

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-144 - Intensive Recreation Use - Campground Expansion

PROPOSAL & BACKGROUND

Administration has received and is presenting development permit application no. 2024-D-144 for Council consideration. The applicant would like an intensive recreation use to add 20 powered sites and add power to 6 sites of the existing seasonal campground.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

As per the background report in Appendix A, the applicant is requesting to add 20 powered sites and add power to 6 sites of the existing seasonal campground on the west side of Muriel Lake.

Attached for Council's review:

- Appendix A: 2024-D-144 Background Report
- Appendix B: 2024-D-144 Location, Aerial, and Application
- Appendix C: LUB No. 1667, Section 35 Campgrounds

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-144 for an intensive recreation use to add 20 powered seasonal camping site addition, addition of power to 6 sites on Plan 172 1848 Block 2 Lot 2 within SW-31-59-5-W4M as a discretionary use pursuant to Part 6, Section 35 and Part 7, Section 69.2 of Land Use Bylaw for Kevin and Sylvie Roth 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.

COUNCIL OPTIONS

1. THAT Council approves development permit application no. 2024-D-144 for an intensive recreation use to add 20 powered seasonal camping site addition, addition of power to 6 sites on Plan 172 1848 Block 2 Lot 2 within SW-31-59-5-W4M as a discretionary use pursuant to Part 6, Section 35 and Part 7, Section 69.2 of Land Use Bylaw for Kevin and Sylvie Roth with the following conditions...[listed as recommended or revised list of conditions]

2. THAT Council refuses development permit application no. 2024-D-144 for the following reasons

Report Approval Details

Document Title:	Development Application No. 2024-D-144 - Intensive Recreation Use - Campground Expansion.docx
Attachments:	- Appendix A - 2024-D-144 Background Report.pdf - Appendix B - 2024-D-144 Location, Aerial, and Application.pdf - Appendix C - LUB No. 1667, Section 35 Campgrounds.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