

# APPENDIX A



## BACKGROUND REPORT

June 25, 2024

### DEVELOPMENT PERMIT #2024-D-144

**Applicant:** Kevin and Sylvie Roth  
**Owner:** Keivn and Sylvie Roth  
**Land Location:** Plan 172 1848 Block 2 Lot 2 – SW-31-59-5-W4M – 59505 Rge Rd 460  
**Roll:** 5905301001  
**Zoning:** Agriculture “A”      **Size:** 99.09 acres  
**Statutory Plans:** Muriel Lake Area Structure Plan 1989

### DESCRIPTION OF APPLICATION:

The applicant is applying a for an intensive recreational use for a 20 seasonal powered site expansion and power to 6 sites on their existing 80 site seasonal campground.

### ADJACENT PROPERTY:

The property is located west of range road 460 on the east side of Muriel Lake. Adjacent properties are a residential parcel, quarter section and remnant.

### CONSIDERATIONS:

The applicant operates a seasonal campground with 10 full service sites and 70 dry sites. They would like to add 20 powered sites and bring power to 6 sites adjacent to the proposed sites. This will bring the site up to 100 stalls. This application complies with Section 35 of the Land Use Bylaw for campgrounds. The Muriel Lake Area Structure Plan indicates that a portion of this parcel is Intensive Recreation, which is near the location of the proposed expansion. The non-serviced site renters have a few options for septic: empty off-site, on-site removal by septic company, some have their own M.D. approved septic holding tanks (above ground RV style), and some rent port-a-potties.

Adjacent landowner letters were sent out on June 6, 2024 and we have received no responses at the time of report generation.

## **RECOMMENDATION:**

Recommendation for development permit application no. 2024-D-144 is **approve** the request for an intensive recreation use for a 20 seasonal powered site expansion and an addition of power to 6 sites as a discretionary use as per Part 6, Section 35, and Part 7, Section 69.2 of the Land Use Bylaw 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.