

## APPENDIX A

# BACKGROUND REPORT

May 9, 2023

### **DEVELOPMENT PERMIT # 2023-D-053**

**Applicant:** Beartrap Recreational Company Ltd

**Owner:** Beartrap Recreational Company Ltd

**Land Location:** Part of NW-22-60-4-W4M  
60316 Rge Road 443

**Roll#:** 6004222002

**Zoning:** Agriculture District "A"

**Size:** 9.7 acres

☐ Permitted

☒ Discretionary

☐ Other

### **DESCRIPTION OF APPLICATION:**

The applicant is applying for an intensive recreation use for a campground.

### **ADJACENT PROPERTY:**

The property is located on the east shore of Beartrap Lake on range road 443. Adjacent properties are residential parcels, quarter section remnants and crown land.

### **CONSIDERATIONS:**

Administration was made aware of two accessory buildings constructed on the site without permits and an investigation was initiated. The ownership group was contacted, and they would like to bring the lands into compliance with this proposed use.

The ownership group would like to obtain a permit for an intensive recreation use for a family campground to allow for the continued use of the property and allow for the construction of additional buildings. These lands have a permitted cabin, four unpermitted accessory buildings and 10 camping sites. This proposal includes the development of 6 additional accessory buildings less than 300 sq ft in area and less than 14 ft in height. They are not asking for additional RV spots and would like 10 RVs to be allowed on the site at a time. Year-round residential living will not be permitted. Site access, driveway, and parking are existing, and maintenance will be at the discretion of the ownership group.

Section 35 of the Land Use Bylaw refers to a 1,000 ft setback between a campground and any Country Residential Zoned multi-lot subdivision. There are 5 country residential zone parcels west of the proposed campground.

April 20, 2023 1:50 PM

Adjacent landowner letters were sent out on April 12, 2023, and we have not received any response.

A referral was sent to the M.D.'s infrastructure services department on April 20, 2023.

**RECOMMENDATION:**

Recommendation for Development Application No. 2023-D-053 is **approve** the request for an intensive recreation use for a campground within NW 22-60-4-W4M as a discretionary use as per Part 6, Section 35 of the general regulations and Part 7, Section 69.2 of the Land Use Bylaw with the following conditions:

1. No more than 10 recreational vehicles shall be on-site at a time.
2. Shall comply with section 8 for the Consolidated Public Safety Bylaw No. 1812 regarding noise control.
3. Building waste materials shall be contained on site in a waste bin or covered/enclosed trailer as per section 2 of the Consolidated Public Safety Bylaw No. 1812.
4. As per Section 69.6 of the Land Use Bylaw No. 1667, the minimum setbacks shall be:
  - Front yard: 38.0 metres (125.0 feet) from the centre line of the adjacent public road.
  - Side yard: 6.0 metres (19.7 feet)
  - Rear yard: 6.0 metres (19.7 feet)
5. As per Section 41:
  - 41.3 A minimum building setback of 30.0 metres (98.4 feet) is required from the high-water mark of a water body to which the Crown claims ownership.
  - 41.5 A minimum building setback of 30.0 metres (98.4 feet) is required from the top or bottom of an escarpment slope or any other steep slope where the grade exceeds fifteen percent (15%), unless the Development Authority is satisfied by a submission of a geotechnical engineering study prepared by a professional engineer that a lesser setback is warranted.
6. Applicable electrical, gas, plumbing, and sewer permits are required as per Alberta Safety Codes Act.
7. Approved building permit is required as per the Alberta Safety Codes Act for any building over 150 sq ft or if life safety is involved.