



Request for Decision

Council Meeting: November 12, 2019

8.8 Bylaw 2019-26 Request for Municipal Development Plan Amendments Regarding Lot 1, Block 1, Plan 1922940 (Contained within NE 34-58-10-W4M)

Request

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 Municipal Development Plan (MDP) bylaw 2013-51.

At the July 9, 2019 council meeting, County Council approved bylaw 2019-12 which was a bylaw to amend the MDP to allow for a 32 acre parcel to be used for country residential use within the Agriculture District. Since the passing of bylaw 2019-12, 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 Municipal Development Plan Bylaw 2013-51 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 Municipal Development Plan 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

Council gives first reading to Bylaw 2019-26 to amend the Municipal Development Plan Bylaw 2013-51 to allow for the creation of a 50.08 acre parcel within the Agriculture District.

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



Council denies first reading to Bylaw 2019-26 for the request to amend the Municipal Development Plan by upholding Bylaw 2013-51.

Recommendation

Administration is recommending to deny first reading to Bylaw 2019-26 for the request to amend the Municipal Development Plan by upholding Bylaw 2013-51.

Submitted by: Krystle Fedoretz, Director of Planning and Development