



Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting: Regular Meeting of Council
Meeting Date: May 28, 2024
Originated By: Kristy Poirier, Development Authority Officer
Title: Development Application No. 2024-D-105 - 50 Site Campground Expansion

PROPOSAL & BACKGROUND

Administration has received and is presenting development permit application no. 2024-D-105 for Council consideration. The applicant is applying for an campground expansion of 50 RV sites.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

As per the background report in Appendix A, the applicant would like to add 50 RV sites to the existing campground on Baywood Road, near the city of Cold Lake.

Attached for Council's review:

- Appendix A: 2024-D-105 Background Report
- Appendix B: 2024-D-105 Location, Aerial, and Application
- Appendix C: Land Use Bylaw No. 1667, Section 35 Campgrounds
- Appendix D: Adjacent Landowner Responses

REFERENCE TO STRATEGIC PLAN

Goal 1: Building a viable and diversified regional economy

REFERENCE TO PROVINCIAL/FEDERAL LEGISLATION

Municipal Government Act
Lower Athabasca Regional Plan

COSTS & SOURCE OF FUNDING

The applicant paid a \$300 application fee.

COMMUNICATIONS STRATEGY

The decision will be advertised in the subsequent week's newspaper and on the M.D. of Bonnyville's website/

ADMINISTRATION RECOMMENDED ACTION

THAT Council approves development permit no. 2024-D-105 for a 50-site campground expansion within NW-7-63-1-W4M as a discretionary use pursuant to Part 6, Section 35, and Part 7, Section 69.2 of the Land Use Bylaw for Paul and Lynn Gullackson with the following conditions:

1. As per Section 69.6 of the Land Use Bylaw No. 1667, the minimum setbacks shall be:
 - (a) Front yard: 38.0 metres (125.0 feet) from the centre line of the adjacent public road.
 - (b) Side yard: 6.0 metres (19.7 feet)
 - (c) Rear yard: 6.0 metres (19.7 feet)
2. Applicable electrical, gas, plumbing, and sewer permits are required as per Alberta Safety Codes Act.
3. Shall comply with Consolidated Public Safety Bylaw No. 1812 regarding noise and nuisance.
4. As per section 52 of the Land Use Bylaw No. 1667: Outdoor lighting shall be located so that rays of light:
 - (a) are not directed at an adjacent site;
 - (b) do not adversely affect an adjacent site; and,
 - (c) do not adversely affect traffic safety.
5. The developer shall ensure that emergency vehicle access is not obstructed at any time.
6. Campground design and maintenance shall have regard to the FireSmart Guidebook for Community Protection as amended from time to time. Fire pits shall be approved by Bonnyville Regional Fire Authority.

COUNCIL OPTIONS

1. THAT Council approves development permit no. 2024-D-105 for a 50-site campground expansion within NW-7-63-1-W4M as a discretionary use pursuant to Part 6, Section 35, and Part 7, Section 69.2 of the Land Use Bylaw for Paul and Lynn Gullackson with the following conditions ... [listed as recommended or revised list of conditions].
2. THAT Council refuses development permit no. 2024-D-105 for the following reasons
_____.

Report Approval Details

Document Title:	Development Application No. 2024-D-105 - 50 Site Campground Expansion.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - 2024-D-105 Background Report.pdf- Appendix B - 2024-D-105 Location, Aerial, and Application.pdf- Appendix C - Land Use Bylaw No. 1667, Section 35 Campgrounds.pdf- Appendix D – Adjacent Landowner Responses
Final Approval Date:	May 16, 2024

This report and all of its attachments were approved and signed as outlined below:

Lisa Folliott

Esther Quiambao

Stephanie Severin