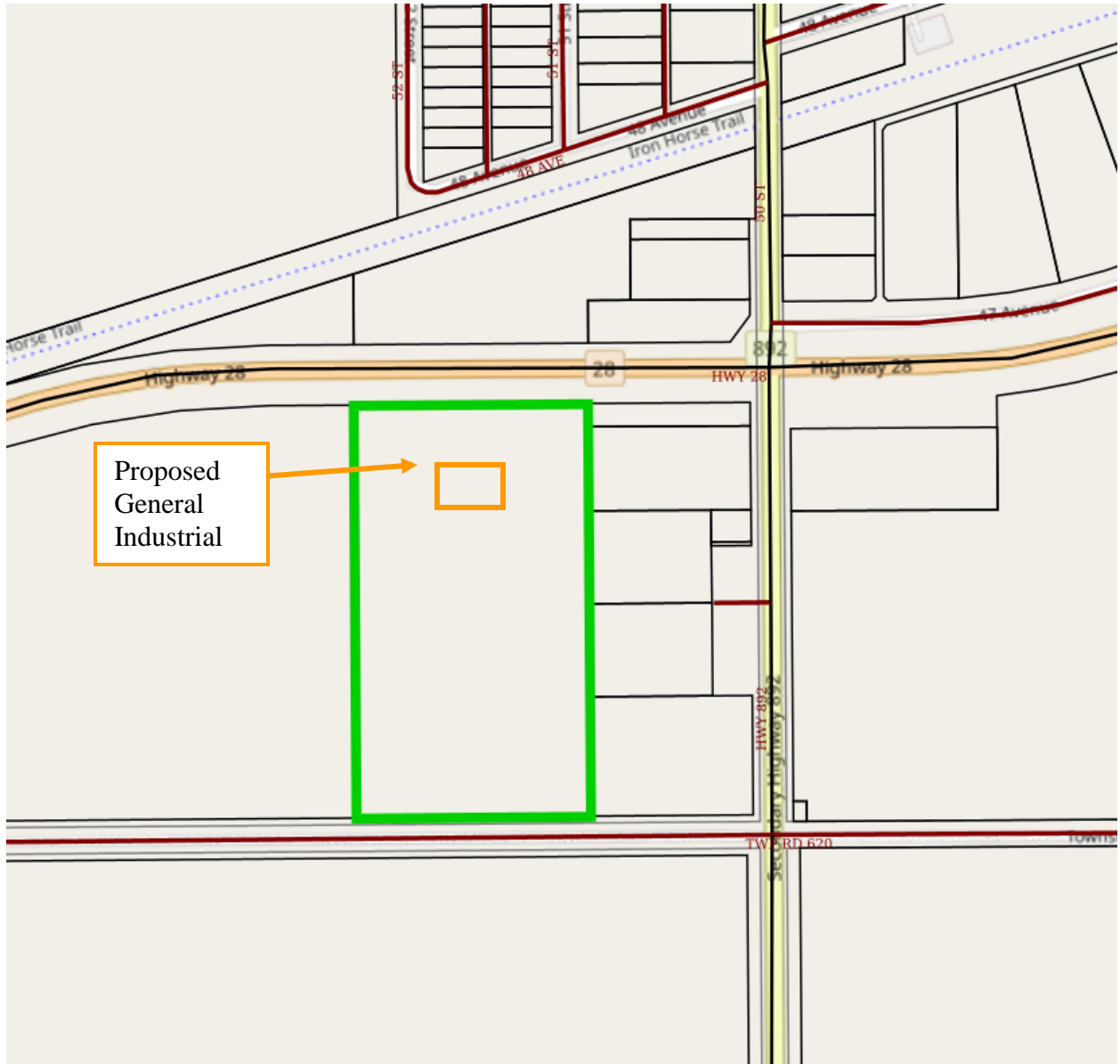
