



Request for Decision

Council Meeting: July 9, 2019

7.2.B 11:30 am - Bylaw 2019-13 Request for Land Use Bylaw Amendments Regarding NE 34-58-10-W4M

Request

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.

Council gave first reading to Bylaw 2019-13 on June 11, 2019. The bylaw has been advertised June 25, 2019 and July 2, 2019 in the St. Paul Journal.

Alternatives

Following the Public Hearing Council may -

Give second and third reading to Bylaw 2019-13 to amend the Land Use Bylaw 2013-50 to allow for the creation of a 32 acre parcel within the Agriculture District.

Deny second reading to Bylaw 2019-13 for the request to amend the Land Use Bylaw and upholds Bylaw 2013-50.

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



Recommendation

Proceed to Public Hearing scheduled for 11:30 a.m. to discuss Bylaw 2019-13 to amend Land Use Bylaw 2013-50 as it relates including a notwithstanding clause under Section 7.32 where one country residential parcel with an area not exceeding 12.95 ha (32 ac) may be created on NE 34-58-10-W4 for residential purposes.

As per the direction of Council.

Submitted by: Krystle Fedoretz, Director of Planning and Development