

Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting: Regular Meeting of Council
Meeting Date: April 8, 2025
Originated By: Kristy Poirier, Development Authority Officer
Title: Development Application No. 2025-D-048 – Natural Resource Extraction - Clay Pit

PROPOSAL & BACKGROUND

Administration has received and is presenting development permit application no. 2025-D-048 for Council consideration. The applicant is applying for a natural resource extraction use for a clay pit.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

As per the background report in Appendix A, the applicant would like to operate a class II pit (under 5 hectares) for clay at the quarter located northeast of highway 41 and township road 620.

Attached for Council's review:

- Appendix A: 2025-D-048 Background Report
- Appendix B: 2025-D-048 Location, Aerial, and Application
- Appendix C: LUB No. 1667 Section 62, Part 8 Definitions Natural Resource Extraction

REFERENCE TO STRATEGIC PLAN

Goal 1 – Building a viable and diversified regional economy

REFERENCE TO PROVINCIAL/FEDERAL LEGISLATION

Municipal Government Act
Lower Athabasca Regional Plan

COSTS & SOURCE OF FUNDING

The applicant paid a \$300 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 approves development permit application no. 2025-D-048 for a natural resource extraction use for a clay pit on SW-6-62-5-W4M as a discretionary use as per Part 6, Section 62, and Part 7, Section 69.2 of the Land Use Bylaw with the following conditions:

1. Shall comply with all Provincial and Federal Regulations;
2. The pit shall be operated as per the submitted Reclamation Plan;
3. Shall comply with Consolidated Public Safety Bylaw No. 1812 regarding noise control 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. This permit may be revoked at any time if, in the opinion of the Development Authority, the use is or has become non-compliant, detrimental, or a nuisance to the character and amenities of the neighbourhood.

COUNCIL OPTIONS

1. THAT Council approves development permit application no. 2025-D-048 for a natural resource extraction use for a clay pit on SW-6-62-5-W4M as a discretionary use as per Part 6, Section 62, and Part 6, Section 69.2 of the Land Use Bylaw with the following conditions...[list as recommended or revised list of conditions]
2. THAT Council refuses development permit application no. 2025-D-048 for the following reasons
_____.

Report Approval Details

Document Title:	Development Application No. 2025-D-048 - Natural Resource Extraction - Clay Pit.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - 2025-D-048 Background Report.pdf- Appendix B - 2025-D-048 Location, Aerial and Application.pdf- Appendix C - LUB No. 1667, Section 62, Part 8 Definitions Natural Resource Extraction.pdf
Final Approval Date:	Mar 31, 2025

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

Lisa Folliott

Glenn Barnes

Stephanie Severin