



REPORT TO THE MUNICIPAL PLANNING COMMISSION

March 11, 2021

Agenda Item	
Application No.	21/21
Proposed Development	3.11 m x 4.94 m moveable shed <i>*total accessory building space of 1649 ft² (153.19 m²)</i>
Legal Description	Lot 4 Block 2 Plan 074 0315, Pt. NE 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	Bernadine and Drew Serediak

BACKGROUND

Bernadine and Drew Serediak (the 'applicants') are seeking development approval for an existing 165 ft² (15.36 m²) shed on the noted property. This would bring the total accessory building space to 1650 ft² (153.19 m²) as there are three small sheds and one detached garage on the property. The total site coverage would be 8%.

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 about the accessory building.

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 shed and total accessory building space is a discretionary use in this district under the County's *Land Use Bylaw*.

Staff consider the application is warranted as the site coverage will not exceed 30% of the total site area. Further, the accessory structures are all existing and do not detract from the amenity of the immediate area.

STAFF RECOMMENDATION

APPROVE the application, subject to the following conditions:

1. the proposed "3.11 m x 4.94 m moveable shed" shall be located in accordance with the site plan submitted with the development application, any changes will require prior approval from the County
2. the "4.33 m x 3.09 m moveable shed" as shown on the site plan is to be relocated to be in compliance with the setbacks of the Residential Lake Area 'R-RLA' District in the County's *Land Use Bylaw*
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

Please note the normal setback distance under the Land Use Bylaw for an accessory building in the Residential Lake Area 'R-RLA' District from the rear lot line is 3 feet (0.91 metres). The development application submitted indicates that the "4.33 m x 3.09 m moveable shed" does not meet the required setback as it is located 1.31 feet (0.40 metres) from the rear property line, and it must be relocated to be compliant.

The County has allowed the proposed accessory building and total accessory building space as it was determined the structures would not detract from the amenity of the

immediate area.

