

APPENDIX A



BACKGROUND REPORT

February 25, 2025

DEVELOPMENT PERMIT #2025-D-025

Applicant: Chris and Whitney Grove
Owner: Chris and Whitney Grove
Land Location: Plan 112 5864 Block 1 Lot 2 – NW-2-64-3-W4M – 64031 Rge Rd 432
Roll: 6403022003
Zoning: Agriculture District “A” **Size:** 4.55 acres
Statutory Plans: N/A

DESCRIPTION OF APPLICATION:

The applicant is applying for a secondary suite in an existing shop

ADJACENT PROPERTY:

The property is located south of Ethel Lake at the corner of township road 641 and range road 432. Adjacent properties are a residential parcel, quarter section remnants, and the Scout camp.

CONSIDERATIONS:

The applicant would like to construct a secondary suite in an existing shop. The suite will be located on the second floor, containing one bedroom, and a living/kitchen area. The washroom will be located in the mechanical room on the main floor. This complies with section 59 for secondary suites. They plan to build a single family dwelling this spring and are in the process of designing their floor plan.

Adjacent landowner letters were sent out on February 5, 2025, and we did not receive any response at the time of report generation.

RECOMMENDATION:

Recommendation for development permit application no. 2025-D-025 is **approve** the request for a secondary suite in an existing shop 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.
4. The suite shall be subordinate to the accessory building use when located within an accessory building.
5. 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.