

Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting: Regular Meeting of Council
Meeting Date: September 26, 2023
Originated By: Kristy Poirier, Development Authority Officer
Title: Development Application No. 2023-D-189 – Rear Yard Variance

PROPOSAL & BACKGROUND

Administration has received and is presenting development permit application no. 2023-D-189 for Council consideration. The applicant is applying for a rear yard variance from 25 ft to 5 ft for the construction of a detached garage.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

As per the background report in Appendix A, the applicant is requesting a rear yard variance from 25 ft to 5 ft for the construction of a detached garage at lot 12 65308 Rge Rd 423 at Marie Lake.

Attached for Council's Review:

- Appendix A: 2023-D-189 Background Report
- Appendix B: 2023-D-189 Location, Aerials, and Application
- Appendix C: Land Use Bylaw No. 1667, Section 20 Variance Authority

REFERENCE TO STRATEGIC PLAN

N/A

REFERENCE TO PROVINCIAL/FEDERAL LEGISLATION

Municipal Government Act 2021
Lower Athabasca Regional Plan (2012)
Marie Lake Area Structure Plan 1988

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-189 for a rear yard variance from 25 ft to 5 ft for the construction of a detached garage within SE-21-65-2-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 Dennis and Betty Kowalchuk as per the recommendation presented.

COUNCIL OPTIONS

1. THAT Council approves development permit application no. 2023-D-189 for a rear yard variance from 25 ft to 5 ft for the construction of a detached garage within SE-21-65-2-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 Dennis and Betty Kowalchuk as per the recommendation presented.
2. THAT Council approves development permit application no. 2023-D-189 for a rear yard variance from 25 ft to 5 ft for the construction of a detached garage within SE-21-65-2-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 Dennis and Betty Kowalchuk as per the recommendation presented with the additional conditions of _____.
3. THAT Council refuses development permit application no. 2023-D-189 for the following reasons _____.

Report Approval Details

Document Title:	Development Application No. 2023-D-189 - Rear Yard Variance.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - 2023-D-189 Background Report.pdf- Appendix B - 2023-D-189 Location, Aerial, and Application.pdf- Appendix C - Land Use Bylaw No. 1667, Section 20 Variance Authority.pdf
Final Approval Date:	Sep 20, 2023

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

Lisa Folliott

Esther Quiambao

Stephanie Severin