

Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting:	Regular Meeting of Council
Meeting Date:	February 25, 2025
Originated By:	Kristy Poirier, Development Authority Officer
Title:	Development Application No. 2025-D-025 – Secondary Suite

PROPOSAL & BACKGROUND

Administration has received and is presenting development permit application no. 2025-D-025 for Council consideration. The applicant is applying for a secondary suite in an existing shop.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

As per the background report in Appendix A, the applicant would like to construct a secondary suite in an existing shop on their lot located near Ethel Lake.

Attached for Council's review:

- Appendix A: 2025-D-025 Background Report
- Appendix B: 2025-D-025 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. 2025-D-025 for a secondary suite in an existing shop on lot 2 block 1 Plan 112 5864 within NW-2-64-3-W4M as a discretionary use as per Part 6, Section 59 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. The suite shall be subordinate to the accessory building use when located within an accessory building.
4. As per Section 59 of the Land Use Bylaw No. 1667:
 - 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. 2025-D-025 for a secondary suite in an existing shop on lot 2 block 1 Plan 112 5864 within NW-2-64-3-W4M as a discretionary use as per Part 6, Section 59 and Part 7, Section 69.2 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. 2025-D-025 for the following reasons
_____.

Report Approval Details

Document Title:	Development Application No. 2025-D-025 – Secondary Suite.docx
Attachments:	- Appendix A - 2025-D-025 Background Report.pdf - Appendix B - 2024-D-025 Location, Aerial and Application.pdf - Appendix C - LUB No. 1667, Section 59 Secondary Suite.pdf
Final Approval Date:	Feb 18, 2025

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

Lisa Folliott

Stephanie Severin