



# Municipal District of Bonnyville No. 87

## Request for Decision (RFD)

**Meeting:** Regular Meeting of Council  
**Meeting Date:** August 22, 2023  
**Originated By:** Kristy Poirier, Development Authority Officer  
**Title:** Development Application No. 2023-D-155 – East Side Yard Variance

### **PROPOSAL & BACKGROUND**

Administration has received and is presenting development permit application no. 2023-D-155 for Council consideration. The applicant is applying for an east side yard variance from 4.5 meters to 2.8 meters for the construction of a house addition.

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

As per the background report in Appendix A, the applicant is requesting a variance from 4.5 meters to 2.8 meters to construct a 448 sq ft addition to their existing house at lot 427 in North Shore Heights.

Attached for Council's Review:

- Appendix A: 2023-D-155 Background Report
- Appendix B: 2023-D- 155 Location, Aerials, and Application
- Appendix C: Land Use Bylaw No. 1667, Section 24 Non-Conforming Buildings and Uses
- Appendix D: Land Use Bylaw No. 1667, Section 20 Variance Authority

### **REFERENCE TO STRATEGIC PLAN**

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

Municipal Government Act 2021  
Lower Athabasca Regional Plan (2012)  
Moose Lake Area Structure Plan 1985

## **COSTS & SOURCE OF FUNDING**

The applicant paid a \$125.00 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. 2023-D-155 for an east side yard variance from 4.5 meters to 2.8 meters for the construction of a house addition within SE-21-61-6-W4M as a discretionary use pursuant to Part 3, Section 20, and Part 7, Section 71.2 of the Land Use Bylaw for Donald and Patsy Bezaire as per the recommendation presented.

## **COUNCIL OPTIONS**

1. THAT Council approves development permit application no. 2023-D-155 for an east side yard variance from 4.5 meters to 2.8 meters for the construction of a house addition within SE-21-61-6-W4M as a discretionary use pursuant to Part 3, Section 20, Part 6, Section 32, and Part 7, Section 71.2 of the Land Use Bylaw for Donald and Patsy Bezaire as per the recommendation presented.
2. THAT Council approves development permit application no. 2023-D-155 for an east side yard variance from 4.5 meters to 2.8 meters for the construction of a house addition within SE-21-61-6-W4M as a discretionary use pursuant to Part 3, Section 20, Part 6, Section 32, and Part 7, Section 71.2 of the Land Use Bylaw for Donald and Patsy Bezaire as per the recommendation presented with the additional conditions of \_\_\_\_\_.
3. THAT Council refuses Development Permit Application No. 2023-D-155 for the following reasons  
\_\_\_\_\_.

## Report Approval Details

Document Title:	Development Application No. 2023-D-155 - East Side Yard Variance.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A - 2023-D-155 Background Report.pdf</li><li>- Appendix B - 2023-D-155 Location, Aerial, and Application.pdf</li><li>- Appendix C - Land Use Bylaw No. 1667, Section 24 Non-Conforming Buildings and Uses.pdf</li><li>- Appendix D - Land Use Bylaw No. 1667, Section 20 Variance Authority.pdf</li></ul>
Final Approval Date:	Aug 15, 2023

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

Lisa Folliott

**No Signature - Task assigned to Esther Quiambao was completed by delegate Lisa Folliott**

Esther Quiambao

Stephanie Severin