

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-042 – General Industrial – Heavy Duty Truck and Ag Equipment Repair Facility

PROPOSAL & BACKGROUND

Administration has received and is presenting development permit application no. 2025-D-042 for Council consideration. The applicant is applying for a general industrial use for a heavy duty truck and agricultural equipment repair facility.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

As per the background report in Appendix A, the applicant would like to operate and expand his business south of highway 28 in the Hamlet of Ardmore.

Attached for Council's review:

- Appendix A: 2025-D-042 Background Report
- Appendix B: 2025-D-042 Location, Aerial, and Application
- Appendix C: LUB No. 1667 Part 8 Definitions General Industrial

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-042 for a general industrial use for a heavy duty truck and ag equipment repair facility on Part of SE-2-62-4-W4M as a discretionary use as per Part 6, General Regulations, and Part 7, Section 76.2 of the Land Use Bylaw with the following conditions:

1. Alberta Transportation Approval is required;
2. SETBACKS FROM PUBLIC ROADS As per Section 42.1 of the Land Use Bylaw No. 1667, the minimum setbacks shall be:
 - (a) External public road: 38.0 metres (125.0 feet) from the centre line
 - (b) Primary Highways: 71.3 metres (234.0 feet) from the centre line;
3. HAMLET SETBACKS As per Section 76.4 of the Land Use Bylaw No. 1667, the minimum setbacks shall be:
 - (a) Side yard: 1.5 metres (4.9 feet);
4. Building, electrical, gas, plumbing, and sewer permits are required as per Alberta Safety Codes Act.
5. Building waste materials shall be contained on site in a waste bin or a covered/enclosed trailer as per Section 2 of The Consolidated Public Safety Bylaw No. 1812;
6. 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;
7. Shall comply with Consolidated Public Safety Bylaw No. 1812 regarding noise control and nuisance.

COUNCIL OPTIONS

1. THAT Council approves development permit application no. 2025-D-042 for a general industrial use for a heavy duty truck and ag equipment repair facility on Part of SE-2-62-4-W4M as a discretionary use as per Part 6, General Regulations, and Part 7, Section 76.2 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-042 for the following reasons
_____.

Report Approval Details

Document Title:	Development Application No. 2025-D-042 - General Industrial - Heavy Duty Truck and Ag Equipment Repair Facility.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - 2025-D-042 - Background Report.pdf- Appendix B - 2025-D-042 Location, Aerial, and Application.pdf- Appendix C - LUB No. 1667 Part 8 Definitions General Industrial.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