



# Development Tip Sheet

*Municipal District of Wainwright No. 61*

Use this tip sheet to help prepare a municipal development permit application.

## Payment Methods

The development permit application fee is **\$100**.

- In person: cash, cheque, or debit. Please note: credit cards are not accepted.

**OR**

- Online banking payment: **add the MD of Wainwright as a payee**. This is a bill payment-type option through online banking, similar to paying a utility bill such as Telus or EPCOR. Please note: E-transfer is not accepted. Choose account number 1234, if prompted so the payment can be identified as a development permit application fee.

**OR**

- PaySimply online portal: [PaySimply - Pay taxes and bills with credit card, Interac e-Transfer, PayPal and more](#), search for **MD Wainwright**, select Miscellaneous, and use account number 1234 if prompted so the payment can be identified as a development permit application fee. This site does charge a 2.5%–3% convenience fee applies. Please note: select the **MD of Wainwright**, not the Town of Wainwright.

## Development Permit vs. Safety Codes Permit

**Important: A municipal development permit and a Safety Codes permit are separate approvals. You may need both, depending on the project.**

A development permit confirms that the proposed use or building complies with municipal land use rules such as zoning, setbacks, size, and location on the property.

A Safety Codes permit is separate and helps ensure construction meets applicable building and safety standards. These can include building, electrical, gas, plumbing, and private sewage disposal system permits.

Development Permit	Safety Codes Permit
Deals with where and what you can build.	Deals with how the project must be built safely.
Focuses on zoning, setbacks, parcel rules, size, and location.	Focuses on construction standards and safety compliance.
Issued by the municipality.	Issued by an accredited Safety Codes provider.

**Important: Approval of one does not automatically mean approval of the other.**

Construction must comply with all Federal and Provincial Government Regulations. It is the responsibility of the applicant to ensure and obtain any other required provincial and federal approvals, permits, and/or licenses. All provincial safety code regulations shall be adhered to. Building, electrical, plumbing and heating, private sewer and gas permits shall be obtained as required. The providers of the Safety Codes Compliance Services within the MD of Wainwright are Superior Safety Codes Inc. or The Inspections Group Inc. The application forms for the Safety Codes Act disciplines that are covered by these agencies can be picked up at the MD of Wainwright Administration Building or they can be downloaded from their websites <https://www.superiorsafetycodes.com> or <https://www.inspectionsgroup.com/>

## Find Your Land Use Zone / District

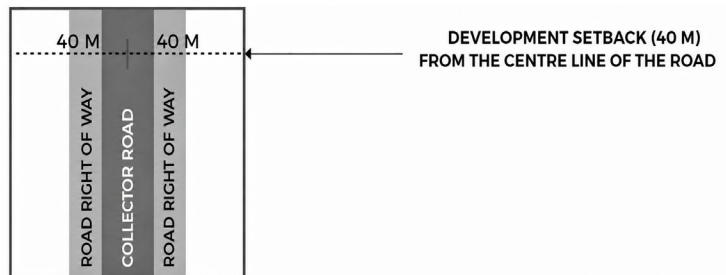
- To determine your parcel's land use zone or district, review the Municipal District of Wainwright No. 61 Land Use Bylaw.
- Use the Land Use Bylaw maps in Section 21. Start with Master Map 1.0 and, if needed, use one of the detailed break-out maps.
- Use the map legend to identify which zone/district your parcel falls within based on colour.

LAND USE DISTRICT NAME	SYMBOL	MAP COLOUR
AGRICULTURAL	A	
URBAN GENERAL	UG	
CONTROLLED URBAN DEVELOPMENT	CU	
COUNTRY RESIDENTIAL	CR	
LAKESIDE RESIDENTIAL	LR	
RECREATIONAL	RC	
INDUSTRIAL	M	
CLEAR LAKE DIRECT CONTROL	DC	

**Land Use Bylaw link:** <https://www.mdwainwright.ca/pdfs/development/MD-LUB-1695.pdf>

## Measuring Setbacks

- If the setback is adjacent to a municipal or provincial road, measure from the closest point of the proposed development to the centre line of the road.
- For all other setbacks, measure from the closest point of the proposed development to the property line.



**Front line definition:** The front line is the boundary line of a parcel adjacent to a highway or road, or, for parcels next to a water body or a reserve parcel adjacent to a water body, the boundary line adjacent to the water body or reserve parcel. For a corner parcel, the front line is the shorter of the two boundaries.

## Other Measurements Commonly Needed

Measurement	What to Use
Area of site	Use your land title or your tax assessment parcel size. On tax assessments, this is usually shown in acres, except in Urban General and Lakeside Residential, where the size may be shown in square feet.
Height of main building / accessory building	Measure building height from grade to the highest point of the roof (the peak). Do not use wall height only.