



Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting: Regular Meeting of Council
Meeting Date: March 11, 2025
Originated By: Lisa VandenBerg, Development Officer
Title: Development Application No. 2025-D-034 – Request for 2nd Approach

PROPOSAL & BACKGROUND

Administration has received and is presenting development application no. 2025-D-034 for council consideration. The applicant is applying for a 2nd approach for Rural Industrial use on a 2.09 acre.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

As per the Background Report attached as Appendix A, the applicant is requesting a 2nd approach to a 2.09 acre Industrial parcel located within NW 30-61-5 W4M, Aurora Borealis Industrial Subdivision.

Attached for Council review:

Appendix A – 2025-D-034 Background Report
Appendix B – Location Map
Appendix C – Application
Appendix D – Policy 3A.007 Municipal Road Approach Policy

REFERENCE TO STRATEGIC PLAN

n/a

REFERENCE TO PROVINCIAL/FEDERAL LEGISLATION

Municipal Government Act
Lower Athabasca Regional Plan

COSTS & SOURCE OF FUNDING

n/a

COMMUNICATIONS STRATEGY

Decision will be advertised in the subsequent week's newspaper and on the M.D. of Bonnyville website.

ADMINISTRATION RECOMMENDED ACTION

THAT Council refuses development permit application no. 2025-D-034 for a variance for an Industrial use second approach as the application does not comply with Policy No. 3A.007 Road Approach Policy.

COUNCIL OPTIONS

1. THAT Council refuses development permit application no. 2025-D-034 for a variance for an Industrial use second approach as the application does not comply with Policy No. 3A.007 Road Approach Policy.
2. THAT Council approves a variance from Policy No. 3A.007 Road Approach Policy for an industrial use second approach within NW 30-61-5 W4M, Aurora Borealis Industrial Subdivision, as presented, to be constructed per the M.D. of Bonnyville approach Standards.

Report Approval Details

Document Title:	Development 2025-D-034 Variance to Approach Policy 3A.007 - Rural Industrial .docx
Attachments:	- Appendix A - 2025-D-034 Background Report.pdf - Appendix B Location Maps .pdf - Appendix C - Application.pdf - Appendix D - Policy 3A.007 - Municipal Road Approach Policy .pdf
Final Approval Date:	Mar 3, 2025

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

No Signature - Task assigned to Lisa Folliott was completed by workflow administrator Stephanie Severin

Lisa Folliott

Glenn Barnes

Stephanie Severin