

APPENDIX A

BACKGROUND REPORT

September 12, 2023

DEVELOPMENT PERMIT # 2023-D-180

Applicant: Marcel and Suzanne Bordeleau

Owner: Marcel and Suzanne Bordeleau

Land Location: Plan 132 2699 Block 1 Lot 1 – SE-9-61-6-W4M
2 46302 Twp Rd 611

Roll#: 6106093005

Zoning: Country Residential (Resort) District "CR"
Size: 7750 sq ft

☐ Permitted

☒ Discretionary

☐ Other

DESCRIPTION OF APPLICATION:

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.

ADJACENT PROPERTY:

The property is located lakefront in the Vezeau Beach multi-lot residential subdivision on Moose Lake. Adjacent properties are country residential lots and undeveloped road allowance.

CONSIDERATIONS:

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. The applicant would like to utilize the existing foundation for the new construction. The applicant estimated that the foundation was setback 7.9m, a desktop review showed 5.4m and a 25% variance was granted. The surveyor plot plan shows the actual position at 3m from the front property line.

The lots of this subdivision are substandard and do not have Environmental Reserve between the rear property line and the high watermark. This makes the lot subject to the setback from Section 41, which is 30m from the high watermark. Previous applications were approved without consideration for section 41 and were granted a 25

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ft or less setback from the high watermark as per Section 71.2 Country Residential (Resort) District setbacks.

Many have garages placed closer to the front property line than the 7.6m allowable. This variance would bring the building in line with the existing garages to the west.

As per section 20 of the Land Use Bylaw, variances may be considered when there are practical difficulties unique to the land and when they will not interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment, or value of neighbouring properties. This request would allow the house and garage to sit at similar setbacks in the neighbourhood.

Adjacent landowner letters were sent out on August 23, 2023, and we have not received any response at the time of report generation.

RECOMMENDATION:

Recommendation for development application no. 2023-D-180 is **approve** the request for 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 as per Part 3, Section 20, and Part 7, Section 71.2 of the Land Use Bylaw with the following conditions:

1. An approved building permit is required as per the Alberta Safety Codes Act.
2. Applicable electrical, gas, plumbing, and sewer permits are required as per Alberta Safety Codes Act.
3. Building waste materials shall be contained on site in a waste bin or a covered/enclosed trailer.
4. As per section 71.4 of the Land Use Bylaw No. 1667, the minimum setbacks shall be:
 - west side yard: 1.47 metres (as approved by the Development Officer)
 - East side yard: 1.5 metres