

# APPENDIX A



## BACKGROUND REPORT

July 23, 2024

### DEVELOPMENT PERMIT #2024-D-192

**Applicant:** Jamie Herzog and Patty Chrisp  
**Owner:** Jamie Herzog and Patty Chrisp  
**Land Location:** Plan 922 2588 Block 1 Lot 2 – SE-3-65-2-W4M – 308 42208 Twp Rd 650  
**Roll:** 6502033003  
**Zoning:** Country Residential (Resort) District “CR” **Size:** 2.99 acres  
**Statutory Plans:** N/A

### DESCRIPTION OF APPLICATION:

The applicant is applying for a detached garage with a secondary suite.

### ADJACENT PROPERTY:

The property is located on the northwest side of Cold Lake in the Whispering Spruce Multi-lot subdivision. Adjacent properties are country residential parcels.

### CONSIDERATIONS:

The applicant would like to construct a detached garage with a secondary suite. The suite will be located on the second floor, contain two bedrooms, a bathroom and a living/kitchen area. This complies with section 63 for secondary suites.

Adjacent landowner letters were sent out on July 5, 2024, and we did not receive any response at the time of report generation.

## **RECOMMENDATION:**

Recommendation for development permit application no. 2024-D-192 is **approve** the request for a detached garage with a secondary suite as a discretionary use as per Part 6, Section 58, and Part 7, Section 69.2 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.