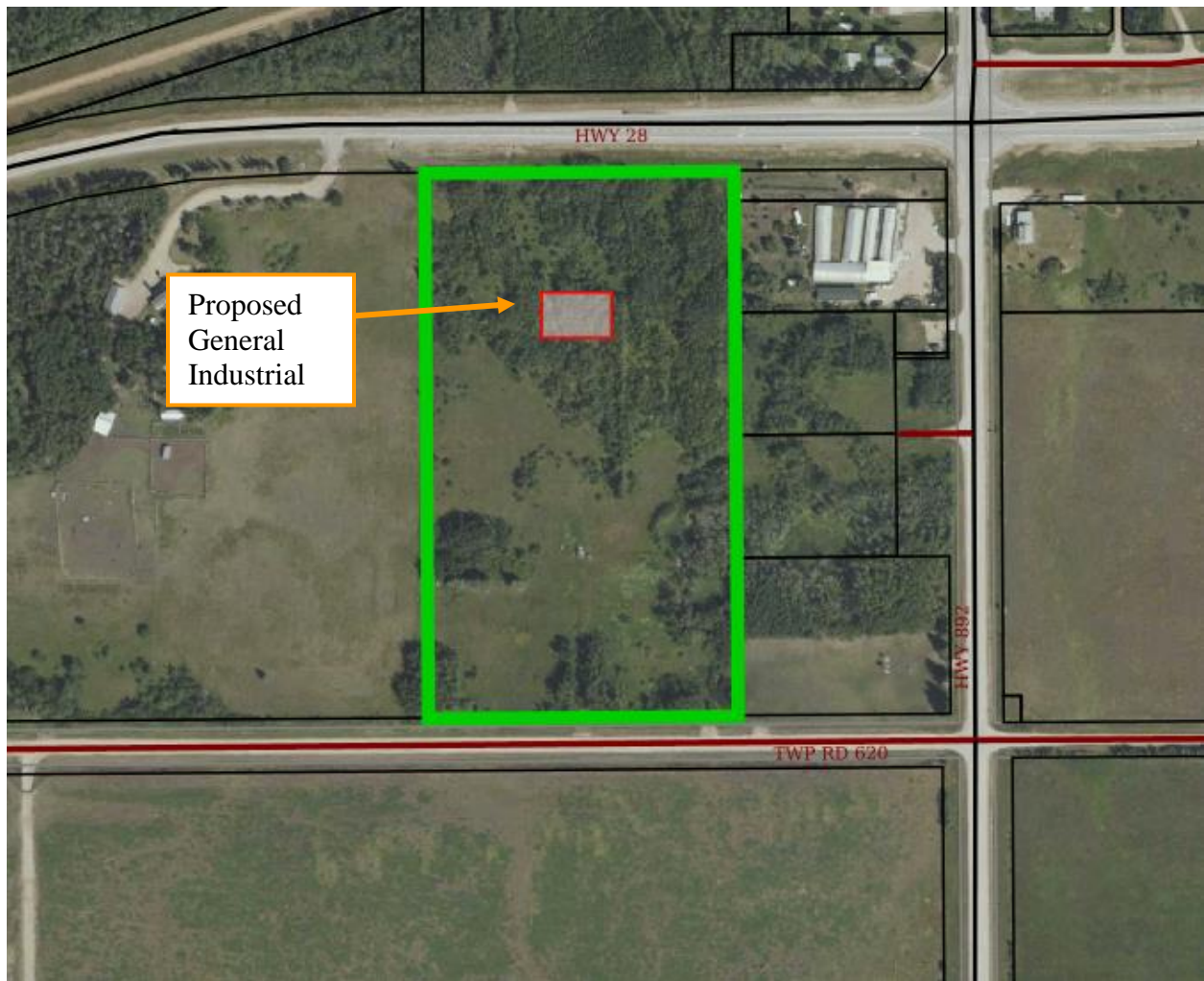


