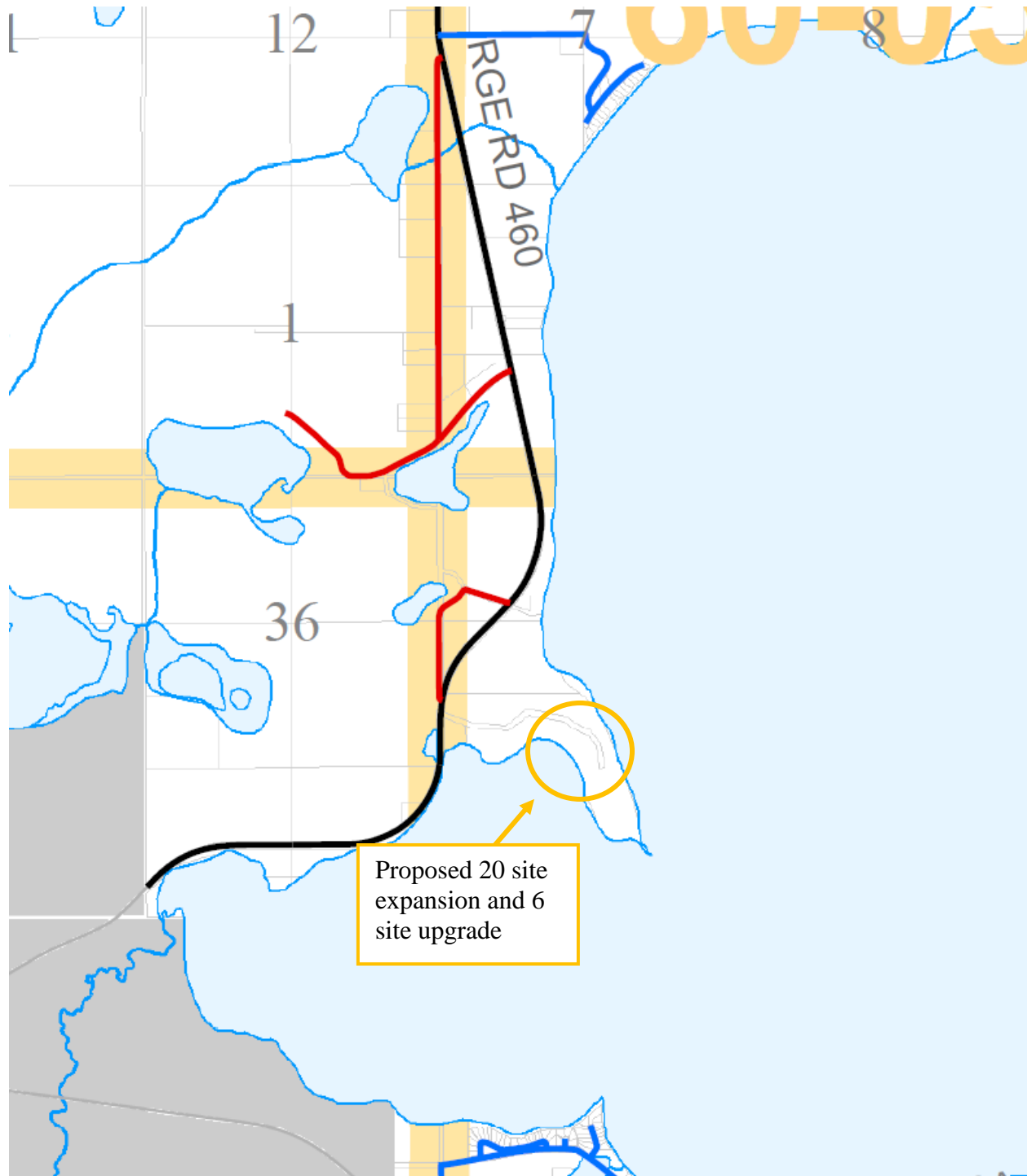
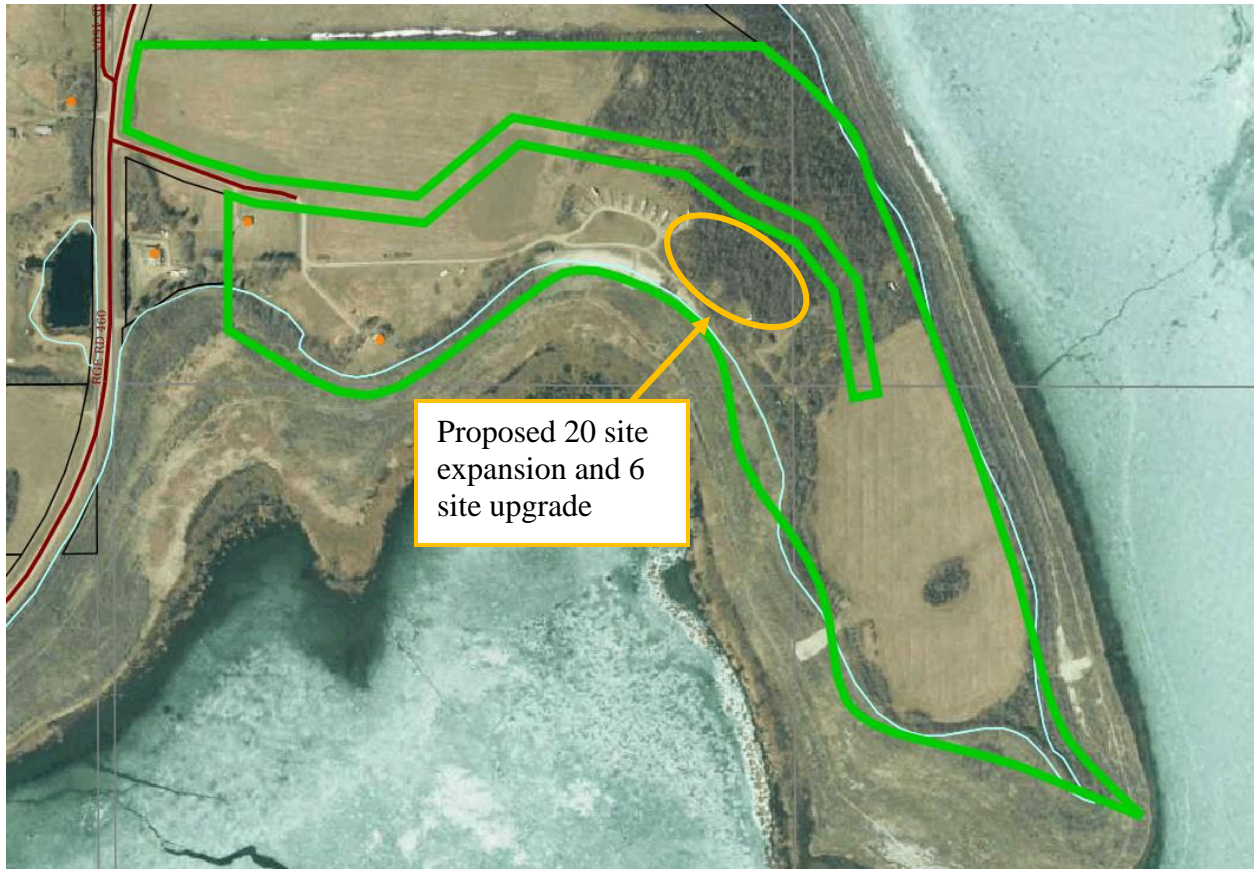


