



Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting:	Regular Meeting of Council
Meeting Date:	June 11, 2024
Originated By:	Kristy Poirier, Development Authority Officer
Title:	Development Application No. 2024-D-118 – Side Yard Variance

PROPOSAL & BACKGROUND

Administration has received and is presenting development permit application no. 2024-D-118 for Council consideration. The applicant would like an east side yard setback from 4.5m to 1.5m for the construction of a detached garage.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

As per the background report in Appendix A, the applicant is requesting an east side yard variance from 4.5m to 1.5m for the construction of a detached garage at 538 46410 Twp Rd 610 in the Fontaine multi-lot subdivision on Moose Lake.

Attached for Council's review:

- Appendix A: 2024-D-118 Background Report
- Appendix B: 2024-D-118 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 2024
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-118 for an east side yard setback for a detached garage on Plan 762 0268, Block 4, Lot 3 within SE-5-61-6-W4M as a discretionary use pursuant to Part 3, Section 20, Part 6, Section 32, and 45, and Part 7, Section 71.2 of the Land Use Bylaw for Justin Dwan and Christian Raimbault with the following conditions:

1. As per Section 71.4 of the Land Use Bylaw No. 1667, the minimum setbacks shall be:
 - a. Front yard: 7.6 metres (25.0 feet)
 - b. West Side yard: 4.5 metres (14.7 feet)
 - c. Rear yard: 7.6 metres (25.0 feet)
 - d. Building Height (Maximum): 7.0 metres (23 feet) for accessory buildings.
2. An approved building permit is required as per the Alberta Safety Codes Act.
3. Applicable electrical, gas, plumbing, and sewer permits are required as per Alberta Safety Codes Act.
4. 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.
5. 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.
6. Upon foundation completion, but prior to inspection, an Alberta Land Surveyor Building Certificate shall be provided to the Development Authority.

COUNCIL OPTIONS

1. THAT Council approves development permit application no. 2024-D-118 for an east side yard setback for a detached garage on Plan 762 0268, Block 4, Lot 3 within SE-5-61-6-W4M as a discretionary use pursuant to Part 3, Section 20, Part 6, Section 32, and 45, and Part 7, Section 71.2 of the Land Use Bylaw for Justin Dwan and Christian Raimbault with the following conditions ...[listed as recommended or revised list of conditions].
1. 2. THAT Council refuses development permit application no. 2024-D-118 for the following reasons
_____.

Report Approval Details

Document Title:	Development Application No. 2024-D-118 - Side Yard Variance.docx
Attachments:	- Appendix A - 2024-D-118 Background Report.pdf - Appendix B - 2024-D-118 Location, Aerial, and Aerial.pdf - Appendix C - Land Use Bylaw No. 1667, Section 20, Section 45.pdf
Final Approval Date:	Jun 3, 2024

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

Lisa Folliott

Esther Quiambao

Stephanie Severin