APPENDIX B

2025-D-042





**MUNICIPAL DISTRICT OF BONNYVILLE NO. 87**

Bag 1010, Bonnyville AB T9N 2J7
Ph: 780-826-3171 E: planning@md.bonnyville.ab.ca

Application No.

2025-D-042

DEVELOPMENT PERMIT

OFFICE USE ONLY**DEVELOPMENT PERMIT APPLICATION**

I hereby make application under the provisions of the M.D. of Bonnyville No. 87 Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

APPLICANT INFORMATION:

Name of Applicant: Ryan's Engine + Valve Inc. o/a Ryan Enterprises Contact Name: Avery Sales
Daytime Phone #: [REDACTED] Email Address: [REDACTED]
Mailing Address: Box 99 Ardmore AB Postal Code: [REDACTED]
Registered owner: Taras Eugene Dubilawski Daytime Phone #: [REDACTED]
Mailing Address: [REDACTED] Postal Code: [REDACTED]

LAND INFORMATION:

Plan: _____ Block _____ Lot _____ Roll No. 6204023070
Part (eg NW, SW, NE, SE): SE ¼ Section: 2 Township: 62 Range: 4 W4M
Rural Address: _____ Is the property currently under subdivision? No.
Zoning: HG Ward: 5 Parcel Size: 12.9 acres Subdivision: N/A

Proposed Use:

☐ Residential ☐ Agricultural ☒ Commercial ☒ Industrial ☐ Recreational

Development Description:

☐ SFD ☐ SFD with Garage ☐ Detached Garage ☐ RTM ☐ RTM with Garage ☐ Mobile Home ☒ Shop
☐ Deck ☐ Basement Development Other: Heavy duty truck and ag. equipment repair facility.

Square Footage: 14,500sqft Building Height: 35ft Setbacks: Front 300ft Rear 75ft Side1 230ft Side2 230ft

Required Services: ☐ Temp Electrical ☐ Temp Gas ☒ Electrical ☒ Gas ☒ Plumbing ☒ Sewer
Have the utility service providers been contacted to ensure serviceability for this project? ☐ Yes ☐ No

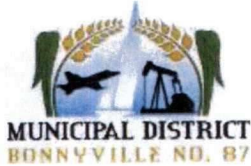
NOTE: For all developments other than home businesses, a SITE PLAN SKETCH MUST accompany this permit application, indicating the location of the development in relation to the property.

Estimated project start date: June 1/25 Estimated completion date: Dec. 31/26
Estimated project cost or contract price: \$1.5 million Development Fee: \$ 300.00

The M.D. of Bonnyville will be disclosing to TELUS, ONLY FOR THE PURPOSE OF 911, the property owner names, legal land descriptions and the rural serviceable addresses for the properties that are created or modified as a result of the approval of this application. This release of information and disclosure of release to you, is in accordance with Section 17 of the Freedom of Information and Protection of Privacy Act, which authorizes disclosure based upon compelling circumstances affecting anyone's health or safety. Should you require additional information, please contact the municipality's FOIP coordinator.

I hereby give my consent to allow all authorized persons the right to enter the above land and/or buildings, with respect to this application only. I understand and agree that this application for a development permit and any development permit issued pursuant to this application, or any information related thereto, is not confidential information and may be released by the M.D. of Bonnyville.

March 4/25Date
Receipt #: 392130Date: MAR 05 2025[Signature]
Signature of Applicant

**MUNICIPAL DISTRICT OF BONNYVILLE NO. 87**

Bag 1010, Bonnyville AB T9N 2J7
Phone: 780-826-3171 Fax: 780-826-4524

Application No.

2025-D-042

OFFICE USE ONLY

**DISCRETIONARY USE SUPPLEMENTAL
INFORMATION**

I hereby make application under the provisions of the M.D. of Bonnyville No. 87 Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

APPLICANT INFORMATION:

Name of Applicant: Ryan's Engine & Valve Inc Contact Name: Avery Sellers

PROJECT INFORMATION: Description: Heavy duty truck and ag equipment repair facility

☒ Permanent ☐ Temporary: _____ ☐ Seasonal: _____

Hours of Operation: 7am-5pm Mon-Friday Number of Employees: 9

Potential Increase in Traffic / Impact on Road: Heavy trucks.

Disposal of Waste including Dangerous Goods: Oil disposal Tank.

Potential Emissions and Mitigation (Noise, Odor, Particulates): Work will be done in the shop.

Additional Information: Anywhere from 4 to 10 pieces of equipment per day. Metal fencing around perimeter.

Office Use Only: LUB Use: General Industrial Part # 7 Section # 76

I hereby give my consent to allow all authorized persons the right to enter the above land and/or buildings, with respect to this application only. I understand and agree that this application for a development permit and any development permit issued pursuant to this application, or any information related thereto, is not confidential information and may be released by the M.D. of Bonnyville.

MAY 05 2025

Date

Signature of Applicant

