

APPENDIX - C

Scott Purich

From: Bob Yowney <byowney@md.bonnyville.ab.ca>
Sent: December 5, 2023 9:31 AM
To: Scott Purich
Subject: Rezoning Application Referral - Bylaw No. LU 578

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.

Morning Scott, Forestry and Parks has no concerns.

Thanks.

Bob Yowney RPFT
Integrated Land Management Specialist
Lands Operation Division | Forestry and Parks



Classification: Protected A

From: Scott Purich <spurich@md.bonnyville.ab.ca>
Sent: December 4, 2023 2:42 PM
Subject: Rezoning Application Referral - Bylaw No. LU 578

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Good afternoon,

Please find attached referral information regarding a rezoning application located within the M.D. of Bonnyville. This Bylaw is to amend the Land Use Bylaw in order to rezone NE-30-61-5-W4M (~30 acres) and NW-30-61-5-W4M (~48 acres) from Agriculture (AG) District to Direct Control District #5 (YBY) Municipal District of Bonnyville Regional Airport. The subject properties are surrounded by industrial and agriculture parcels. If you have any questions, concerns, or comments you wish to submit, please send them to the below person. This Bylaw is proposed to go before Council for Public Hearing on February 13th, 2024. Please provide any comments by January 25th, 2024.

Kind regards,

Scott Purich | Planner
Municipal District of Bonnyville No. 87
E: spurich@md.bonnyville.ab.ca
P: 780-826-3171 Ext 2040
F: 780-826-4524

Scott Purich

From: circulations < >
Sent: December 5, 2023 7:32 AM
To: Scott Purich
Subject: RE: Rezoning Application Referral - Bylaw No. LU 578

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 Morning,

Thank you for including TELUS in your circulation
At this time, TELUS has no concerns with the proposed activities.

Thanks,

Jaylene Perkins (*she/her*)
Real Estate Specialist | TELUS Land Solutions Team
Customer Network Planning (CNP)

The future is friendly®

From: Scott Purich <spurich@md.bonnyville.ab.ca>
Sent: Monday, December 4, 2023 2:42 PM
Subject: Rezoning Application Referral - Bylaw No. LU 578

ATTENTION: This email originated from outside of TELUS. Use caution when clicking links or opening attachments. | Ce courriel provient de l'extérieur de TELUS. Soyez prudent lorsque vous cliquez sur des liens ou ouvrez des pièces jointes.

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F: 780-826-4524
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Scott Purich

From: Dwayne Ethier <dwethier@md.bonnyville.ab.ca>
Sent: December 10, 2023 3:53 PM
To: Scott Purich
Subject: RE: Rezoning Application Referral - Bylaw No. LU 578

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BRFA has no issues or comments about this rezoning application.

From: Scott Purich <spurich@md.bonnyville.ab.ca>
Sent: Monday, December 4, 2023 2:47 PM
Subject: Rezoning Application Referral - Bylaw No. LU 578

Good afternoon,

Please find attached referral information regarding a rezoning application located within the M.D. of Bonnyville. This Bylaw is to amend the Land Use Bylaw in order to rezone NE-30-61-5-W4M (~30 acres) and NW-30-61-5-W4M (~48 acres) from Agriculture (AG) District to Direct Control District #5 (YBY) Municipal District of Bonnyville Regional Airport. Should you have any comments or concerns please send them to myself by January 25th, 2024.

Kind regards,

Scott Purich | Planner
Municipal District of Bonnyville No. 87
E: spurich@md.bonnyville.ab.ca
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F: 780-826-4524
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Scott Purich

From: Champagne, Jade <
Sent: December 6, 2023 9:34 AM
To: Scott Purich
Subject: RE: Rezoning Application Referral - Bylaw No. LU 578

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Good morning,

There are no ATCO Gas distribution lines in the area.

