

APPENDIX A

BACKGROUND REPORT

December 12, 2023

DEVELOPMENT PERMIT # 2023-D-240

Applicant: Joanne Myhre Copeland

Owner: Warren and Holly Lamb

Land Location: Plan 922 2588 Block 2 Lot 7 – SE-3-65-2-W4M
217 42208 Twp Rd 650

Roll#: 6502033015

Zoning: Country Residential (Resort) District "CR" **Size:** 1.19 acres

☐ Permitted

☒ Discretionary

☐ Other

DESCRIPTION OF APPLICATION:

The applicant is applying a secondary suite use for an existing secondary suite in a detached garage.

ADJACENT PROPERTY:

The property is located in the Whispering Spruce multi-lot residential subdivision on the northwest shore of Cold Lake. Adjacent properties are residential lots, environmental reserve, and crown land.

CONSIDERATIONS:

The applicant is applying on behalf of the owners to bring the suite into compliance. This use was discovered by the assessors and was developed by the previous owner when secondary suites were not a use allowed in the Land Use Bylaw. The suite complies with Section 59 of the current Land Use Bylaw for secondary suites.

Adjacent landowner letters were sent out on November 21, 2023, and we have not received any response at the time of report generation.

RECOMMENDATION:

Recommendation for Development Application No. 2023-D-240 is **approve** the request for a secondary suite in a detached garage as a discretionary use as per Part 6, Section 59, of the general regulations and Part 7, Section 71.2 of the Land Use Bylaw with the following conditions:

1. Applicable electrical, gas, plumbing, and sewer permits are required as per Alberta Safety Codes Act.
2. The suite shall be subordinate to the accessory building use when located within an accessory building.
3. As per Section 63 of the Land Use Bylaw No. 1207:
 - The suite shall have a Minimum Floor area of 500 sq. ft.
 - The suite shall have a Maximum Floor area of 1076 sq. ft.
 - The suite can contain up to four rooms (eg. 2 bedrooms, 1 Kitchen and a bathroom)
 - Comply with the Alberta Building Code and any Provincial regulations.