

APPENDIX A

BACKGROUND REPORT

June 11, 2024

DEVELOPMENT PERMIT # 2024-D-118

Applicant: Justin Dwan & Christina Raimbault
Owner: Justin Dwan & Christina Raimbault
Land Location: Plan 762 0268 Block 4 Lot 3 – SE-5-61-6-W4M
538 46410 Twp Rd 610
Roll#: 6106053050
Zoning: Country Residential (Resort) District "CR"
Size: 22,500 Sq ft

Permitted

Discretionary

Other

DESCRIPTION OF APPLICATION:

The applicant is applying for a side yard variance from 4.5m to 1.5m for the construction of a detached garage.

ADJACENT PROPERTY:

The property is located in the Fontaine multi-lot subdivision on Moose Lake. Adjacent properties are residential parcels.

CONSIDERATIONS:

The applicant would like to construct a 36 ft x 28 ft detached garage. They are looking to place it near the house and have limitations placing it further back into the lot due to the location of the septic field. This variance would allow the placement of the garage to be at the setback which is granted to lots sized 20,000 sq ft or less.

Adjacent landowner letters were sent out on May 21, 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.

May 21, 2024 11:46 AM

RECOMMENDATION:

Recommendation for development application no. 2024-D-118 is **approve** the request for an east side yard variance from 4.5m to 1.5m for the construction of a detached garage as a discretionary use as per Part 3, section 20, Part 6, section 32, and Part 7, Section 71.2 of the Land Use Bylaw with the following conditions:

1. 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)
 - West Side yard: 4.5 metres (14.7 feet)
 - Rear yard: 7.6 metres (25.0 feet)
 - 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.