



## Request for Decision

Council Meeting: June 11, 2019

### **8.12 - Request for Municipal Development Plan and Land Use Bylaw Amendments Regarding NE 34-58-10-W4M**

#### **Request**

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The owner of NE 34-58-10-W4M wishes to create a country residential lot 32 acres in size. Currently, 66.3 acres is titled to NE 34-58-10-W4M. The land is within the Agriculture District. Accreted lands (lands formerly covered by the waters of Owlseye Lake) adjacent to Owlseye Lake may be possible to be added to title subject to Provincial approval.

Municipal Development Plan Bylaw 2013-51 and Land Use Bylaw 2013-50 do not allow for the creation of a 32 acre parcel for residential use within the Agriculture District. In an effort to preserve agricultural lands, the Municipal Development Plan and Land Use Bylaw limit residential parcels within the agriculture district to 20 acres generally.

The Municipal Development Plan and Land Use Bylaw do not contain a maximum parcel size within the Country Residential district. An Area Structure Plan would be required as the lot would be considered a multi-lot subdivision due to size.

#### **Alternatives**

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Council gives first reading to Bylaw 2019-12 to amend the Municipal Development Plan Bylaw 2013-51 and gives first reading to Bylaw 2019-13 to amend Land Use Bylaw 2013-50 to allow for the creation of a 32 acre parcel within the Agriculture District.

Council denies the request to amend the Municipal Development Plan and Land Use Bylaw to allow for the creation of a 32 acre parcel within the Agriculture District.

COUNTY OF ST. PAUL  
5015 – 49 Avenue, St. Paul, AB



## Recommendation

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Administration is recommending upholding the Municipal Development Plan Bylaw 2013-51 and Land Use Bylaw 2013-50 by denying the request.

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**Submitted by:** Krystle Fedoretz, Director of Planning and Development