

**APPENDIX A**  
**BACKGROUND REPORT**

May 9, 2023

**DEVELOPMENT PERMIT # 2023-D-048**

**Applicant:** Mike and Dana Petrock

**Owner:** Mike and Dana Petrock

**Land Location:** Plan 132 4179 Block 3 Lot 12 - NE-19-63-3-W4M  
102 63324 Rge Rd 435

**Roll#:** 6303191033

**Zoning:** Country Residential District "CR1" **Size:** 3.62 Acres

☐ Permitted

☒ Discretionary

☐ Other

**DESCRIPTION OF APPLICATION:**

The applicant is applying to construct an addition to an existing shop for a secondary suite.

**ADJACENT PROPERTY:**

The property is located in the Aspen Grove Estates multi-lot subdivision, 0.5 miles north of highway 55 and range road 435 intersection. Adjacent properties are residential parcels.

**CONSIDERATIONS:**

The applicant is applying to construct a 20 ft x 36 ft addition to an existing shop for a secondary suite. The suite contains one bedroom, one bathroom, and one kitchen/living room and will be 720 sq ft. This conforms to section 59 for secondary suites.

Adjacent landowner letters were sent out on April 11, 2023, and we have not received any response.

**RECOMMENDATION:**

Recommendation for Development Application No. 2023-D-048 is **approve** the request for an addition to an existing shop for a secondary suite within NE-19-63-3-W4M as a discretionary use as per Part 6, Section 59 of the general regulations, and Part 7, section 72.2 of the Land Use Bylaw with the following conditions:

1. Development to be located as per the minimum setback in the Country Residential district "CR1":
  - Front yard: 7.6 metres (25.0 feet)
  - Side yard: 6.0 metres (19.7 feet)
  - Rear yard: 6.0 metres (19.7 feet)

April 20, 2023 1:45 PM

2. An approved building permit is required as per the Alberta Safety Codes Act.
3. Applicable electrical, gas, plumbing, and sewer permits are required as per Alberta Safety Codes Act.
4. The suite shall be subordinate to the accessory building use when located within an accessory building.
5. The suite shall contain up to four rooms (eg. 2 bedrooms, 1 kitchen and a bathroom).
6. The suite shall have a minimum floor area of 46m<sup>2</sup> (500 sq ft) and a maximum floor area of 100m<sup>2</sup> (1076 sq ft).
7. Building waste materials shall be contained on site in a waste bin or covered/enclosed trailer as per section 2 of the Consolidated Public Safety Bylaw No. 1812.