



MD of Wainwright No. 61

Development Permit Review Sheet

Applicant	Nutrien Ag Solutions	Application Received June 4, 2025
Owner	Nutrien Ag Solutions	
Legal Description	SE-4-45-4 W4, Lot 1 Block 1 Plan 1524925	Deemed Complete June 4, 2025
Permit # (if and when approved)	2025.27	
Land Use District	Agriculture (A)	Decision Date June 10, 2025
Adjacent Uses	Agriculture (A)	
Permitted Use	Buildings and uses accessory to permitted uses, permitted (12.3.6); Relocating steel shed onto lot	

Accessory Building in Rear Yard	N/A	N/A
Front Yard Setback	131.2 ft	651 ft
Rear Yard Setback	25 ft	298 ft
Side Yard Setback (W)	20 ft	345 ft
Side Yard Setback (E)	20 ft	151 ft
Distance to Accessory Structure	N/A	151 ft
Height	N/A	24 ft
Garage Area	N/A	3000 sq/ft
Lot Area	N/A	10.71 Acres
Accessory Building Site Coverage	N/A	N/A
Dwelling Site Coverage	N/A	N/A
Total Site Coverage	N/A	N/A

	Yes	No
Historical Resources		X
AER (Abandoned or Active Wells)		X
Flood Hazard		X
Wetland		X
IDP (Intermunicipal Development Plan)		X
Clear Lake Area Structure Plan		X
Transportation & Economic Corridors Permit	X	
Airport Vicinity Protection Overlay		X
Lagoon(s)		X
Landfill		X

Comments:



717 - 14th Avenue
Wainwright, Alberta
T9W 1B3
Phone: 780-842-4454
Fax: 780-842-2463
www.mdwainwright.ca

OFFICE USE ONLY

Application #: 2025.26

Date Received: _____

DEVELOPMENT PERMIT APPLICATION

(All Other Zoning Districts)

Type of Application

☐ Residential ☐ Commercial ☐ Industrial ☒ Accessory (garage/shed/deck/fence)
Other (please indicate) Ag Storage Building. AWSA nonheated.

Application and Property Owner Information

Applicant's Name: Nutrien Ag Solutions. Phone #: 1-780-886-0371

Applicant is the registered Owner: ☒

Mailing Address: Box 24, Edgerton AB.

Email: graham.gardiner@Nutrien.com

☒ I consent to receive notification at the email provided

Fill out only if different from Applicant:

Owner's authorization with signature required

Property Owners name: _____

Mailing Address: _____

Phone: _____

Email: _____

Property Description

Location: LSD: SE Section: 04 Township: 45 Range: 04 Meridian: W4

Lot: _____ Block: _____ Plan: _____ District/Zone of Property: _____

Lot width: _____ Lot length: _____

Rural/Civic Address: _____ (Leave blank if not issued)

Site Requirements

Area of Site: 7 acres developed, 10 acres total Area of Building: 50' x 60'

Front Yard Setback: 651' 9 1/4" Rear Yard Setback: 298' 7 1/4"

Side Yard Setbacks: West 345' 9 1/2" East 151' 6" Height of Main Building: 24'

Height of Accessory Building: 24' Percentage of lot occupied: 6.2% Includes all buildings on site

Please describe, in detail, the proposed development: Relocating a steel chem shed from our old site in Edgerton to our current location @ the intersection of Hwy 14 and RR 894. The building will be used for bagged seed & chem storage. It will be built as an AWSA nonheated building.

