

# APPENDIX A

## BACKGROUND REPORT

February 13, 2024

### DEVELOPMENT PERMIT # 2024-D-002

**Applicant:** Ariel McGraw

**Owner:** Ariel McGraw

**Land Location:** Plan 752 1505 Block 4 Lot 3 – SE-21-61-6-W4M  
406 61314 Rge Rd 463

**Roll#:** 6106213081

**Zoning:** Country Residential (Resort) District "CR" Size: 19, 749 Sq ft

Permitted

Discretionary

Other

### DESCRIPTION OF APPLICATION:

The applicant is applying for a detached garage with a second floor secondary suite with a size variance from 1,076 sq ft to 1,200 sq ft.

### ADJACENT PROPERTY:

The property is in the North Shore Heights multi-lot residential subdivision on Moose Lake. Adjacent properties are residential parcels.

### CONSIDERATIONS:

The applicant would like to construct a 30 ft x 40 ft detached garage with a second story secondary suite. The existing garage will be demolished to accommodate the new structure. The height to the peak will be 23 ft which is compliant for the CR district. The suite will contain two bedrooms, one bathroom, and a kitchen/living area. Due to the proposed size of the garage, they are requesting a floor area size variance from 1,076 sq ft to 1,200 sq ft. The size variance is less than the 25% as allowable as per Section 20 Variance Authority.

A review of the Moose Lake Area Structure Plan showed no issues with the proposed development.

Adjacent landowner letters were sent out on January 23, 2024, and we have not received any response at the time of report generation.

January 23, 2024 11:30 AM

## **RECOMMENDATION:**

Recommendation for Development Application No. 2024-D-002 is **approve** the request 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 as per Part 3, Section 20, Part 6, Section 59, 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 as per Section 2 of the Consolidated Public Safety Bylaw No. 1812.
4. As per Section 71.4 of the Land Use Bylaw No. 1667, the minimum setbacks shall be:
  - Front yard: 7.6 metres (25.0 feet)
  - Side yard: 1.5 metres (5.0 feet)
  - Rear yard: 7.6 metres (25.0 feet)
  - Building Height (Maximum): 7.0 metres (23 feet) for accessory buildings.
5. Building location to be staked out by an Alberta Land Surveyor, C.E.T. or other approved designation in Alberta and submitted for approval by the M.D. of Bonnyville prior to the commencement of construction.
6. Upon foundation completion, but prior to inspection, an Alberta Land Surveyor Building Certificate shall be provided to the Development Authority.