



## Request for Decision

Council Meeting: November 12, 2019

### **8.9 Bylaw 2019-27 Request for Land Use Bylaw Amendments Regarding Lot 1, Block 1, Plan 1922940 (Contained within NE 34-58-10-W4M)**

#### **Request**

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At the October 8, 2019 regular council meeting, the owner of Lot 1, Block 1, Plan 1922940 requested the creation of a country residential lot 50.08 acres in size. This request does not comply with the Land Use Bylaw (LUB) 2013-50.

At the July 9, 2019 council meeting, County Council approved bylaw 2019-13 which was a bylaw to amend the LUB to allow for a 32 acre parcel to be used for country residential use within the Agriculture District. Since the passing of bylaw 2019-13, the owner of the lands has applied for accretion with the lands formally covered by the waters of Owlseye Lake being added to title. As a result, 47.12 acres has been added to the title for a total of 113.42 acres.

The Land Use Bylaw 2013-50 does not allow for the creation of a 50.08 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 Land Use Bylaw does 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 2019-27 to amend the Land Use Bylaw 2013-50 to allow for the creation of a 50.08 acre parcel within the Agriculture District.

Council denies first reading of Bylaw 2019-27 for the request to amend the Land Use Bylaw by upholding Bylaw 2013-50.

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



## Recommendation

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Administration is recommending to deny first reading to Bylaw 2019-27 for the request to amend the Land Use Bylaw by upholding Bylaw 2013-50.

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