

Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting: Regular Meeting of Council
Meeting Date: May 13, 2025
Originated By: Kristy Poirier, Development Authority Officer
Title: Development Application No. 2025-D-074 – Intensive Recreation Use

PROPOSAL & BACKGROUND

Administration has received and is presenting development permit application no. 2025-D-074 for Council consideration. The applicant is applying for an intensive recreation use.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

As per the background report in Appendix A, the application would like to bring the land into compliance and expand its existing use on the north side of Moose Lake.

Attached for Council's review:

- Appendix A: 2025-D-074 Background Report
- Appendix B: 2025-D-074 Location, Aerial, and Application
- Appendix C: Appendix C LUB No. 1667, Section 69, Part 8 Definition Intensive Recreation Use

REFERENCE TO STRATEGIC PLAN

N/A

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-074 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; and
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.

COUNCIL OPTIONS

1. THAT Council approves development permit application no. 2025-D-074 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...[list as recommended or revised list of conditions]
2. THAT Council refuses development permit application no. 2025-D-074 for the following reasons
_____.

Report Approval Details

Document Title:	Development Application No. 2025-D-074 - Intensive Recreation Use.docx
Attachments:	<ul style="list-style-type: none">- Appendix A -2025-D-074 Background Report.pdf- Appendix B - 2025-D-074 Location, Aerial, and Application.pdf- Appendix C - LUB No. 1667, Section 69, Part 8 Definition Intensive Recreation Use.pdf
Final Approval Date:	May 1, 2025

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

Lisa Folliott

Stephanie Severin