



## APPENDIX A

### BACKGROUND REPORT

April 22, 2025

#### DEVELOPMENT PERMIT #2025-D-054

**Applicant:** Nohlan Ringuette  
**Owner:** Nohlan Ringuette  
**Land Location:** Plan 762 1288 Block 2 Lot 11 - SE-4-64-4-W4M – 107 44306 Twp Rd 640  
**Roll:** 6404043049  
**Zoning:** Country Residential (Resort) District "CR" **Size:** 20,000 sq ft  
**Statutory Plans:** Crane Lake Area Structure Plan

#### DESCRIPTION OF APPLICATION:

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 the construction of a detached garage (1,337 sq ft).

#### ADJACENT PROPERTY:

The property is located in the Crane Lake East multi-lot subdivision. Adjacent properties are residential lots.

#### CONSIDERATIONS:

The applicant would like to replace his existing garage with a more functional building. They are requesting the variances due to the location of the well where a setback of 10 ft should be maintained.

Adjacent Landowner letters were sent out on March 12, 2025, and we received a letter of concern. They are concerned about the south side yard setback being too close to his yard, and the front yard setback restricting his line of sight for the road and to the lake access point. He feels that this variance would decrease the enjoyment of his property.

As per section 20 of the Land Use Bylaw, variances may be considered when there are practical difficulties unique to the land and when they will not interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

**RECOMMENDATION:**

Recommendation for development permit application no. 2025-D-054 is **approve** the request for a front yard variance from 25 ft to 16 ft and a south side yard variance from 5 ft to 4 ft for the construction of a detached garage as per Part 3, Section 20, Part 6, Section 32, and Part 7, Section 71.2.2 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.;