

APPENDIX A



BACKGROUND REPORT

June 25, 2024

DEVELOPMENT PERMIT #2024-D-140

Applicant: Wildrose Disposal Inc – Robert Hesterman
Owner: Armand & Claire Fortier
Land Location: Plan 052 6672 Block 1 Lot 1 – NW-9-61-6-W4M – 45327 Hwy 659
Roll: 6105092002
Zoning: Agriculture “A” **Size:** 9.5 acres
Statutory Plans: Bonnyville Intermunicipal Development Plan

DESCRIPTION OF APPLICATION:

The applicant is applying for a minor rural industrial use for non-hazardous waste collection business.

ADJACENT PROPERTY:

The property is located 650 ft east of the Town of Bonnyville on highway 659, south of the Barreyre Lake multi-lot subdivision. Adjacent properties are country residential and the quarter section remnant which has a multi-lot area structure plan which was adopted in 2010.

CONSIDERATIONS:

The applicant has been operating Wildrose Disposal from the existing shop and yard site since 2016. They have been licensed with the Town since then, but they had not obtained a development permit for the operations from the Municipality. They are in the process of selling the business and require the permit to be in conformance with the Land Use Bylaw.

Wildrose Disposal Inc hauls non-hazardous solid waste from bin sites throughout the Lakeland to the shop and then ships it to the landfills (Town of Bonnyville’s, Cold Lake’s and Lafond’s Landfills). Their office is located on-site and the shop and yard are used for truck and bin storage, maintenance and repair. As this business has been operating for 8 years, there will not be an increase in noise or traffic. They are fastidious about keeping the yard site clean and operate the vehicles at a low speed to prevent dust and noise. They utilize approximately 3.5 acres of this 9.5 acre parcel.

Adjacent landowner letters were sent out on May 28, 2024 and to the Town of Bonnyville on May 29, 2024 and have not received an concerns at the time of report generation.

RECOMMENDATION:

Recommendation for development permit application no. 2024-D-140 is **approve** the request for a minor rural industrial use for a non-hazardous waste collection business as a discretionary use as per Part 6, Section 58, and Part 7, Section 69.2 of the Land Use Bylaw 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. Alberta transportation approval is required.
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.