Countryside Estates

Proposed Use:

[x] Residential [] Agricultural [] Commercial [] Industrial [] Recreational

Development Description:

[] SFD [] SFD with Garage [] Detached Garage [] RTM [] RTM with Garage [] Mobile Home [] Shop
[] Deck [] Basement Development Other: Existing Second Approach Variance

Square Footage: Building Height: Setbacks: Front 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: Existing Estimated completion date: Existing
Estimated project cost or contract price: 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.

11 July 2024
Date
Receipt #: 381535

[Signature] Tanya Wiseman
Signature of Applicant

Date: July 29/24

Kristy Poirier

From: Tanya Wiseman [REDACTED]
Sent: July 11, 2024 12:09 PM
To: Kristy Poirier; Planning
Subject: Development Permit Application / Wiseman Variation Request
Attachments: 329 Countryside Estates.pdf; Ariel View of Second Entrance.jpg; Wiseman Variance Application - 329 Countryside Estates.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Day Kristy,

Attached you will find a Development Permit Application for a second approach variation.

I spoke with Lisa Vandenberg yesterday morning as we were in the process of submitting a Development Permit Application to build a detached garage and it appears that we have a second entrance at our property that is not approved. The second entrance is where we are planning to put the detached garage and it would be our only access in/out of the detached garage.

We purchased the existing home in 2018 and when we purchased it, there were two entrances; a primary entrance into the dwelling and then a second entrance that we deemed a "utility entrance". There was nothing mentioned during the purchase of our home and there are several other homes in the area with second entrances so we did not question it.

The primary entrance into our dwelling does not have a paved apron, however the utility entrance does. The utility entrance already has a culvert installed and we have been maintaining the utility entrance regularly (have placed stone on the sides to help with erosion, regular snow clearing, etc...) as we use it for parking our water hauling trailer. We have a fenced property and the fence has an entrance into both the utility entrances as well as the primary entrance. I happened to have an photo ariel view of our property, so I've attached that as it's a little more clear than the interactive map.

Yesterday we reached out to the builder of our home, Bayrock Holdings Inc, and the owner, Ron Kalinsky, informed us that when he purchased the land from the developer, both entrances were already established at the property; the second entrance was not put in by the home builder. Ron was going to look through his documentation to see if he could find anything. If we locate anything additional, I will be sure to share it with you.

Our plan was to build our detached garage at the second entrance this summer, however, I understand that we first need to submit an application for council to approve a variation to the development requirements in our subdivision.

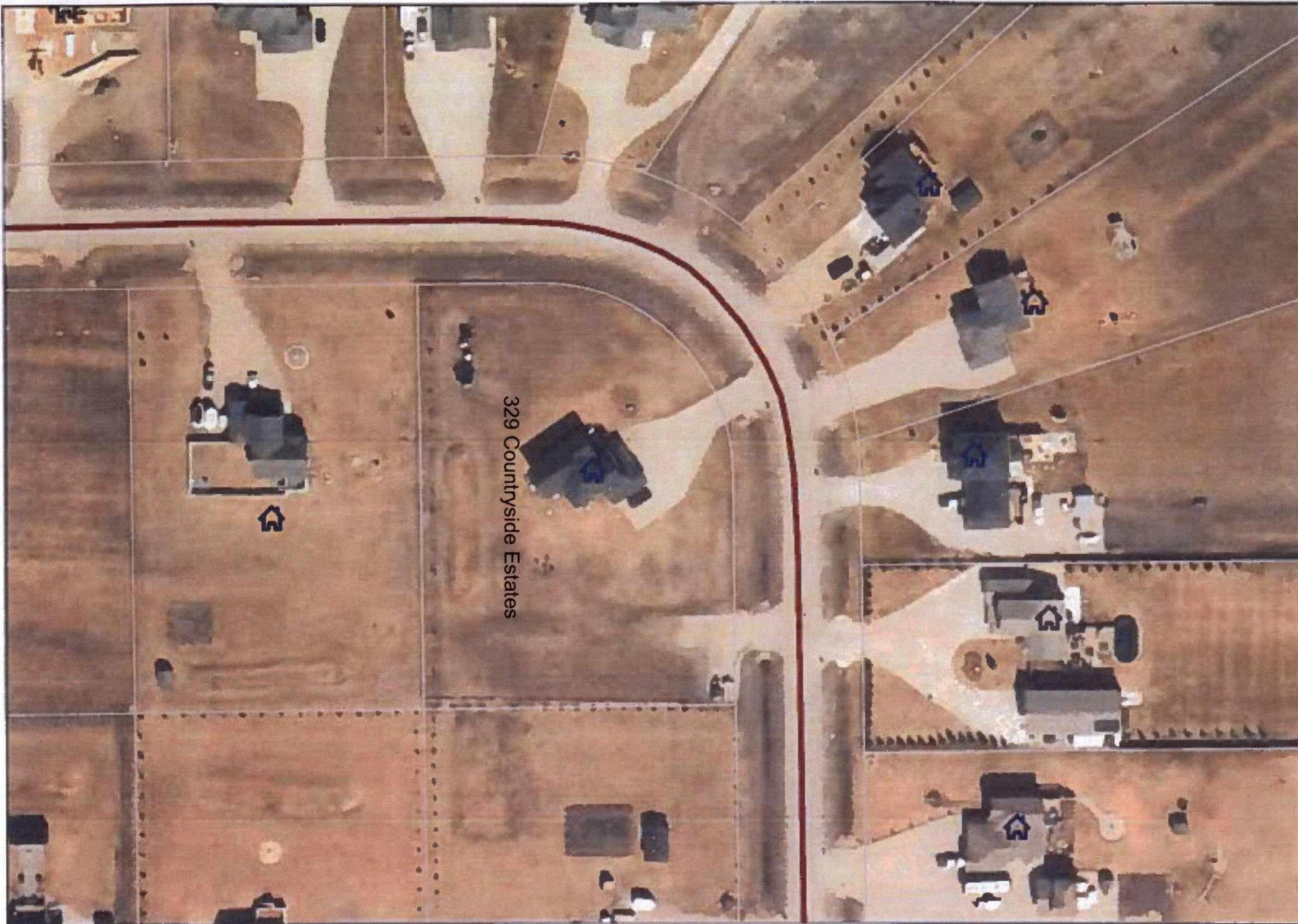
We are wanting to submit for a permit to commence construction as soon as possible, but I understand the next council meeting is not until August 27, 2024. I am ready to submit the \$175 payment right away to get the process for the variation started as we would like to have a garage built and winterized before the end of fall.

If you have any questions or require more information, please don't hesitate to reach out.










Thank you for your help.

-Tanya Wiseman





Legend

-  Hydro Features
-  Surrounding Municipalities
-  Parks
-  Roads
-  County Boundary
-  Indian Reserves
-  Map Points
-  Industrial Accounts
-  Cadastre
-  Crown/Leased Land



Scale 1: 1,435

100 yd
100 m



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