Estimated Commencement Date: June 9, 2025 Estimated Completion Date: Aug 29, 2025

Projected Cost of the Development: \$650,000.00



717 – 14th Avenue
Wainwright, Alberta
T9W 1B3
Phone: 780-842-4454
Fax: 780-842-2463
www.mdwainwright.ca

Application Requirements

- ☒ Completed Application Form
- ☒ Site drawing with measurements to new and existing development (buildings) on the lot
- ☐ Floor plans for new houses, additions, commercial and industrial buildings
- ☐ Completed Abandoned Oil and/or Gas well search

I have been informed of the Municipal District of Wainwright No. 61 bylaws, policies and regulations regarding this application. I understand that this permit application may be refused if the proposed development does not conform to all of the aspects of the Land Use Bylaw. I am the owner/I have the consent of the owner to proceed with this Development Permit Application and I give consent to allow Council, or a person appointed by it, the right to enter the land and/or building(s) with respect to this Application only.

In consideration of any permit issued in respect to this application, the Applicant shall indemnify and hold harmless the Municipal District of Wainwright No. 61, its employees and agents from any and all claims demands, actions, and costs whatsoever that may arise, directly or indirectly from anything done in the construction, maintenance, alteration, or operation of the works authorized.

It is understood that all works will be constructed, altered, maintained, or operated at the sole expense of the undersigned, and that work must not begin before a permit has been issued by the Municipal District of Wainwright No. 61. The issuance of a permit by the Municipal District of Wainwright No. 61 does not relieve the holder of the responsibility of complying with relevant municipal bylaws and this permit, once issued, does not excuse violation of any regulation, bylaw, or act which may affect this project.

This personal information is being collected under the authority of Section 33C of Freedom of Information and Protection of Privacy Act, and will be used for administration purposes as per the Land Use Bylaw and/or assessment purposes. If you have any questions about the collection of this information, please contact the Municipal Administrator or Assistant Municipal Administrator at 780-842-4454.

Applicant/Agent Authorization: I am the applicant/agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

Date of Application: June 3, 2025

Signature of Applicant: [Signature]

Signature of Owner: [Signature]

Applicant's Name: Graham Gardner
(Please Print)

Owner's Name: Graham Gardner
(Please Print)

A \$100.00 Application Fee is payable with the completed application.

Application Number: 04-25

VILLAGE OF EDGERTON

FORM B: NOTICE OF DEVELOPMENT PERMIT DECISION

APPLICANT INFORMATION

Applicant Name(s): Pacific Apex Structures Inc.
Mailing Address: 1100 - 1634 Drakeston Ave, Kelowna BC V1Y0B5
Telephone Number: 778 760 0968
Email Address: Kedam@pacific-apex.com
Address of Subject Property: SW 1-44-4-W400
Lot(s): _____ Block: _____ Plan: _____

Proposed Development: Removal of steel storage building

DECISION

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

APPROVED

APPROVED WITH CONDITIONS

See attached for conditions.

REFUSED

Reasons for refusal are attached.

IMPORTANT INFORMATION REGARDING DEVELOPMENT PERMITS

1. The applicant or any person who claims to be affected by the decision of the Development Officer may appeal the decision to the Subdivision and Development Appeal Board, in accordance with Section 7 of the Village of EDGERTON Land Use Bylaw. The appeal shall be made in writing and shall be delivered either in person or by mail to the Village office not later than 21 days after the Date of Issue of the Notice of Development Permit Decision.

Joint Subdivision & Development Appeal Board
Village of EDGERTON
5037 50 Ave, Edgerton
EDGERTON, Alberta T0B 1K0
admin@edgerton.ca

2. Should an appeal be made against the decision, the development permit shall not come into effect until the appeal has been determined by the Subdivision and Development Appeal Board. Should the Subdivision and Development Appeal Board approve the issue of the Development Permit, the permit shall be considered valid from the date of the Subdivision and Development Appeal Board decision and subject to any Subdivision and Development Appeal Board conditions.
3. If the development authorized by a permit is not started within six months from the effective date of the permit and completed within 18 months from the effective date of the permit, the Development Officer may declare the permit void, unless an extension has been granted.
4. This is a development permit only. It is not a building permit. The applicant is required to ensure that the proposed development or construction complies with all applicable municipal, provincial and federal laws.

