

APPENDIX A

BACKGROUND REPORT

May 14, 2024

DEVELOPMENT PERMIT # 2024-D-095

Applicant: Robert Norton

Owner: Robert Norton

Land Location: Plan 822 1609 Block 3 Lot 5 - SW-5-64-4-W4M
328 63532 Rge Rd 444

Roll#: 6404054045

Zoning: Country Residential (Resort) District "CR" **Size:** 21,344 sq ft

Permitted

Discretionary

Other

DESCRIPTION OF APPLICATION:

The applicant is applying for a rear yard variance from 25 ft to 5 ft for the construction of a detached garage (1,200 sq ft).

ADJACENT PROPERTY:

The property is located in the Crane Lake west multi-lot subdivision. Adjacent properties are residential lots.

CONSIDERATIONS:

The applicant is a rear yard variance from 25 ft to 5 ft for the construction of a detached garage (1,200 sq ft). They would remove the existing accessory building which is sited across the property line. They would have difficulties placing the structure in the front of the property due to sloping issues and would like to preserve the existing mature trees.

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

As per section 20 of the Land Use Bylaw, variances may be considered when there are practical difficulties unique to the land and when they will not interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

April 30, 2024 4:24 PM

RECOMMENDATION:

Recommendation for development application no. 2024-D-093 is **approve** the request for a rear yard variance from 25 ft to 5 ft for the construction of a detached garage (1,200 sq ft) as a discretionary use as per Part 3, Section 20 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. Building locations to be staked out by an Alberta Land Surveyor and submitted for approval by the M.D. of Bonnyville prior to the commencement of construction.
5. Upon foundation completion, but prior to inspection, an Alberta Land Surveyor Building Certificate shall be provided to the Development Authority.