

# Municipal District of Bonnyville No. 87

## Request for Decision (RFD)

**Meeting:** Regular Meeting of Council  
**Meeting Date:** July 22, 2025  
**Originated By:** Kristy Poirier, Development Authority Officer  
**Title:** Development Application No. 2025-D-142 – Minor Rural Industrial Use

### **PROPOSAL & BACKGROUND**

Administration has received and is presenting development application no. 2025-D-142 for Council consideration. The applicant is applying for a minor rural industrial use for a non-hazardous waste collection business.

### **DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS**

As per the background report in Appendix A, the applicant would like to continue operating Wildrose Disposal Inc. at a parcel with existing shops and offices between Fort Kent and Ardmore.

Attached for Council's review:

- Appendix A: 2025-D-142 Background Report
- Appendix B: 2025-D-142 Location. Aerial, Application, and Site Comparison
- Appendix C: LUB No. 1667, Section 58, Part 8 Definition Rural Industries

### **REFERENCE TO STRATEGIC PLAN**

Goal 1: Building a viable and diversified regional economy

### **REFERENCE TO PROVINCIAL/FEDERAL LEGISLATION**

Municipal Government Act 2024  
Lower Athabasca Regional Plan (2012)

## **COSTS & SOURCE OF FUNDING**

The applicant paid a \$300.00 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-142 for a minor rural industrial use for a non-hazardous waste collection business on Part of NW-34-61-4-W4M as a discretionary use pursuant to Part 6, Section 58 and Part 7, Section 69.2 of the Land Use Bylaw for Wildrose Disposal Inc. with the following conditions:

1. As per section 52 of the Land Use Bylaw No. 1667:  
Outdoor lighting shall be located so that rays of light:
  - (a) are not directed at an adjacent site;
  - (b) do not adversely affect an adjacent site; and,
  - (c) do not adversely affect traffic safety;
2. Shall comply with Consolidated Public Safety Bylaw No. 1812;
3. Shall comply with all Provincial and Federal Regulations;
4. The permit is valid for the current scope of the business. If expansion is projected, a new development permit shall be required;
5. This permit may be revoked at any time if, in the opinion of the Development Authority, the use is or has become non-compliant, detrimental, or a nuisance to the character and amenities of the neighborhood.

## **COUNCIL OPTIONS**

1. THAT Council approves development application no. 2025-D-142 for a minor rural industrial use for a non-hazardous waste collection business on Plan 052 6672 Block 1 Lot 1 within NW-9-61-5-W4M as a discretionary use pursuant to Part 6, Section 58 and Part 7, Section 69.2 of the Land Use Bylaw for Wildrose Disposal Inc. with the following conditions...[listed as recommended or revised list of conditions]
2. THAT Council refuses development permit application no. 2025-D-142 for the following reasons  
\_\_\_\_\_.

## Report Approval Details

Document Title:	Development Application No. 2025-D-142 Minor Rural Industrial Use.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A - 2025-D-142 Background Report.pdf</li><li>- Appendix B - 2025-D-142 Location, Aerial, Application and Site Comparison.pdf</li><li>- Appendix C - LUB No. 1667, Section 58, Part 8 Definitions Rural Industries.pdf</li></ul>
Final Approval Date:	Jul 11, 2025

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

**No Signature - Task assigned to Lisa Folliott was completed by delegate Kristy Poirier**

Lisa Folliott

Stephanie Severin