

APPENDIX A

BACKGROUND REPORT

May 28, 2024

DEVELOPMENT PERMIT # 2024-D-105

Applicant: Paul and Lynn Gullackson

Owner: Paul and Lynn Gullackson

Land Location: SW-7-63-1-W4M - 63110 Rge Rd 415A

Roll#: 6301074001

Zoning: Agriculture District "A" **Size:** 137 Acres

Permitted

Discretionary

Other

DESCRIPTION OF APPLICATION:

The applicant is applying for an intensive recreation use for a campground expansion of 50 RV sites.

ADJACENT PROPERTY:

The property is located on Baywood Road (range road 415A), 1 mile north of township road 630. Adjacent properties are residential lots, quarter sections and remnants.

CONSIDERATIONS:

The applicant would like to expand their existing campground by 50 sites. They currently have 64 permitted sites which would bring their total to 114 sites. The sites will be approximately 20 ft x 40 ft, with firepits, picnic tables, and landscaped. Dumpsters are located throughout the park which are dumped into a larger dumpster at the main residence and disposed of at the Cold Lake dump. They are planning on installing power within 2-3 years.

Adjacent landowner letters were sent out on May 7, 2024, and we have not received any response at the time of report generation.

A referral was sent to the M.D.'s Infrastructure Services with no concerns returned regarding this development. A referral was sent to the City of Cold Lake and we have not received any response at time of report generation.

May 14, 2024 4:07 PM

RECOMMENDATION:

Recommendation for development application no. 2024-D-105 is **approve** the request for an intensive recreation use for a 50 site RV campground expansion as a discretionary use as per Part 6, Section 49 and Part 7, Section 69.2 of the Land Use Bylaw with the following conditions:

1. 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)
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.