



Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting:	Regular Meeting of Council
Meeting Date:	July 23, 2024
Originated By:	Kristy Poirier – Development Authority Officer
Title:	Development Application No. 2024-D-192 - Secondary Suite

PROPOSAL & BACKGROUND

Administration has received and is presenting development permit application no. 2024-D-192 for Council consideration. The applicant is applying for a detached garage with a secondary suite.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

As per the background report in Appendix A, the applicant would like to construct a detached garage with a secondary suite on their lot located at the Whispering Spruce multi-lot subdivision.

Attached for Council's Review:

- Appendix A: 2024-D-192 Background Report
- Appendix B: 2024-D-192 Location, Aerial, and Application
- Appendix C: LUB No. 1667, Section 59 Secondary Suite

REFERENCE TO STRATEGIC PLAN

N/A

REFERENCE TO PROVINCIAL/FEDERAL LEGISLATION

Municipal Government Act
Lower Athabasca Regional Plan

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-192 for a detached garage with a second suite on Lot 2 Block 1 Plan 922 2588 within SE-3-65-2-W4M 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. Applicable building, electrical, gas, plumbing, and sewer permits are required as per the Alberta Safety Codes Act.
2. Building waste materials shall be contained on-site in a waste bin or a covered/enclosed trailer.
3. 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: 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.
4. The suite shall be subordinate to the accessory building use when located within an accessory building.
5. As per Section 63 of the Land Use Bylaw No. 1207:
 - The suite shall have a Minimum Floor area of 500 sq. ft.
 - The suite shall have a Maximum Floor area of 1076 sq. ft.
 - The suite can contain up to four rooms (eg. 2 bedrooms, 1 Kitchen and a bathroom)
 - Comply with the Alberta Building Code and any Provincial regulations.

COUNCIL OPTIONS

1. THAT Council approves development permit application no. 2024-D-192 for detached garage with a 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...[list as recommended or revised list of conditions]

2. THAT Council refuses development permit application no. 2024-D-192 for the following reasons

Report Approval Details

Document Title:	Development Application No. 2024-D-192 - Secondary Suite.docx
Attachments:	- Appendix A - 2024-D-192 Background Report.pdf - Appendix B - 2024-D-192 Location, Aerial, and Application.pdf - Appendix C - LUB No. 1667, Section 59 Secondary Suite.pdf
Final Approval Date:	Jul 17, 2024

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

Lisa Folliott

Esther Quiambao

No Signature - Task assigned to Stephanie Severin was completed by assistant Wendy Wiley

Stephanie Severin