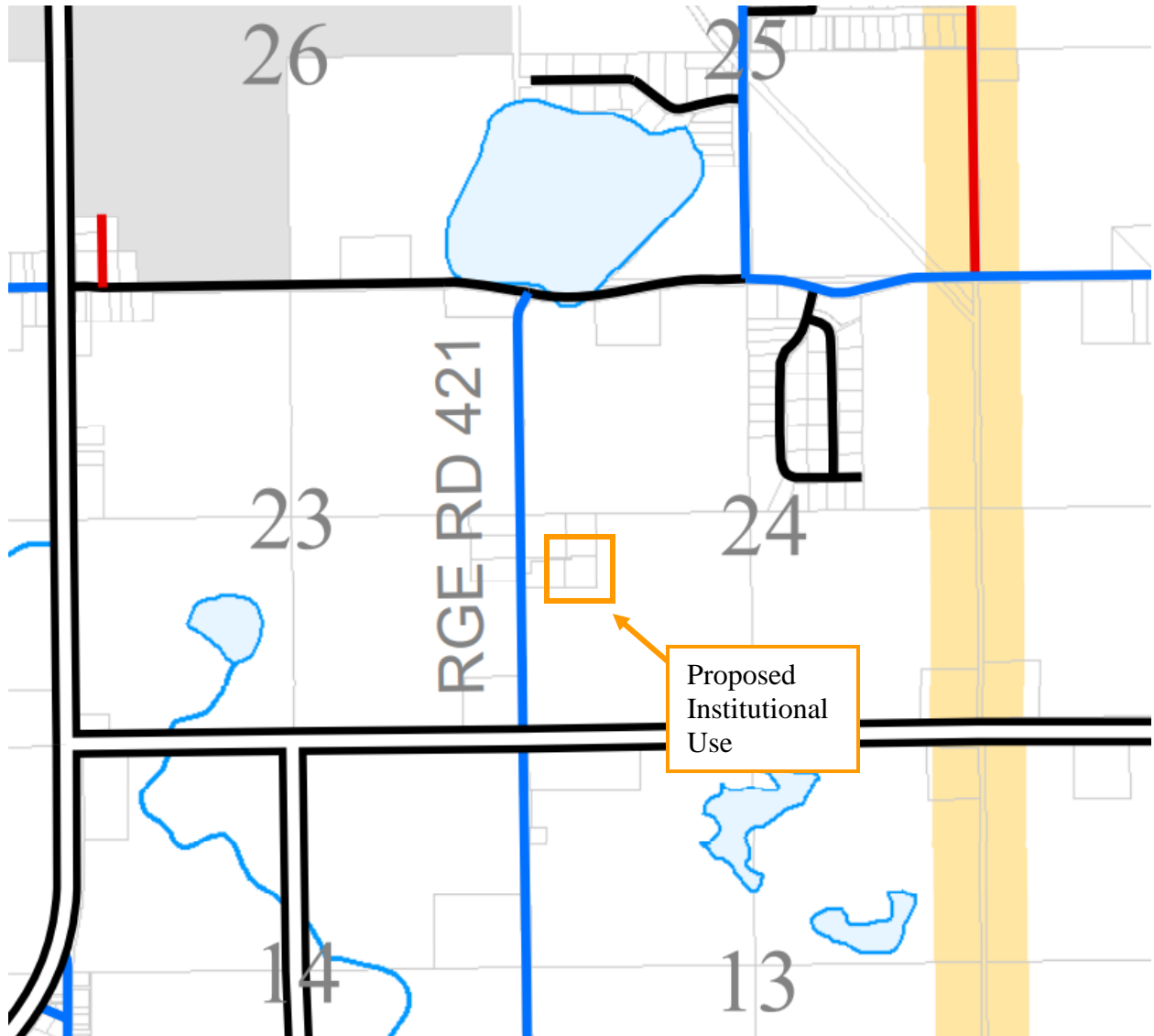