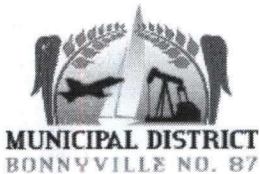
APPENDIX B



2024-D-144







MUNICIPAL DISTRICT OF BONNYVILLE NO. 87

Bag 1010, Bonnyville AB T9N 2J7
Phone: 780-826-3171 Fax: 780-826-4524

Application No. 2024-D-144 DEVELOPMENT PERMIT OFFICE USE ONLY

DEVELOPMENT PERMIT APPLICATION

I hereby make application under the provisions of the M.D. of Bonnyville No. 87 Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

APPLICANT INFORMATION:

Name of Applicant: Kevin Roth Contact Name: Kevin Roth
Daytime Phone #: [redacted] Email Address: [redacted]
Address: [redacted] Postal Code: [redacted]
Registered owner: Kevin & Sylvie Roth Daytime Phone #:
Address: as above Postal Code:

LAND INFORMATION:

Plan: 172 1848 Block 2 Lot 2 Roll No. 5905301001
Part (eg NW, SW, NE, SE): SW 1/4 Section: 31 Township: 59 Range: 5 W4M
Rural Address: 59505 - Rge Rd 460 Is the property currently under subdivision? NO
Existing Development/Buildings: Campsite 10 Full Service Sites 70 dry sites
Zoning: AG Ward: 1 Parcel Size: 99.09 Subdivision: n/a

Proposed Use:

- Residential Agricultural Commercial Industrial Recreational

Development Description:

SFD SFD with Garage Detached Garage RTM RTM with Garage Mobile Home Shop
Deck Basement Development Other: -20 additional site with power only - Seasonal Sites
- Add power to 6 dry sites existing
Square Footage: Building Height: Setbacks: Front Rear Side1 Side2
Is your project an Accessory Building? Yes No Type of accessory building:

NOTE: For all developments other than home businesses, a SITE PLAN SKETCH MUST accompany this permit application, indicating the location of the development in relation to the property.

