

APPENDIX C

Section 35 Campgrounds

- 35.1 In determining the appropriateness and suitability of a site for a proposed campground development, the Development Authority shall consider such factors as accessibility, compatibility with adjacent land uses, environmental sensitivity, and serviceability of the site itself.
- 35.2 Roads leading to a proposed campground may be required, as a condition of development approval, to be constructed or improved to the municipality's road standard to sustain the volume and type of traffic to be generated by the proposed campground.
- 35.3 Animal proof garbage cans shall be provided by the developer throughout the campground.
- 35.4 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 Department.
- 35.5 There shall be a minimum distance separation of 304.8 metres (1,000 feet) between the boundary of a campground and the boundary of any Country Residential Zoned multi-lot subdivision.
- 35.6 An application for a development permit for a campground shall provide the following information:
- (a) Scope of Project
 - (i) Months of operation;
 - (ii) Projected years of operation;
 - (iii) Campground regulations including Emergency Services Plan; and
 - (iv) Provisions for snow removal, electrical services, washrooms/showers/laundry facilities, storage for maintenance equipment, water and sewage services and waste disposal.
 - (b) Site Plan shall include:
 - (i) Lot size, location and construction;
 - (ii) Information on additional parking spaces;
 - (iii) Lot separation distance and buffer details;
 - (iv) Access, including emergency access and exits;
 - (v) Road locations and size; and
 - (vi) Building locations and size.
 - (c) Any other information required by the Development Authority with respect to the development and operation of the proposed campground.

- 35.7 All campgrounds shall be developed and operated in accordance with the scope of project and site plan provided to and approved by the Development Authority as part of the application for a development permit.
- 35.8 All services shall comply with Alberta Safety Codes and public health regulations.
- 35.9 If a beach area is to be established, a disposition shall be approved through Alberta Environment and Parks. No development shall take place between property line and lakeshore without all required municipal, provincial and federal permits and approvals having been obtained.
- 35.10 The operation of a campground shall be conducted in a fashion that shall protect public health and safety, minimize fire hazards, shall not create a nuisance to adjacent areas and shall not contaminate ground or surface water off-site.