



# Municipal District of Bonnyville No. 87

## Request for Decision (RFD)

**Meeting:** Regular Meeting of Council  
**Meeting Date:** February 13, 2024  
**Originated By:** Kristy Poirier, Development Authority Officer  
**Title:** Development Application No. 2024-D-002 – Secondary Suite with Size Variance

### **PROPOSAL & BACKGROUND**

Administration has received and is presenting development permit application no. 2024-D-002 for Council consideration. The applicant is applying for a detached garage with a secondary suite with a size variance from 1,076 sq ft to 1,200 sq ft.

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

As per the background report in Appendix A, the applicant would like to construct a secondary suite on the second floor of a detached garage at lot 406 in the North Shore Heights multi-lot subdivision.

Attached for Council's review:

- Appendix A: 2024-D-002 Background Report
- Appendix B: 2024-D-002 Location, Aerials, and Application
- Appendix C: Land Use Bylaw No. 1667, Section 59 Secondary Suites

### **REFERENCE TO STRATEGIC PLAN**

N/A

### **REFERENCE TO PROVINCIAL/FEDERAL LEGISLATION**

The Municipal Government Act  
Lower Athabasca Regional Plan (2012)

## **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 application no. 2024-D-002 for a detached garage with a secondary suite with a size variance from 1,076 sq ft to 1,200 sq ft as a discretionary use pursuant to Part 3, Section 20, Part 6, Section 59, and Part 7, Section 71.2 of the Land Use Bylaw for Arial McGraw as per the recommendation presented.

## **COUNCIL OPTIONS**

1. THAT Council approves development application no. 2024-D-002 for a detached garage with a secondary suite with a size variance from 1,076 sq ft to 1,200 sq ft as a discretionary use pursuant to Part 3, Section 20, Part 6, Section 59, and Part 7, Section 71.2 of the Land Use Bylaw for Arial McGraw as per the recommendation presented.
2. THAT Council approves development application no. 2024-D-002 for a detached garage with a secondary suite with a size variance from 1,076 sq ft to 1,200 sq ft as a discretionary use pursuant to Part 3, Section 20, Part 6, Section 59, and Part 7, Section 71.2 of the Land Use Bylaw for Arial McGraw as per the recommendation presented with the additional conditions of  
\_\_\_\_\_.
3. THAT Council refuses development application no. 2024-D-002 for the following reasons  
\_\_\_\_\_.

## Report Approval Details

Document Title:	Development Application No. 2024-D-002 - Secondary Suite with Size Variance.docx
Attachments:	- Appendix A - 2024-D-002 Background Report.pdf - Appendix B - 2024-D-002 Location, Aerial, and Application.pdf - Appendix C - Land Use Bylaw No. 1667, Section 59 Secondary Suites.pdf
Final Approval Date:	Jan 29, 2024

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

Lisa Folliott

Esther Quiambao

Stephanie Severin