

# APPENDIX A



## BACKGROUND REPORT

August 27, 2024

### DEVELOPMENT PERMIT #2024-D-213

**Applicant:** Jonathan and Tanya Wiseman  
**Owner:** Jonathan and Tanya Wiseman  
**Land Location:** Plan 132 3594 Block 3 Lot 7 – SW-15-63-2-W4M – 329 42230 Twp Rd 632  
**Roll:** 6302154060  
**Zoning:** Country Residential (Resort) District “CR” **Size:** 1.7 acres  
**Statutory Plans:** Countryside Estates Area Structure Plan Bylaw No. 1390

### DESCRIPTION OF APPLICATION:

The applicant is applying for a variance for their existing second approach onto their residential parcel.

### ADJACENT PROPERTY:

The property is located in the Countryside Estates Multi-lot subdivision adjacent to the city of Cold Lake. Adjacent properties are country residential parcels and the City of Cold Lake.

### CONSIDERATIONS:

Administration was made aware of two approaches on this residential parcel when the landowner applied for a residential shop. A file review was completed, and it showed that there was no approval for the second approach to the parcel. The south approach is hard surfaced and appears to have been installed by the developer. The northeast approach was added for the house construction by the builders to accommodate the orientation of the house.

The approach policy states that only one approach is allowed on a residential parcel but applications for approaches beyond the maximum may be considered by the development authority.

A referral was sent to Infrastructure Services on July 5, 2024, with no concerns reported. Adjacent landowner letters were sent out on August 2, 2024, and we did not receive any response at the time of report generation.

**RECOMMENDATION:**

Recommendation for development permit application no. 2024-D-191 is **refuse** the request for a second approach as it does not comply with Road Approach Policy 3A.007.