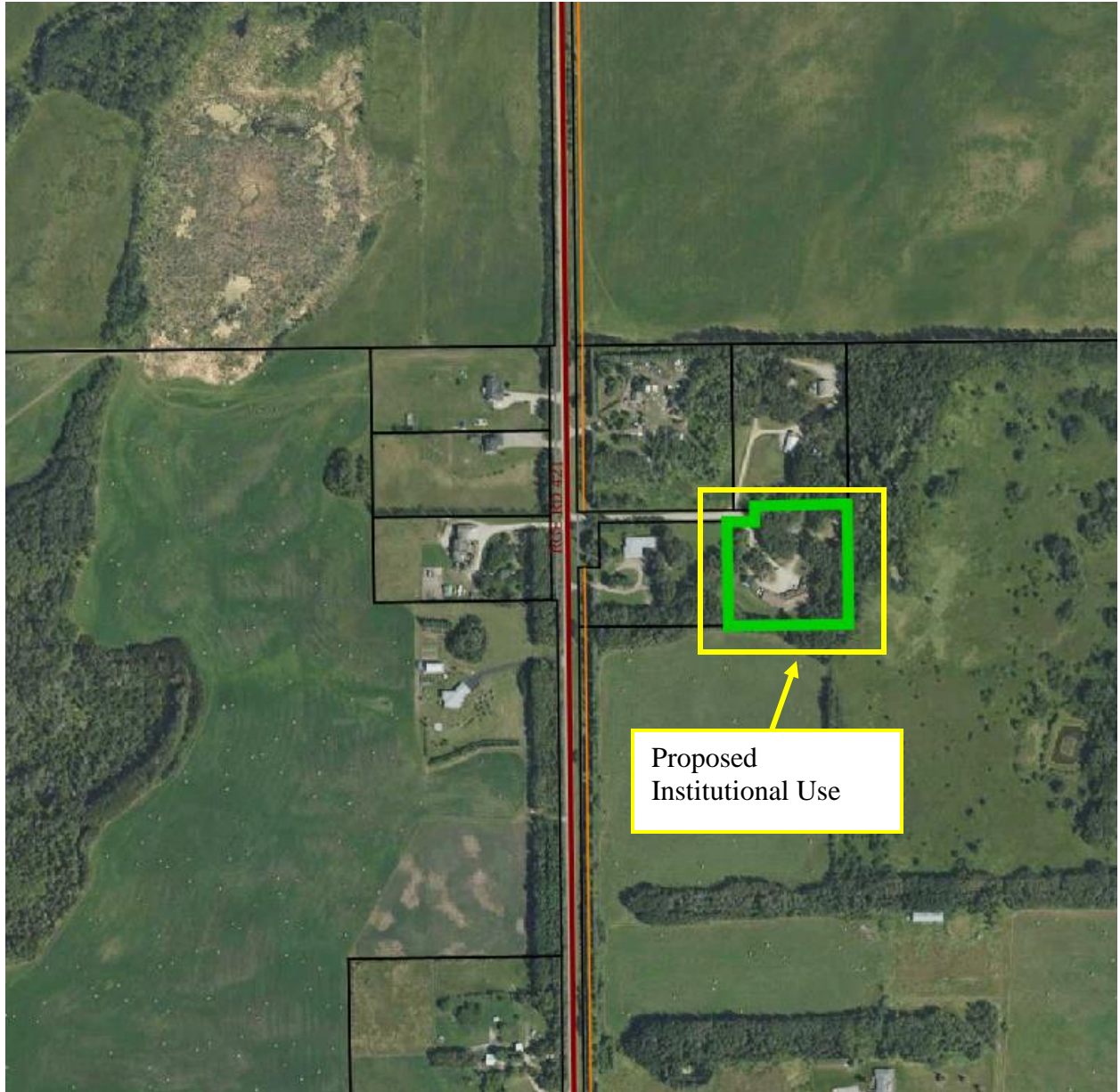