Application Number: 04-25

VILLAGE OF EDGERTON
CONDITIONS FOR APPROVAL

- work must be completed during regular business hours 7am to 11pm
- Site must be maintained in clean condition



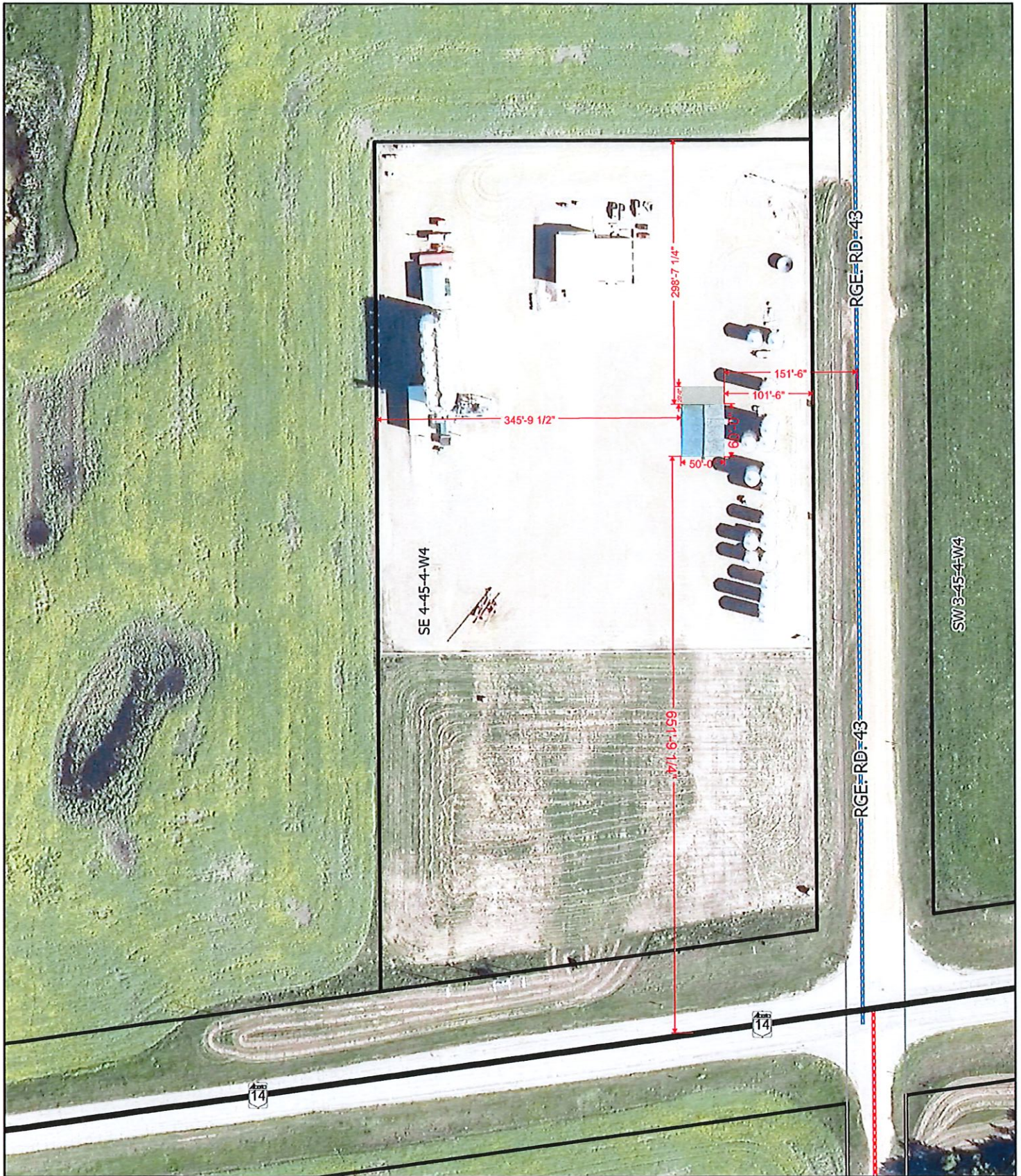








SE 04-45-04-W4



Municipal District of Wainwright No. 61
 717 - 14th Ave, Wainwright, AB, T9W 1B3
 Phone: 780-842-4454
 Fax: 780-842-2463
 Website: www.mdwainwright.ca



