

# Municipal District of Bonnyville No. 87

## Request for Decision (RFD)

**Meeting:** Regular Meeting of Council  
**Meeting Date:** September 12, 2023  
**Originated By:** Kristy Poirier, Development Authority Officer  
**Title:** Development Application No. 2023-D-180 – Front and Rear Yard Variances

### **PROPOSAL & BACKGROUND**

Administration has received and is presenting development permit application no. 2023-D-180 for Council consideration. The applicant is applying for a front yard variance from 7.6m to 3m and rear yard variance from 30m to 22m for the construction of a single-family dwelling with garage.

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

As per the background report in Appendix A, the applicant is requesting a front yard variance from 7.6m to 3m and rear yard variance from 30m to 22m for the construction of a single-family dwelling with garage at lot 2 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**

N/A

### **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-180 for a front yard variance from 7.6m to 3m and rear yard variance from 30m to 22m 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 Marcel and Suzanne Bordeleau as per the recommendation presented.

## **COUNCIL OPTIONS**

1. THAT Council approves development permit application no. 2023-D-180 for a front yard variance from 7.6m to 3m and rear yard variance from 30m to 22m 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 Marcel and Suzanne Bordeleau as per the recommendation presented.
2. THAT Council approves development permit application no. 2023-D-180 for a front yard variance from 7.6m to 3m and rear yard variance from 30m to 22m 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 Marcel and Suzanne Bordeleau as per the recommendation presented with the additional conditions of \_\_\_\_\_.
3. THAT Council refuses development permit application no. 2023-D-180 for the following reasons \_\_\_\_\_.

## Report Approval Details

Document Title:	Development Application No. 2023-D-180 - Front and Rear Yard Variances.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A - 2023-D-180 Background Report.pdf</li><li>- Appendix B - 2023-D-180 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:	Sep 6, 2023

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

Lisa Folliott

Esther Quiambao

Stephanie Severin