## APPENDIX B



2025-D-075







**MUNICIPAL DISTRICT OF BONNYVILLE NO. 87**

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

**2025-D-075**

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: GOSHEN Quality Care Contact Name: Femi Agayi  
Daytime Phone #: [REDACTED] Email Address: [REDACTED]  
Mailing Address: [REDACTED] Postal Code: [REDACTED]  
Registered owner: KATHERINE MCKALE Daytime Phone #: [REDACTED]  
Mailing Address: [REDACTED] Postal Code: [REDACTED]

**LAND INFORMATION:**

Plan: 0627126 Block 1 Lot 18 Roll No. 6202244004  
Part (eg NW, SW, NE, SE): SW 1/4 Section: 24 Township: 62 Range: 2 W4M  
Rural Address: 1, 62313 B R66.421 Is the property currently under subdivision? No  
Zoning: CR1 Ward: 6 Parcel Size: 3.04 acres Subdivision: \_\_\_\_\_

**Proposed Use:**

☐ Residential ☐ Agricultural ☒ Commercial ☐ Industrial ☐ Recreational

**Development Description:**GROUP HOME FOR CHILDREN

☐ SFD ☐ SFD with Garage ☐ Detached Garage ☐ RTM ☐ RTM with Garage ☐ Mobile Home ☐ Shop  
☐ Deck ☐ Basement Development Other: \_\_\_\_\_

Square Footage: \_\_\_\_\_ Building Height: \_\_\_\_\_ Setbacks: Front \_\_\_\_\_ Rear \_\_\_\_\_ Side1 \_\_\_\_\_ Side2 \_\_\_\_\_

**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 2025 Estimated completion date: June 2025  
Estimated project cost or contract price: \$735,000.00 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.

April 7, 2025  
Date  
Receipt #: 34413a

Date: APR 23 2025

Signature of Applicant: [Signature]



## Goshen Quality Care Group Home Application

We respectfully submit this application for approval to convert a residential property to a institutional property for use as a group home. The proposed home will provide a safe and nurturing environment for children in care, under the supervision of licensed professionals and in compliance with all applicable provincial and municipal regulations.

Goshen Quality Care Inc. Group Home was incorporated in May 2020 and began operations with its first client on February 9, 2023. We are licensed by Alberta Children and Family Services to provide care for children from birth to 17 years of age. Currently, our operations are based in one location, in the City of Cold Lake, and this new site would serve as our second facility. In October 2024, Goshen was accredited by the Canadian Accreditation Council (CAC) of Human Services.

The children in our care have diverse needs. Some are medically fragile, including those with permanent disabilities, while others require temporary placement in a stable and supportive environment. Our care model is holistic, emphasizing physical well-being, emotional support, and community integration. The Chief Executive Officer and Director of Care is a Registered Nurse. Ongoing staff training is a cornerstone of our operations, ensuring that caregivers are equipped with the skills necessary to provide high-quality, trauma-informed care. Staff receive mandatory training in First Aid and CPR, Non-Violent Crisis Intervention, Applied Suicide Intervention Skills Training (ASIST), Trauma-Informed Care, Safe Infant Sleep Practices, Self-Harm Awareness, Crisis Intervention, and Indigenous Awareness and Sensitivity, among other specialized areas as required to support the needs of individual clients.

To ensure consistent, around-the-clock care, our caregivers work on a rotational schedule. We maintain a staff-to-child ratio of one staff member for every three children. Daily responsibilities of staff include preparing nutritious meals, assisting with personal hygiene, escorting children to medical appointments, supervising school attendance and activities, and facilitating participation in community-based programs and recreational opportunities.

All children placed in the group home will be enrolled in local schools and encouraged to participate in extracurricular and community activities. They will typically use the school bus for transportation, and when unavailable, staff will provide transportation to and from school.

If approved, the home will accommodate a maximum of eight children. As part of the licensing process, the property will be subject to inspections by the local Fire Department and Public Health authority. Following these inspections, Alberta Children and Family Services will conduct a final review and, upon satisfaction, issue a license for the operation of the group home at this location.

We appreciate your consideration of this application and remain committed to maintaining the highest standards of care, safety, and community involvement in all of our operations.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Olunike Ajayi', with a stylized flourish at the end.

Olunike Ajayi, BN, RN  
CEO

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██████████ Cold Lake, AB, T9M 0K6

Tel: ██████████

Email: ██████████

Website: [www.goshenqualitycare.com](http://www.goshenqualitycare.com)