

# Municipal District of Bonnyville No. 87

## Request for Decision (RFD)

**Meeting:** Regular Meeting of Council  
**Meeting Date:** March 11, 2025  
**Originated By:** Kristy Poirier, Development Authority Officer  
**Title:** Development Application No. 2025-D-029 - Variance to Section 58 Rural Industries

### **PROPOSAL & BACKGROUND**

Administration has received and is presenting development permit application no. 2025-D-029 for Council consideration. The applicant is applying for a size variance for an existing major rural industries use.

### **DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS**

As per the background report in Appendix A, the applicant operated a major rural industrial business on approximately 20 acres. The applicant would like to subdivide the parcel and continue operating the business on 6 acres on their lot 2 miles north of the Hamlet of LaCorey.

Attached for Council's review:

- Appendix A: 2025-D-029 Background Report
- Appendix B: 2025-D-029 Location, Aerial, and Application
- Appendix C: LUB No. 1667, Section 58, Part 8 Definitions Rural Industries
- Appendix D: LUB No. 1667, Section 20, Variance Authority

### **REFERENCE TO STRATEGIC PLAN**

N/A

### **REFERENCE TO PROVINCIAL/FEDERAL LEGISLATION**

Municipal Government Act  
Lower Athabasca Regional Plan

## **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 refuses development permit application no. 2025-D-029 for a variance from 20 acres to 6 acres for an existing major rural industrial use as it does not conform with section 58 requiring 20 acres for a major rural industrial use.

## **COUNCIL OPTIONS**

1. THAT Council refuses development permit application no. 2025-D-029 for a variance from 20 acres to 6 acres for an existing major rural industrial use as it does not conform with section 58 requiring 20 acres for a major rural industrial use.
2. THAT Council approves development permit application no. 2025-D-029 for a variance from 20 acres to 6 acres for an existing major rural industries use as per Part 3, Section 20.2 due to practical difficulties on Lot 1, Block 1, Plan 112 5587 within NW-24-63-6-W4M as discretionary use as per Part 6, Section 58 and Part 7, Section 69.2 of the Land Use Bylaw with the following conditions...[list as recommended or revised list of conditions]

## Report Approval Details

Document Title:	Development Application No. 2025-D-029 - Variance to Section 58 Rural Industries.docx
Attachments:	- Appendix A - 2025-D-029 Background Report.pdf - Appendix B - 2024-D-029 Location, Aerial and Application.pdf - Appendix C - LUB No. 1667, Section 58, Part 8 Definitions Rural Industries.pdf - Appendix D - LUB No. 1667, Section 20 Variance Authority.pdf
Final Approval Date:	Feb 28, 2025

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

Lisa Folliott

Glenn Barnes

Stephanie Severin