

# Municipal District of Bonnyville No. 87

## Request for Decision (RFD)

<b>Meeting:</b>	Regular Meeting of Council
<b>Meeting Date:</b>	June 11, 2024
<b>Originated By:</b>	Kristy Poirier, Development Authority Officer
<b>Title:</b>	Development Application No. 2024-D-124 – RV Storage

### **PROPOSAL & BACKGROUND**

Administration has received and is presenting development permit application no. 2024-D-124 for Council consideration. The applicant would like a 10 unit RV Storage facility.

### **DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS**

As per the background report in Appendix A, the applicant is requesting a 10 unit RV storage facility at 61508 Rge Rd 451 located near Fort Kent.

Attached for Council's review:

- Appendix A: 2024-D-124 Background Report
- Appendix B: 2024-D-124 Location, Aerial, and Application
- Appendix C: Land Use Bylaw No. 1667, Section 73 CR2

### **REFERENCE TO STRATEGIC PLAN**

N/A

### **REFERENCE TO PROVINCIAL/FEDERAL LEGISLATION**

Municipal Government Act 2024  
Lower Athabasca Regional Plan (2012)

## **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 application no. 2024-D-124 for a 10-unit RV storage on Plan 072 8599 Block 1 Lot 2 within SE-35-61-5-W4M as a discretionary use pursuant to Part 6, General Regulations and Part 7, Section 73.2 of the Land Use Bylaw for Richard and Tammy Costard with the following conditions:

1. As per Section 72.4 of the Land Use Bylaw No. 1667, the minimum setbacks shall be: - Front yard: 7.6 metres (25.0 feet)
  - a. Side yard: 6.0 metres (19.6 feet)
  - b. Rear yard: 7.6 metres (25.0 feet)
  - c. Setback with adjacent public roads: 38.0 metres (125.0 feet)
2. Maximum units on site shall be 10.
3. This permit may be revoked at any time if, in the opinion of the Municipal Planning Commission, the use is or has become detrimental to the character and amenities of the neighborhood.

## **COUNCIL OPTIONS**

1. THAT Council approves development permit application no. 2024-D-124 for a 10 unit RV storage on Plan 072 8599 Block 1 Lot 2 within SE-35-61-5-W4M as a discretionary use pursuant to Part 6, General Regulations and Part 7, Section 73.2 of the Land Use Bylaw for Richard and Tammy Costard with the following conditions ...[listed as recommended or revised list of conditions]
2. THAT Council refuses development permit application no. 2024-D-124 for the following reasons  
\_\_\_\_\_.

## Report Approval Details

Document Title:	Development Application No. 2024-D-124 - RV Storage.docx
Attachments:	- Appendix A - 2024-D-124 Background Report.pdf - Appendix B - 2024-D-124 Location, Aerial, and Application.pdf - Appendix C - Land Use Bylaw No. 1667, Section 73 CR2.pdf
Final Approval Date:	Jun 3, 2024

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

Lisa Folliott

Esther Quiambao

Stephanie Severin