



REPORT TO THE MUNICIPAL PLANNING COMMISSION

January 31, 2022

Agenda Item	
Application No.	01/22
Proposed Development	1728 ft ² (160.54 m ²) detached garage with 576 ft ² (53.51 m ²) attached covered storage <i>*total accessory building space 2499 ft² (232.16 m²)</i>
Legal Description	Lot 24 Block 1 Plan 102 1916, Pt. NW 29-40-28-W4M (Lakeview Estates, Gull Lake)
Titled Area	0.50 ha (1.25 ac)
Zoning	Residential Lake Area 'R-RLA' District
Landowners/Applicants	Jeff and Ashley Bajema

BACKGROUND

Jeff and Ashley Bajema are seeking development approval to add a 1728 ft² (160.54 m²) detached garage with 576 ft² (53.51 m²) attached covered storage on the noted property. This would bring the total accessory building space to 2499 ft² (232.16 m²) as there is one shed of 195 ft² (18.11 m²) on the property. The total site coverage would be approximately 10%.

POLICY CONSIDERATIONS

Accessory building space exceeding a total of 1200 ft² (111.5 m²) in the Residential Lake Area 'R-RLA' District is a discretionary use under the County's *Land Use Bylaw* and 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 Residential Lake Area 'R-RLA' 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 Estates area, on land designated Residential Lake Area 'R-RLA' District under the County's *Land Use Bylaw*. The proposed detached garage 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 detached garage with covered storage shall be located and constructed in accordance with the site plan and information submitted with the development application, any changes will require prior approval from the County
2. the exterior finish of the detached garage is to complement the exterior finish of the existing structures
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

