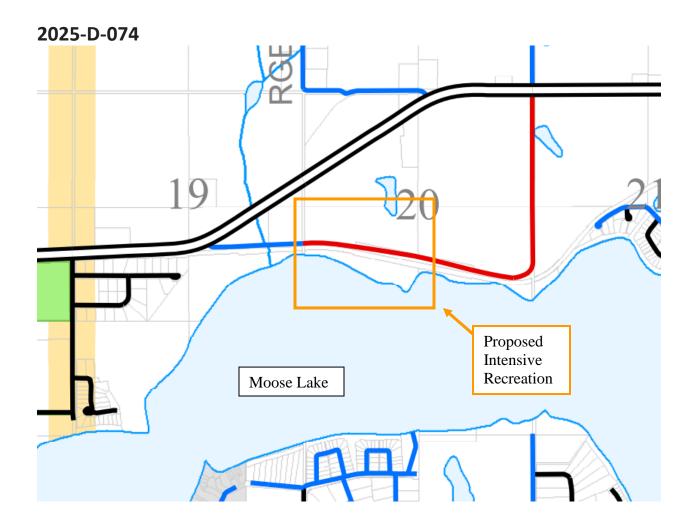
APPENDIX B







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MUNICIPAL DISTRICT OF BONNYVILLE NO. 87

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

2025-D-074

-Andinstian Nn_....

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.

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Name of Applicant:_N	Mariette Laplante-Fran		Contact Name : Marie	tte
Daytime Phone #:		mail Address:		
Mailing Address:			Postal Code	
Registered owner: As	per attached title		Daytime Phone #:	
Mailing Address: _	Files.		Postal Code:	
LAND INFORMATI	ON:	Section in which There		
Plan:	Block Lo	ot Roll	No. 6/0620400	
			61 Range: 6 W4	
			ty currently under subdiv	
Zonina: A	Ward: 2 Parcel S	Size: 83.45 acre	s Subdivision: n/a	
Proposed Use:	D. Andreite and	Commercial	□ Industrial	▼ Recreational
		☐ Commercial	☐ Industrial	A Recreational
Development Des				nous on a sum
SFD SFD with (Garage Detached	Garage 🗆 RTM 🗆	RTM with Garage Mob	ile Home Shop
Deck Basement	Development Other	INTENS	SIVE RECREATIONAL	
			Front Rear Si	de1 Side2
Required Services:	a Temp Electrical te providers been contr	a Temp Gas a E acted to ensure ser	lectrical of Gas of P viceability for this project:	lumbing a Sewe
Have the utility service				
NOTE: For all develo	opments other than	home businesses ocation of the dev	, a SITE PLAN SKETCH relopment in relation to	MUST accompany the property.
NOTE: For all develon this permit applicat	opments other than tion, indicating the lo	ocation of the dev	elopment in relation to	the property.
NOTE: For all develonments of the permit applicate the state of the st	opments other than tion, indicating the lo	Estimat	ed completion date: On	going
NOTE: For all developments of the second sec	opments other than tion, indicating the lo	Estimat \$30,000	ed completion date: On Development Fee:	going \$300.00
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April 4, 2025

Kristy Poirier, Development Officer Municipal District of Bonnyville No. 87 E:kpoirier@md.bonnyville,ab.ca 780-826-3171, ext. 2038

Dear Kristy:

REVISED APRIL 6, 2025

Re: Development permit application for compliance to MD Bonnyville zoning bylaws and land use for the property of: Legal Description SW ¼, Section 20, Township 61, Range 6, W4th Meridian Rural Address: 46423 Twp Rd. 613A

Also referred to as Mission Point Moose Lake Property

We are pleased to submit a development permit application package to bring this property into compliance with the MD Bonnyville Land Use bylaws. This development application is remaining under the current agricultural zoning, but with the application of discretionary use, intensive recreation, which allows for overnight accommodations and camping. There is no current permanent year-round residence located on this property or planned for this property in the near future. We do have three existing dwelling units which are seasonal recreation use only. This development permit application is to add the change of use to discretionary intensive recreation with the provision for year-round recreational vehicles on the property.

Recreational Structures

To manage density and occupancy load on the site each shareholder is allowed 2 recreational units per share on their assigned shareholder non-subdivided lot/user area.

Combination of up to total of two of the following

- -vear round RVs
- -model home under 500 ft2 gross floor area
- -cabins under 500 ft2 of gross floor area. Any request that exceeds these limits will require full shareholder vote, with 66% support and signed by the manager.
- -bunkies or sleeping accommodation that are a dwelling unit, must be under 500 ft2 of gross floor area. For purposes of clarification the zoning bylaws consider bunkies as a dwelling unit, cabin and seasonal accommodation. Bunkies which are 150ft2 or less are considered ½ RU.
- -accessory structures which are not dwelling units and under 150 ft2 are permitted on the property. Accessory structures will be self monitored by the shareholders for compliance and must be kept in good order.
- -if the building structure is constructed off site of modular construction, the maximum size of a individual modular unit cannot exceed 12 ft $(3.6 \text{ m}) \times 40 \text{ ft}$ (12.2 m)

We anticipate the following usage on the 83.45 acres -existing 2 cabins

- -replacement of current mobile home with a cabin (mobile home currently 3rd dwelling)
- -3 bunkies
- -1 12 x 29 cabin modular, converted from wellset, set on blocks

(Total of 7 dwelling units)

- -3 sea cans (existing)
- -23 seasonal RVs (rarely 23, possibly only once a year on a busy long weekend)
- -13 year round RVs

New structures will require development, building or trade permits. The permit application needs to be co-signed and witnessed by a second shareholder as long as the structure falls within the above guidelines. Cost of the permits is the individual shareholders' responsibility. The authorization form which is required as part of the development permit application documentation will be required to be signed by the applicant shareholder(s) and one other shareholder listed on the legal Land Title document.

In support of the Development permit application, the following documentation has been provided. The documents provided are subject to ongoing reviews, edits, additions by the shareholders. Future versions of the documents will be kept updated and available upon request.

- -letter to Planning on development permit applications
- -authorization forms signed by all shareholders
- -development permit application
- -development permit application fee to be submitted upon request (\$300)
- -Real Property Report (already on file with MD)
- -Site Plan (already on file with MD)
- -Site Use Plan (already on file with MD)
- -Emergency response checklist template
- -Wildfire response plan

Drawings Darrell Martindale

Drawings Glen Martindale

Drawings Ken Martindale

Drawings Neil Martindale

Drawing Rick Laplante

Many thanks,

Mariette Laplante-Francis Shareholder

Phone

Emergency Plan check List for Mission Point Property

- 911 and emergency call numbers.
- Charged Mobile device & charging capacity.
- Muster Point, primary (Main entry gate)
- Secondary Muster Points (along Lake shore)
- Complete full first aid kit
- Air Horn
 - o 3 short burst emergency come to assist.
 - o 3 equal medium length bust stay clear safety in place danger present
 - o 1 long burst followed by short burst, all clear.
- Bear spray
- Floatation devices for water rescue
- Fire extinguisher, in cabins, boats, vehicles and recreational vehicles
- Radio/cell emergency alerts
- Planned safety in place in case of sever weather warning.
- Smoke and CO detectors in cabins, and recreational vehicles.
- Fire water storage near campfires.

