

Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting: Regular Meeting of Council
Meeting Date: April 22, 2025
Originated By: Kristy Poirier, Development Authority Officer
Title: Development Application No. 2025-D-054 – Front and Side Yard Variance Request

PROPOSAL & BACKGROUND

Administration has received and is presenting development permit application no. 2025-D-054 for Council consideration. The applicant is applying for a front yard variance from 25 ft to 16 ft, and a south side yard variance from 5 ft to 4 ft for a new garage.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

As per the background report in Appendix A, the applicant is requesting a front yard variance from 25 ft to 16 ft, and a south side yard variance from 5 ft to 4 ft for a new garage at lot 107 in Crane Lake East.

Attached for Council's review:

- Appendix A: 2025-D-054 Background Report
- Appendix B: 2025-D-054 Location, Aerial, and Application
- Appendix C: LUB No. 1667, Section 20 Variance Authority, Section 45 Existing Substandard Lots
- Appendix D: 2025-D-054 Adjacent Concern

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-054 for a front yard variance from 25 ft to 16 ft, and a south side yard variance from 5 ft to 4 ft for a new garage within SE-4-64-4-W4M as a discretionary use pursuant to Part 3, Section 20, Part 6, Section 32, and Part 7 Section 71.2 of the Land Use Bylaw with the following conditions:

1. As per Section 71.4 of the Land Use Bylaw No. 1667, the minimum setbacks shall be:
 - North Side yard: 1.5 metres (5.0 feet)
 - Rear yard: 7.6 metres (25.0 feet)
 - Building Height (Maximum): 7.0 metres (23 feet) for accessory buildings.;
2. Building waste materials shall be contained on site in a waste bin or a covered/enclosed trailer as per Section 2 of The Consolidated Public Safety Bylaw No. 1812.;
3. Building location to be staked out by an Alberta Land Surveyor and submitted for approval by the M.D. of Bonnyville prior to the commencement of construction.;
4. Upon foundation completion, but prior to inspection, an Alberta Land Surveyor Building Certificate shall be provided to the Development Authority.;
5. Applicable electrical, gas, plumbing, and sewer permits are required as per Alberta Safety Codes Act.;
6. An approved building permit is required as per the Alberta Safety Codes Act.;

COUNCIL OPTIONS

1. THAT Council approves development permit application no. 2025-D-054 for a front yard variance from 25 ft to 16 ft, and a south side yard variance from 5 ft to 4 ft for a new garage within SE-4-64-4-W4M as a discretionary use pursuant to Part 3, Section 20, Part 6, Section 32, 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 application no. 2025-D-042 as the request exceeds Section 20 of the Land Use Bylaw allowing 25% variance to setbacks.

Report Approval Details

Document Title:	Development Application No. 2025-D-054 - Front and Side Yard Variance Request.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - 2025-D-054 Background Report.pdf- Appendix B - 2025-D-054 Location, Aerial, and Application.pdf- Appendix C - LUB No. 1667, Section 20 Variance Authority, Section 45 Existing Substandard Lots.pdf- Appendix D - 2025-D-054 Adjacent Concern.pdf
Final Approval Date:	Apr 11, 2025

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

Lisa Folliott

Stephanie Severin