



## REPORT TO THE MUNICIPAL PLANNING COMMISSION

January 31, 2022

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<b>Agenda Item</b>	
<b>Application No.</b>	02/22
<b>Proposed Development</b>	1800 ft <sup>2</sup> (167.23 m <sup>2</sup> ) detached garage with covered patio <i>*total accessory building space of 2684 ft<sup>2</sup> (249.35 m<sup>2</sup>)</i>
<b>Legal Description</b>	Lot 1 Block 1 Plan 212 2758, Pt. SW 11-41-28-W4M (McLaurin Beach, Gull Lake)
<b>Titled Area</b>	0.25 ha (0.61 ac)
<b>Zoning</b>	Residential Lake Area 'R-RLA' District
<b>Landowners/Applicants</b>	Michael and Laura Reimer

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### BACKGROUND

Michael and Laura Reimer are seeking development approval to add an 1800 ft<sup>2</sup> (167.23 m<sup>2</sup>) detached garage, including covered patio space, on the noted property. This would bring the total accessory building space to 2684 ft<sup>2</sup> (249.35 m<sup>2</sup>) as there is one existing detached garage of 884 ft<sup>2</sup> (82.13 m<sup>2</sup>) on the property. The total site coverage would be approximately 15%.

### POLICY CONSIDERATIONS

Accessory building space exceeding a total of 1200 ft<sup>2</sup> (111.5 m<sup>2</sup>) 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 McLaurin Beach 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 patio 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

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

