

APPENDIX A

BACKGROUND REPORT

May 14, 2024

DEVELOPMENT PERMIT # 2024-D-086

Applicant: Mattias Knuttila and Sara Palsat

Owner: Mattias Knuttila and Sara Palsat

Land Location: Plan 152 4326 Block 1 Lot 6 - NW-9-61-6-W4M
224 61121 Rge Rd 464

Roll#: 6106092006

Zoning: Country Residential (Resort) District "CR" **Size:** 2.13 Acres

Permitted

Discretionary

Other

DESCRIPTION OF APPLICATION:

The applicant is applying for a detached garage with secondary suite.

ADJACENT PROPERTY:

The property is located in the Silver Ridge multi-lot subdivision on Moose Lake. Adjacent properties are residential lots.

CONSIDERATIONS:

The applicant would like to construct an 1,800 sq ft shop with secondary suite. The suite will be 1,000 sq ft, containing two bathrooms, one bedroom and a living area. This conforms to Section 59 for secondary suites.

Adjacent landowner letters were sent out on April 19, 2024, and we have not received any response at the time of report generation.

RECOMMENDATION:

Recommendation for development application no. 2024-D-086 is **approve** the request for a detached garage with secondary suite as a discretionary use as per 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.
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.