

APPENDIX A



BACKGROUND REPORT

March 11, 2025

DEVELOPMENT PERMIT #2025-D-034

Applicant: M.D. of Bonnyville – Waste Services
Owner: M.D. of Bonnyville
Land Location: Plan 102 5276 Block 2 lot 11 – NW-30-61-5-W4M
117 61501 Hwy 41
Roll: 6105302039
Zoning: Rural Industrial “RI”
Size: 2.09 acres
Statutory Plans: Aurora Borealis Area Structure Plan
Hwy 28 & 41 ASP

DESCRIPTION OF APPLICATION:

The applicant is applying for a variance to Policy 3A.007 Municipal Road Approach Policy, from 1 approach to 2 approaches.

ADJACENT PROPERTY:

The property is located within the Aurora Borealis multi-lot Industrial subdivision, north of Hwy 660, along Hwy 41. Adjacent properties are Rural Industrial properties.

CONSIDERATIONS:

Administration received the request for a 2nd approach on February 19, 2025. Approach policy 3A.007 does not allow for a 2nd approach on parcels under 80 acres.

The application is a request to allow a 2nd approach to the 2.09 ac Industrial property for safety purposes.

The existing approach gives direct access to the equipment yard. The applicant is requesting a 2nd approach further north to be used for office access and a dedicated 6-stall parking area.

The use of large pieces of equipment and heavy trucks makes the current single approach unsafe for public access.

The applicant will install a chain link fence to separate the office and visitor traffic from the equipment storage portion.

Approach Policy 3A.007 states that only one approach is allowed on a parcel under 80 acres but applications for approaches beyond the maximum may be considered by the development authority.

A referral was sent to Infrastructure Services on February 19, 2025, with no concerns reported. Adjacent landowner letters were also sent out on February 19, 2025, and we did not receive any response at the time of report generation.

RECOMMENDATION:

Recommendation for development permit application no. 2025-D-012 is to **refuse** the request for a second approach as it does not comply with Road Approach Policy 3A.007.