



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: October 12, 2023

THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

APPLICATION FILE NUMBER: 23D 171

LANDOWNER(S): TYLER SUNQUIST & CASSANDRA LEHMANN

AGENT: FRONTIER HOMES INC.

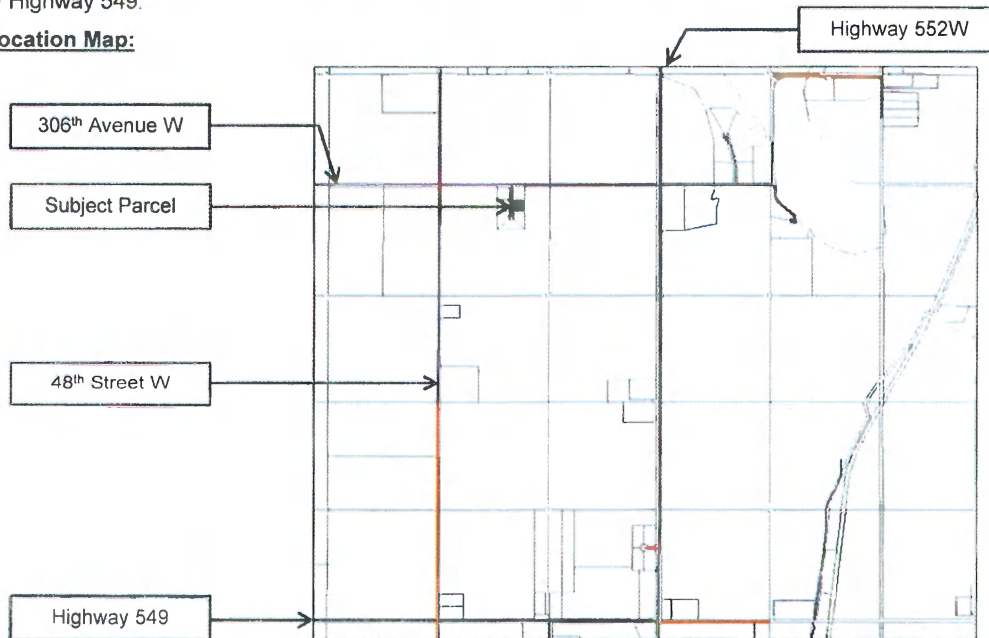
PROPOSAL DESCRIPTION: OVERSIZED SECONDARY SUITE, ACCESSORY

LEGAL DESCRIPTION: PTN. NW 10-21-01 W5M; PLAN 1212691, BLOCK 1, LOT 2

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 2 acre Country Residential District parcel, located on 43rd Street W, approximately 100 metres south of 306th Avenue W, 1 kilometre west of Highway 552W, and 3 kilometres north of Highway 549.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for a Secondary Suite, Accessory to be constructed within a proposed accessory building on the subject parcel. The accessory building is to have a total footprint of +/- 1,406 sq. ft. and the Secondary Suite is to be built on the second level of the accessory building, having a total area of +/- 1,406 sq. ft.

Secondary Suite, Accessory means a dwelling, secondary suite, located within an accessory building or detached garage which is subordinate to the principal dwelling on the same parcel, that has a Minimum Habitable area of 37 sq. m. (400 sq. ft.), and a maximum size of up to 50% of the gross floor area of the accessory building to a maximum of 83.6 sq. m. (900 sq. ft.).

Secondary Suite is a Discretionary Use under the Country Residential Land Use District; therefore, decisions on applications for Development Permit for this use are to the discretion of the Development Officer, and subject to a 21-day appeal period.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of *Secondary Suite, Accessory*, on the subject parcel being a portion of NW 10-21-01 W5M; Plan 1212691, Block 1, Lot 2 has been considered by the Development Officer and is **REFUSED** subject to the following.

REFUSAL DESCRIPTION:

Section 10.26.10 of the Land Use Bylaw 60/2014 identifies that Secondary Suite, Accessory shall meet the following size requirements:

- Minimum habitable area: 37 sq. m. (400 sq. ft.);
- Maximum size: up to 50% of the gross floor area of the accessory building to a maximum of 83.6 sq. m. (900 sq. ft.).

The proposed suite size exceeds the maximum that may be considered by the Development Authority. As such, this application is considered an automatic refusal and if appealed, will be given further consideration by the Development Appeal Board.