

APPENDIX A



BACKGROUND REPORT

May 13, 2025

DEVELOPMENT PERMIT #2025-D-074

Applicant: Mariette Laplante-Francis
Owner: Multiple owners
Land Location: SW-20-61-6-W4M – 46423 Twp Rd 613A
Roll: 6106204001
Zoning: Agriculture “A” **Size:** 83.45 acres
Statutory Plans: Moose Lake Area Structure Plan 2024

DESCRIPTION OF APPLICATION:

The applicant is applying for an intensive recreational use for a multi-family recreational retreat to bring the lands into compliance and expand.

ADJACENT PROPERTY:

The property is located approximately half a mile east of highway 660 on township road 613A on the north side of Moose Lake. Adjacent properties are a residential parcel, a quarter section and remnants.

CONSIDERATIONS:

This property has been used as a multi-family recreational property since the 80’s. This has included RVs and three seasonal dwelling units. They have been working with Administration to obtain a permit to bring the use into compliance and allow for additional overnight accommodations, with the authorization of all the owners on title. The proposed plan includes replacement of one dwelling, three new bunk houses, and one 348 sq ft modular cabin as overnight accommodations. This application includes permitting three existing sea cans, and a maximum of 36 RVs on the site (13 stay on the land year-round).

A review of the Moose Lake Area Structure Plan speaks to ensuring there is a demand for recreational developments and minimizing potential impacts on sensitive ecological areas. As this area has been used for over 40 years for this purpose with minimal clearing, this application complies with the Moose Lake ASP.

Adjacent landowner letters were sent out on April 23, 2025, and we have received no responses at the time of report generation.

RECOMMENDATION:

Recommendation for development permit application no. 2025-D-074 is **approve** the request for an intensive recreation use for a multi-family recreational retreat as a discretionary use as per Part 6, Section 35, and Part 7, Section 69.2 of the Land Use Bylaw with the following conditions:

1. As per Section 69.6 of the Land Use Bylaw No. 1667, the minimum setbacks shall be:
 - Front yard: 38.0 metres (125.0 feet) from the centre line of the adjacent public road.
 - Side yard: 6.0 metres (19.7 feet)
 - Rear yard: 6.0 metres (19.7 feet)
2. As per Section 41.3 A minimum building setback of 30.0 metres (98.4 feet) is required from the high water mark of a water body to which the Crown claims ownership.
3. Applicable building, electrical, gas, plumbing, and sewer permits are required as per Alberta Safety Codes Act.
4. Shall comply with Consolidated Public Safety Bylaw No. 1812 regarding noise and nuisance.
5. The developer shall ensure that emergency vehicle access is not obstructed at any time.
6. Campground design and maintenance shall have regard to the FireSmart Guidebook for Community Protection as amended from time to time. Fire pits shall be approved by Bonnyville Regional Fire Authority.