Spatial Reference
 Name: NAD 1983 UTM Zone 12N
 Datum: North American 1983
 Projection: Transverse Mercator

0 20 40 80 Meters



NOTES:
1. THE FOUNDATION, INCLUDING THE PROPERTY OF JAYCO BUILDERS INC. SHALL BE THE PROPERTY OF JAYCO BUILDERS INC. AND SHALL REMAIN THE PROPERTY OF JAYCO BUILDERS INC. UNLESS OTHERWISE SPECIFIED.
2. THE PLAN IS SUBJECT TO CHANGE AND ANY MODIFICATIONS SHALL BE MADE BY JAYCO BUILDERS INC. IN WRITING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

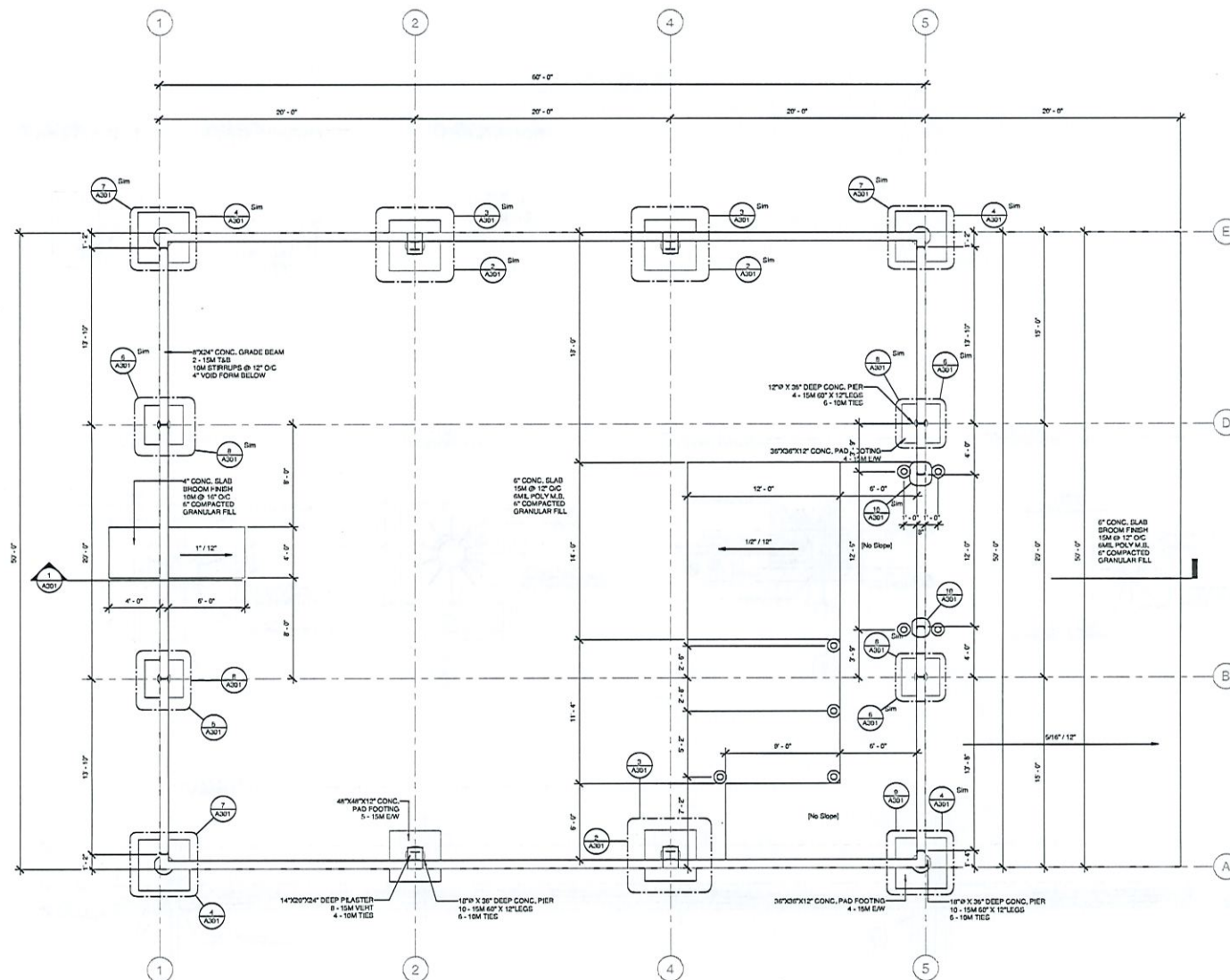
GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.



