



REPORT TO THE MUNICIPAL PLANNING COMMISSION

October 28, 2021

Agenda Item	
Application No.	176/21
Proposed Development	1100 ft ² (102.2 m ²) additions <i>*additions to existing accessory building</i> <i>*total accessory building space of 2887 ft² (268 m²)</i>
Legal Description	Lot 3 Block 1 Plan 042 6516, Pt. SE 35-40-01-W5M (Lakeview Meadows, Gull Lake)
Titled Area	1.01 hectares (2.50 acres)
Zoning	Country Residential 'R-CR' District
Landowners/Applicants	Keith and Debra Vaandrager

BACKGROUND

Keith and Debra Vaandrager are seeking development approval to add an 1100 ft² (102.2 m²) to an existing accessory building on the noted property. This would bring the total accessory building space on the property to 2887 ft² (268 m²). The total site coverage would be approximately 6%.

POLICY CONSIDERATIONS

Accessory building space exceeding a total of 1500 ft² (139.35 m²) in the Country Residential 'R-CR' District is a discretionary use under the County's *Land Use Bylaw*. Accessory building space exceeding 2500 ft² (232.25 m²) requires the approval of the Municipal Planning Commission (MPC). This is done to protect the integrity and character of residential subdivisions.

The area of land covered by buildings (including garages and other accessory buildings) shall not exceed 30% of the total site area in the Country Residential 'R-CR' District.

CIRCULATION RESPONSE

No agencies or County departments were circulated the application.

Staff have not invited neighbouring property owners to comment on the application. Neighbours will be informed if the MPC approves this application, and advised of their right to appeal the decision if they have any concerns.

ANALYSIS

The property is located in the Lakeview Meadows area, on land designated Country Residential 'R-CR' District under the County's *Land Use Bylaw*. The proposed additions and total accessory building space are a discretionary use in this district under the County's *Land Use Bylaw*.

All site setbacks are intended to be met.

Staff consider the application is warranted as the site coverage will not exceed 30% of the total site area, and should not detract from the amenity of the immediate area.

STAFF RECOMMENDATION

APPROVE the application, subject to the following conditions:

1. the proposed additions shall be located and constructed in accordance with the site plan and information submitted October 6, 2021, any changes will require prior approval from the County
2. the exterior finish of the additions is to complement the exterior finish of the existing structure
3. all accessory buildings on the property are to be used for personal use only, and no business related activity
4. no changes to the development application unless prior approval is given by Lacombe County

It is the responsibility of the applicants to ensure that the proposed development meets the requirements of the provincial Safety Codes Act and the associated Regulations. For more information on what permits may be required, contact one of the safety service agencies listed on the attached sheet.

MPC DECISION

PREPARED BY: Cajun Paradis, Senior Planner
REVIEWED BY: Dale Freitag, Director of Planning Services
REVIEWED BY: Tim Timmons, County Manager