Estimated project start date: Sept 15, 2024 Estimated completion date: June 10, 2025
Estimated project cost or contract price: \$65,000 Development Fee: \$300.00

The M.D. of Bonnyville will be disclosing to TELUS, ONLY FOR THE PURPOSE OF 911, the property owner names, legal land descriptions and the rural serviceable addresses for the properties that are created or modified as a result of the approval of this application. This release of information and disclosure of release to you, is in accordance with Section 17 of the Freedom of Information and Protection of Privacy Act, which authorizes disclosure based upon compelling circumstances affecting anyone's health or safety. Should you require additional information, please contact the municipality's FOIP coordinator.

I hereby give my consent to allow all authorized persons the right to enter the above land and/or buildings, with respect to this application only. I understand and agree that this application for a development permit and any development permit issued pursuant to this application, or any information related thereto, is not confidential information and may be released by the M.D. of Bonnyville.

JUN 05 2024 Date
Receipt #: 378455 Date: JUN 05 2024
Signature of Applicant: [Signatures]

June 4, 2024

Kristy Poirier
Development Officer
MD Bonnyville
Bonnyville AB
T9N 2J7

Attention: Kristy

RE: Adding 20 sites with power to existing Campground

Hello Kristy, please help to process my application to add 20 new campsites with power to my existing campground. The additional sites will not have water or septic and will be located to the east of the existing full-service sites. I also plan to add power to 6 existing dry sites since power will be nearby with this expansion project. Project plan is to start the construction in the fall of 2024 and complete the project in the spring of 2025 to avoid construction while people are on site and camping during busy vacation the months of July and August. The following is intended to provide detail required to confirm approval of the application.

Scope of Project:

- Seasonal campsite operating May to September.
- Operation is projected for 25 years.
- Additional sites to follow Emergency Services Plan as the current operation does.
- Snow removal, water and septic are not required because the 20 additional sites are seasonal and will not have water or septic services.
- 20 additional sites will have power service only.

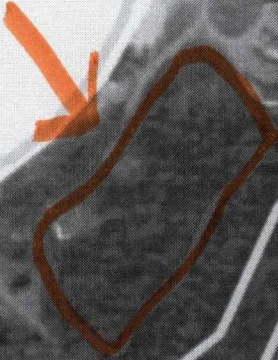
Site Plan:

- Lot sizes are roughly 40' x 60' depending on the landscape and trees in the area.
- Additional parking is available and shown on the diagram.
- There will be approximately 10' of buffer between the sites depending on the landscape and trees in the area.
- The new sites will be accessed by the existing road that passes through the existing campsite. This road is in place and is approximately 40' wide.
- There are no buildings that will be constructed with this expansion.
- Animal proof garbage containers are on site.
- Firepits meet the requirements of the Fire Smart Guidebook and the Bonnyville Regional Fire Department.
- The campsite is located more that 1,000 feet from any Country residential zoned multi lot subdivision.

Thank you in advance and feel free to contact me anytime at either [REDACTED] or [REDACTED]

Kevin Roth

Roll: 5905301001
Rural Legd: NE-30-59-5-W4M
Urban Legd: 172 1848 2 2
Address: 59505 Rge RD 460