NUTRIEN, EDDERTON, AB

CHEM SHED FOUNDATION

FOUNDATION PLAN

Project number: COM25004

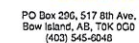
Date: 2025-04-02

Drawn by: JH

Checked by: DT

A101

Scale: 1/4" = 1'-0"



www.jaycobuilders.ca

1000

THIS DRAWING REMAINS THE PROPERTY OF JAYCO BUILDING INC. AND MAY NOT BE COPIED, REPRODUCED OR DISTRIBUTED WITHOUT WRITTEN CONSENT OF JAYCO BUILDING INC.

-THIS PLAN IS PROVIDED BY GOVERNMENT AND ANY UNAUTHORIZED REPRODUCTION, DISSEMINATION OR USE IS PROHIBITED AND ASSUMES THIS OFFICE LAYERS BUILDERS INC. OF ANY AND ALL LIABILITY

ANY MODIFICATIONS OF THIS PLAN IS NOT VALED AGAINST OR
WARRANTED BY JAYCO BUILDING INC.

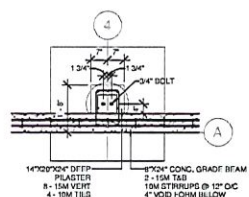
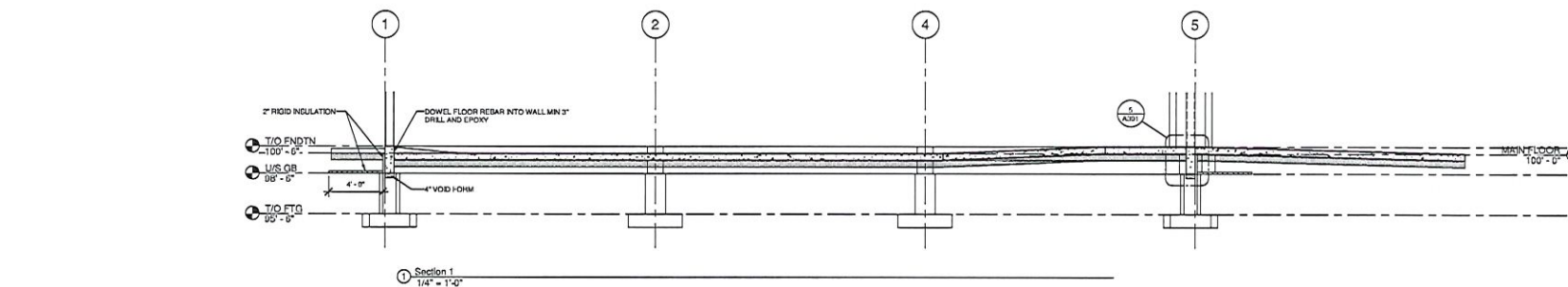
THE CONTRACTOR/CLIENT SHALL VERIFY ALL DIMENSIONS,
NOTES, & DETAILS PRIOR TO COMMENCEMENT OF WORK AND

IT IS THE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO ENSURE COMPLIANCE WITH CURRENT BUILDING CODE, AND LOCAL ORDINANCES, AND (IF APPLICABLE) CITY ORDINANCES.

