



# 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-166 – Front Yard and Rear Yard Variance

### **PROPOSAL & BACKGROUND**

Administration has received and is Presenting development permit application no. 2023-D-166 for Council consideration. The applicant is applying for a front yard variance from 25 ft to 13.5 ft and rear yard variance from 98.4 ft to 43 ft for the construction of a single family dwelling with garage.

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

As per the background report in Appendix A, the application is requesting a front yard variance from 25 ft to 13.5 ft and rear yard variance from 98.4 ft to 43 ft for the construction of a single family dwelling with garage at lot 22 at Vezeau Beach subdivision.

Attached for Council's Review:

- Appendix A: 2023-D-166 Background Report
- Appendix B: 2023-D-166 Location, Aerials, and Application
- Appendix C: Land Use Bylaw No. 1667, Section 41 Development Near Water Bodies (Courses) & Slopes
- Appendix D: Land Use Bylaw No. 1667, Section 20 Variance Authority
- Appendix E: Land Use Bylaw No. 1667, Section 45 Existing Substandard Lots

### **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 \$175.00 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-166 for a front yard variance from 25 ft to 13.5 ft and rear yard variance from 98.4 ft to 43 ft for the construction of a single family dwelling with garage within SE-9-61-6-W4M as a discretionary use pursuant to Part 3, Section 20, and Part 7, Section 71.2 of the Land Use Bylaw for Jeff Odowichuk as per the recommendation presented.

## **COUNCIL OPTIONS**

1. THAT Council approves development permit application no. 2023-D-166 for a front yard variance from 25 ft to 13.5 ft and rear yard variance from 98.4 ft to 43 ft for the construction of a single family dwelling with garage within SE-9-61-6-W4M as a discretionary use pursuant to Part 3, Section 20, and Part 7, Section 71.2 of the Land Use Bylaw for Jeff Odowichuk as per the recommendation presented.
2. THAT approves development permit application no. 2023-D-166 for a front yard variance from 25 ft to 13.5 ft and rear yard variance from 98.4 ft to 43 ft for the construction of a single family dwelling with garage within SE-9-61-6-W4M as a discretionary use pursuant to Part 3, Section 20, and Part 7, Section 71.2 of the Land Use Bylaw for Jeff Odowichuk as per the recommendation presented with the additional conditions of \_\_\_\_\_.
3. THAT Council refuses Development Permit Application No. 2023-D-166 for the following reasons  
\_\_\_\_\_.

## Report Approval Details

Document Title:	Development Application No. 2023-D-166 - Front Yard and Rear Yard Variance.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A - 2023-D-166 Background Report.pdf</li><li>- Appendix B - 2023-D-166 Location, Aerial, and Application.pdf</li><li>- Appendix C - Land Use Bylaw No. 1667, Section 41 Development near Water Bodies.pdf</li><li>- Appendix D - Land Use Bylaw No. 1667, Section 20 Variance Authority.pdf</li><li>- Appendix E - Land Use Bylaw No. 1667, Section 45 Existing Substandard Lots.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