N
W
E
S

125' from center
of Road Allowance

Existing 6 dry sites
Add Power

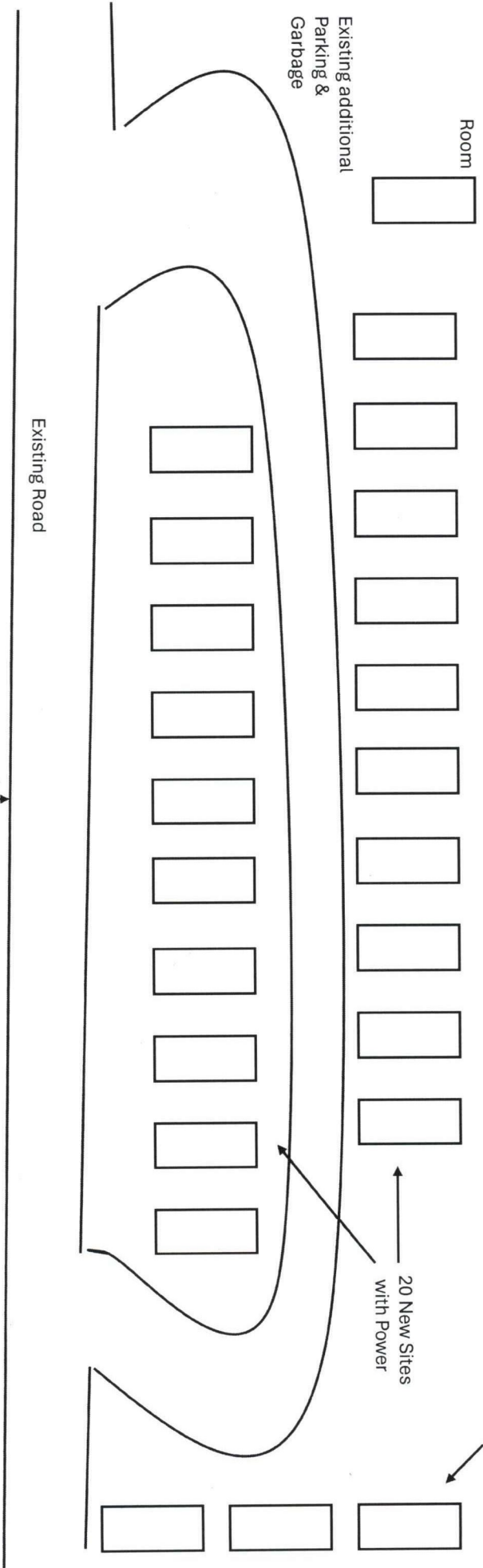
Existing
Mechanical
Room

Existing additional
Parking &
Garbage

20 New Sites
with Power

Existing Road

100 Feet from
High Water Mark



2016-D-106

Original Permit
Operating Description

May 17, 2016

Kristy Poirier
Development Officer
MD Bonnyville
Bonnyville, Alberta
T9N 2J7

Attention: Kristy

Re: 10 Stall Campsite at Muriel Lake

As per our conversation, I am planning to build a campsite at Muriel Lake, and am submitting a Development Permit Application. My plan is to start on a small scale with only 10 campsite stalls to test the market and feasibility of the operation. If successful, I will follow the process and submit another Development Permit Application to add additional stalls to the campsite. I have included a drawing and map to show the location and layout of the campsite.

The following is intended to provide detail required to confirm approval of the application.

- **Site Plan** - The site will include 10 Stalls, each measuring approximately 40 feet wide by 60 feet long. Each site will have a gravel parking base with Septic, power and water hook ups – managed by a local Management Company. Additional parking for guest vehicles is available given the size of the property.
- **Operation Times** - The site will operate on a seasonal basis (May – September) where Campers will rent a spot for the season as opposed to per day - similar to the Spring Beach Campsite currently operating on Muriel Lake. I am willing to adjust the dates of season and years of operation to meet MD of Bonnyville requirements. Ideally, the campsite will expand and operate indefinitely if it proves feasible and financially viable.
- **Regulations** will be documented and signed in the Annual Rent/Lease Agreement with each Tenant and managed by the local management company. Regulations will stipulate the operation of campground is conducted in a fashion which protects public health and safety, minimizes fire hazards, does not create a nuisance to adjacent areas and will not contaminate ground or surface water off-site.
- **Power** will be installed by a certified contractor who will follow process and obtain an Electrical Permit from the MD of Bonnyville.
- **Septic** system will be installed by a certified contractor who will follow process and obtain a Permit from the MD of Bonnyville. The sewage disposal will comply with the Alberta Private Sewage Treatment and Disposal Regulation and be to the satisfaction of the Regional Health Authority.
- **Waste Management** - A Trash Bin will be provided for the campsite occupants to dispose of their garbage. The trash bin will be supplied and managed by a local trash contractor who will determine the dump schedule based on experience and number of occupants.
- **Water** will be provided through a Cistern System installed by a certified contractor who will follow process and obtain an Electrical Permit from the MD of Bonnyville. Water will be supplied by a local contractor.

Kevin Roth
[REDACTED]
[REDACTED]
[REDACTED]

- **Emergency Services** - The property will have access for emergency vehicles as per MD requirements and each site will be numbered for easy identification.
- **Washroom and Laundry** facilities will not be provided. The tenants will use the shower and washroom facilities in their RV's. Tenants will be directed to use Public Laundry Services in the town of Bonnyville. There will be no additional buildings on the site at this phase of development.

Yours truly,

K Roth

Kevin Roth
[REDACTED]