Jade Champagne

Land Administrative Coordinator
ATCO, Natural Gas Division

P.
A.

... 1000 276

[ATCO.com](#) [Facebook](#) [Twitter](#) [LinkedIn](#)



From: Scott Purich <spurich@md.bonnyville.ab.ca>
Sent: Monday, December 4, 2023 2:42 PM
Subject: Rezoning Application Referral - Bylaw No. LU 578

****Caution – This email is from an external source. If you are concerned about this message, please report using Phish Alert Button in your Outlook for analysis.****

Good afternoon,

Please find attached referral information regarding a rezoning application located within the M.D. of Bonnyville. This Bylaw is to amend the Land Use Bylaw in order to rezone NE-30-61-5-W4M (~30 acres) and NW-30-61-5-W4M (~48 acres) from Agriculture (AG) District to Direct Control District #5 (YBY) Municipal District of Bonnyville Regional Airport. The subject properties are surrounded by industrial and agriculture parcels. If you have any questions, concerns, or comments you wish to submit, please send them to the below person. This Bylaw is proposed to go before Council for Public Hearing on February 13th, 2024. Please provide any comments by January 25th, 2024.

Kind regards,

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P: 780-826-3171 Ext 2040

F: 780-826-4524

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Scott Purich

From: Third Party Requests
Sent: December 6, 2023 11:09 AM
To: Scott Purich
Subject: RE: Rezoning Application Referral - Bylaw No. LU 578

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.

To Whom It May Concern:

Apex Utilities Inc. has no objection to the proposed rezoning described in the file mentioned above.

Please notify **Utility Safety Partners** at [redacted] to arrange for "field locating" should excavations be required within the described area.

We wish to advise that any relocation of existing facilities will be at the expense of the developer and payment of contributions required for new gas facilities will be the responsibility of the developer.

Thank you,

Ashley Bridgwater, BSc

Admin. Assistant, Engineering Services
she | her | hers

Apex Utilities Inc.

Phone
Hours: Mon – Fri, 7 am – 3 pm

From: Scott Purich <spurich@md.bonnyville.ab.ca>
Sent: Monday, December 4, 2023 2:42 PM
Subject: Rezoning Application Referral - Bylaw No. LU 578

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

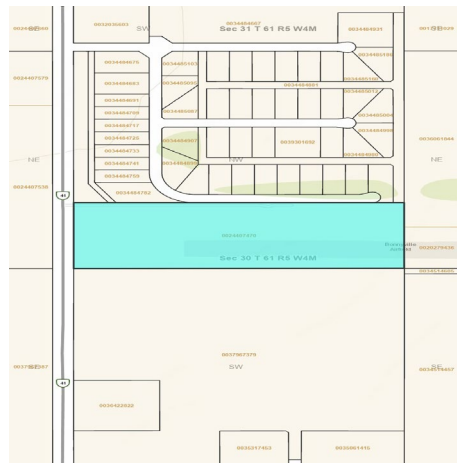
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Kind regards,

Alberta Transportation and Economic Corridors Notice of Referral Decision

Land Use Bylaw amendment in proximity of a provincial highway

Municipality File Number:	Bylaw No. LU 578	Highway(s):	41, 660
Legal Land Location:	QS-NW SEC-30 TWP-061 RGE-05 MER-4	Municipality:	M.D. of Bonnyville No. 87
Decision By:	Matthew Miller	Issuing Office:	North Central Region / Athabasca
Issued Date:	2024-01-11	AT Reference #:	RPATH0040013
Description of Development:	This Bylaw proposes to rezone the property from Agriculture (AG) District to the recently created Direct Control District #5 - Municipal District of Bonnyville Regional Airport (YBY).		



This will acknowledge receipt of your circulation regarding the above noted proposal. Alberta Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed land use amendment(s).

Alberta Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):

1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable.
2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.
3. The department does not have any objection to the proposed land use bylaw amendment.
4. Roadside development permits will be required for future development and subdivision applications at this location.

Please contact Alberta Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information



Issued by **Matthew Miller, Dev and Planning Technologist**, on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation Delegation of Authority*