



Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting: Regular Meeting of Council
Meeting Date: February 27, 2024
Originated By: Kristy Poirier, Development Authority Officer
Title: Development Application No. 2024-D-019 – Front and Rear Yard Variances

PROPOSAL & BACKGROUND

Administration has received and is presenting development permit application no. 2024-D-019 for Council consideration. The applicant is applying for a front yard variance from 25 ft to 16 ft and a rear yard variance from 98.4 ft to 53ft for the construction of a single family dwelling with garage.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

As per the background report in Appendix A, the applicant is requesting a front yard variance from 25 ft to 16 ft and a rear yard variance from 98.4 ft to 53 ft for the construction of a single family dwelling with garage at lot 24 at the Vezeau Beach subdivision on Moose Lake.

Attached for Council's review:

- Appendix A: 2024-D-019 Background Report
- Appendix B: 2024-D-019 Location, Aerial, and Application
- Appendix C: Land Use Bylaw No. 1667, Section 41 Development Near Water Bodies (Courses) & Slopes
- Appendix D: Land Use Bylaw No. 1667, Section 20 Variance Authority
- Appendix E: Land Use Bylaw No. 1667, Section 456 Existing Substandard Lots

REFERENCE TO STRATEGIC PLAN

N/A

REFERENCE TO PROVINCIAL/FEDERAL LEGISLATION

Municipal Government Act 2021
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 permit application no. 2024-D-019 for a front yard variance from 25 ft to 16 ft and a rear yard variance from 98.4 ft to 53 ft for the construction of a single family dwelling with garage within SE-9-61-6-W4M as a discretionary use pursuant to Part 3, Section 20, and Part 7, Section 71.2 of the Land Use Bylaw for Jeff Odowichuk and Heather Ross as per the recommendation presented.

COUNCIL OPTIONS

1. THAT Council approves development permit application no. 2024-D-019 for a front yard variance from 25 ft to 16 ft and a rear yard variance from 98.4 ft to 53 ft for the construction of a single family dwelling with garage within SE-9-61-6-W4M as a discretionary use pursuant to Part 3, Section 20, and Part 7, Section 71.2 of the Land Use Bylaw for Jeff Odowichuk and Heather Ross as per the recommendation presented.

2. THAT Council approves development permit application no. 2024-D-019 for a front yard variance from 25 ft to 16 ft and a rear yard variance from 98.4 ft to 53 ft for the construction of a single family dwelling with garage within SE-9-61-6-W4M as a discretionary use pursuant to Part 3, Section 20, and Part 7, Section 71.2 of the Land Use Bylaw for Jeff Odowichuk and Heather Ross as per the recommendation presented with the additional conditions of _____.

3. THAT Council refuses development permit application no. 2024-D-019 for the following reasons
_____.

Report Approval Details

Document Title:	Development Application No. 2024-D-019 - Front and Rear Yard Variances.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - 2024-D-019 Background Report.pdf- Appendix B - 2024-D-019 Location, Aerial, and Application.pdf- Appendix C - Land Use Bylaw No. 1667, Section 41 Development near Water Bodies.pdf- Appendix D - Land Use Bylaw No. 1667, Section 20 Variance Authority.pdf- Appendix E - Land Use Bylaw No. 1667, Section 45 Existing Substandard Lots.pdf
Final Approval Date:	Feb 22, 2024

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

Lisa Folliott

Esther Quiambao

Stephanie Severin