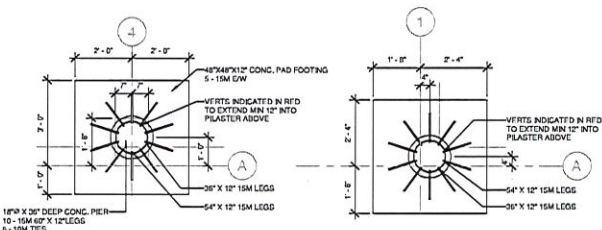
-CONCRETE SLAB ELEVATIONS, SUB FLOOR ELEVATIONS, TOP OF
PLUMBING RISERS, WALL AND CEILING FINISH SLABS, PORCELAIN

THE CONTRACTOR/CUENT IS RESPONSIBLE TO ENSURE
ADEQUATE FILL AND PROTECT PROJECT EARTH IN ACCORDANCE WITH
STATE OF CALIFORNIA GOVT. CODE

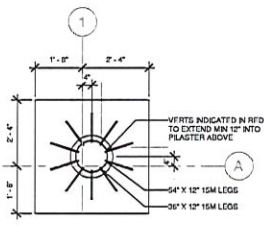
THE CONTRACTOR/CLIENT ACKNOWLEDGES THAT BY USING THESE DRAWINGS, THE TERMS ABOVE SHALL APPLY TO ALL CONSTRUCTION DRAWINGS MADE BY JAYCO BUILDERS INC.



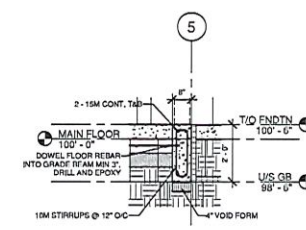
② BASE PLATE & PILASTER PLAN DETAIL
1/2" = 1'-0"



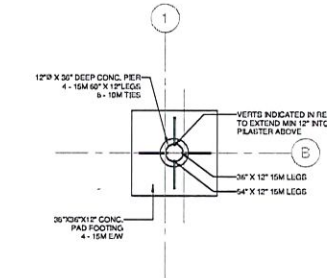
③ PIER PLAN DETAIL 1
1/2" = 1'-0"



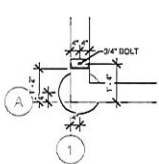
④ PIER PLAN DETAIL 2
1/2" = 1'-0"



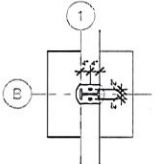
⑤ GRADE BEAM DETAIL
1/2" = 1'-0"



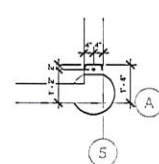
⑥ PIER PLAN DETAIL 3
1/2" = 1'-0"



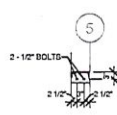
7 BASE PLATE 3 DETAIL 1
1/2" = 1'-0"



8 BASE PLATE 3 DETAIL 2
1/2" = 1'-0"



⑨ BASE PLATE 3 DETAIL 3
1/2" = 1'-0"



10 BASE PLATE 2 DETAIL 1
1/2" = 1'-0"

[illegible]

NUTRIEN, EDGERTON, AB
CHEM SHED FOUNDATION

SECTIONS

Project number	COM25004
----------------	----------

Date	2025-04-02
Drawn by	JH
Checked by	D

Checked by 51
A301

Scale	As indicated
-------	--------------

[illegible]