



Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting: Regular Meeting of Council
Meeting Date: June 25, 2024
Originated By: Kristy Poirier, Development Authority Officer
Title: Development Application No. 2024-D-140 – Minor Rural Industrial Use

PROPOSAL & BACKGROUND

Administration has received and is presenting development application no. 2024-D-140 for Council consideration. The applicant is applying for a minor rural industrial use for a non-hazardous waste collection business.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

As per the background report in Appendix A, the applicant would like to continue operating Wildrose Disposal Inc. at an existing shop and yard east of the Town of Bonnyville.

Attached for Council's review:

- Appendix A: 2024-D-140 Background Report
- Appendix B: 2024-D-140 Location. Aerial, and Application
- Appendix C: LUB No. 1667, Section 58, Part 8 Definition Rural Industries

REFERENCE TO STRATEGIC PLAN

Goal 1: Building a viable and diversified regional economy

REFERENCE TO PROVINCIAL/FEDERAL LEGISLATION

Municipal Government Act 2024
Lower Athabasca Regional Plan (2012)

COSTS & SOURCE OF FUNDING

The applicant paid a \$300.00 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-140 for a minor rural industrial use for a non-hazardous waste collection business on Plan 052 6672 Block 1 Lot 1 within NW-9-61-5-W4M as a discretionary use pursuant to Part 6, Section 58 and Part 7, Section 69.2 of the Land Use Bylaw for Wildrose Disposal Inc. with the following conditions:

1. 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.
2. Shall comply with Consolidated Public Safety Bylaw No. 1812.
3. Shall comply with all Provincial and Federal Regulations
4. The permit is valid for the current scope of the business. If expansion is projected, a new development permit shall be required.
5. This permit may be revoked at any time if, in the opinion of the Development Authority, the use is or has become non-compliant, detrimental, or a nuisance to the character and amenities of the neighborhood.

COUNCIL OPTIONS

1. THAT Council approves development application no. 2024-D-140 for a minor rural industrial use for a non-hazardous waste collection business on Plan 052 6672 Block 1 Lot 1 within NW-9-61-5-W4M as a discretionary use pursuant to Part 6, Section 58 and Part 7, Section 69.2 of the Land Use Bylaw for Wildrose Disposal Inc. with the following conditions...[listed as recommended or revised list of conditions]
2. THAT Council refuses development permit application no. 2024-D-140 for the following reasons
_____.

Report Approval Details

Document Title:	Development Application No. 2024-D-140 - Minor Rural Industrial Use.docx
Attachments:	- Appendix A - 2024-D-140 Background Report.pdf - Appendix B - 2024-D-140 Location, Aerial, and Application.pdf - Appendix C - LUB No. 1667, Section 58, Part 8 Definition Rural Industries.docx
Final Approval Date:	Jun 19, 2024

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

Lisa Folliott

Esther Quiambao

Stephanie Severin