



Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting: Regular Meeting of Council
Meeting Date: May 14, 2024
Originated By: Kristy Poirier, Development Authority Officer
Title: Development Application No. 2024-D-095 – Rear Yard Variance

PROPOSAL & BACKGROUND

Administration has received and is presenting development permit application no. 2024-D-095 for Council consideration. The applicant is applying for a rear yard variance from 25 ft to 5 ft for the construction of a detached garage.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

As per the background report in Appendix A, the applicant is requesting a rear yard variance from 25 ft to 5 ft for the construction of a detached garage at lot 328 Lakeshore Drive in the Crane Lake West subdivision.

Attached for Council's review:

- Appendix A: 2024-D-095 Background Report
- Appendix B: 2024-D-095 Location, Aerial, and Application
- Appendix C: Land Use Bylaw No. 1667, Section 20, Section 45

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-095 for a rear yard variance from 25 ft to 5 ft for a detached garage on Plan 822 1609 Block 3 Lot 5 within SW-5-64-4-W4M as a discretionary use pursuant to Part 3, Section 20, and Part 7, Section 71.2 of the Land Use Bylaw for Robert Norton as per the recommendation presented.

COUNCIL OPTIONS

1. THAT Council approves development permit application no. 2024-D-095 for a rear yard variance from 25 ft to 5 ft for a detached garage on Plan 822 1609 Block 3 Lot 5 within SW-5-64-4-W4M as a discretionary use pursuant to Part 3, Section 20, and Part 7, Section 71.2 of the Land Use Bylaw for Robert Norton as per the recommendation presented.

2. THAT Council approves development permit application no. 2024-D-095 for a rear yard variance from 25 ft to 5 ft for a detached garage on Plan 822 1609 Block 3 Lot 5 within SW-5-64-4-W4M as a discretionary use pursuant to Part 3, Section 20, and Part 7, Section 71.2 of the Land Use Bylaw for Robert Norton as per the recommendation presented with the additional conditions of
 _____.

3. THAT Council refuses development permit application no. 2024-D-095 for the following reasons:
 _____,

Report Approval Details

Document Title:	Development Application No. 2024-D-095 - Rear Yard Variance.docx
Attachments:	- Appendix A - 2024-D-095 Background Report.pdf - Appendix B - 2024-D-095 Location, Aerial and Application.pdf - Appendix C - Land Use Bylaw No. 1667, Section 20, Section 45.pdf
Final Approval Date:	May 6, 2024

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

Lisa Folliott

Esther Quiambao

Stephanie Severin