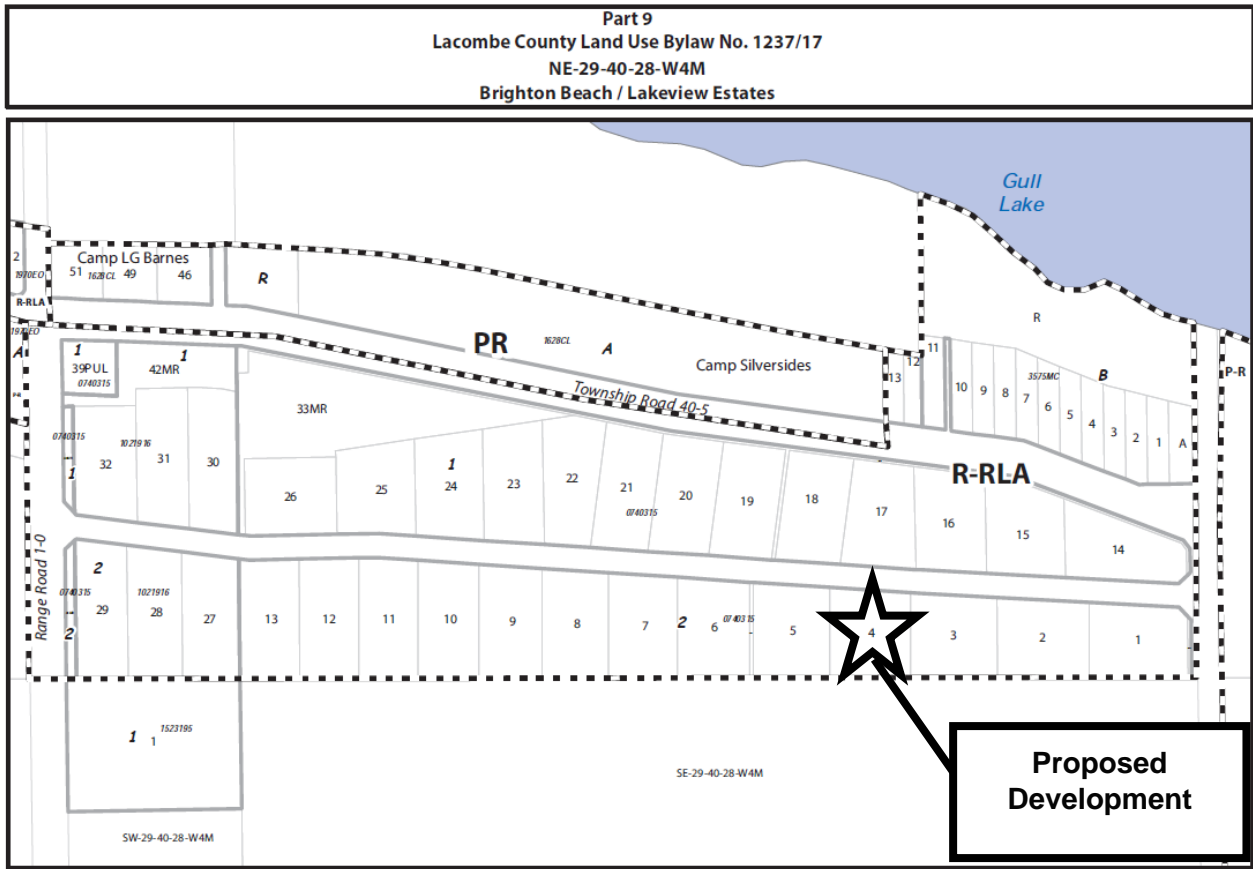
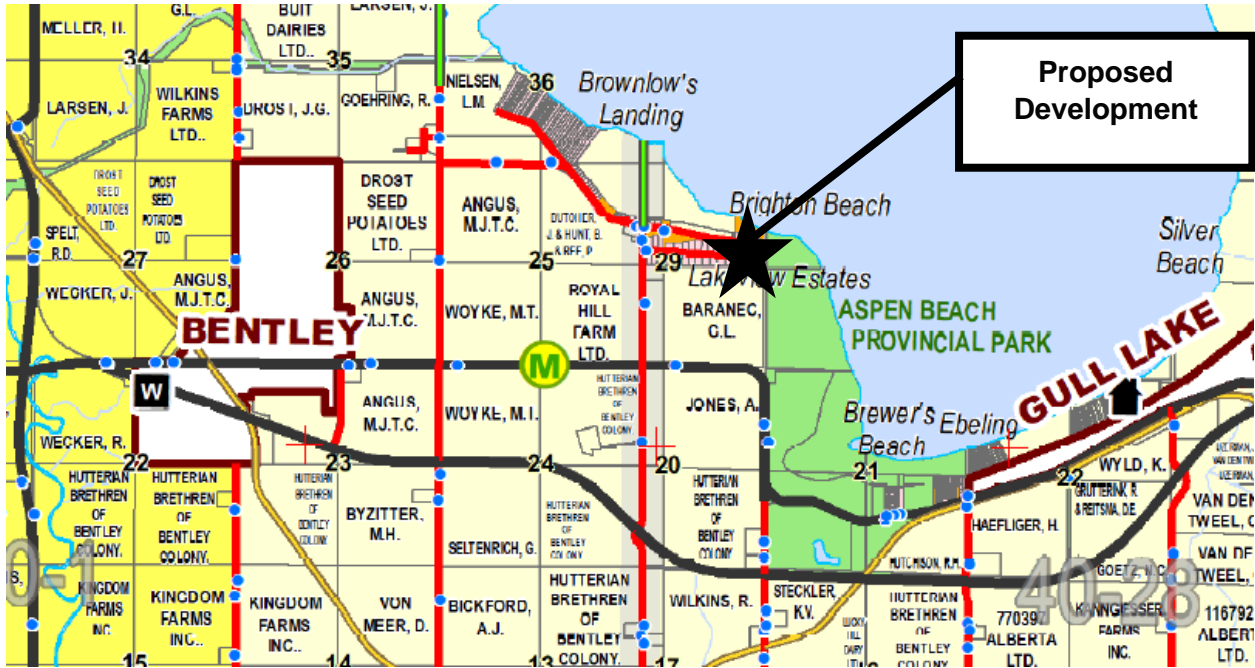
MPC DECISION

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



The image shows three vertically stacked square boxes, each containing a handwritten signature in blue ink. The top box contains the initials 'CP', the middle box contains 'D.F.', and the bottom box contains 'T.T.'.

CONTEXT MAP



SITE PLAN

