

STRATEGIC INITIATIVE AND UPDATE**Land Use Bylaw - Seasonal Recreational Resorts update****Report Purpose**

To provide an update to Priorities Committee regarding an upcoming proposal to amend the Land Use Bylaw (LUB) to address Seasonal Recreational Resorts (SRR) within the Beaver Hills Policy Area (BHPA) of the Municipal Development Plan (MDP) Bylaw 20-2017.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 3 - Cultivate economic diversification, within the petro-chemical industry and beyond, through a business-friendly environment

Goal 4 - Ensure effective stewardship of water, land, air and energy resources

Report

Policy contained within the MDP Bylaw 20-2017 supports opportunities for tourism by considering the development of SRR in the BHPA. The MDP defines SRR as:

any seasonal development containing a campground or planned recreational bare land condominium subdivision that may be serviced with privately-owned communal piped water and wastewater services for seasonal, non-permanent accommodation.

The policies of the MDP further identify that consideration of Seasonal Recreational Resort development can be considered once appropriate SRR District(s) have been adopted within the LUB. Consequently, administration is in the process of preparing a Minor SRR Zoning District for Council's future consideration. The Minor SRR District is intended to achieve the implementation direction of the MDP and enable consideration of this type of seasonal development in the BHPA. The following are the items informing the drafting of the new district:

- The purpose of the intended new Minor SRR District is to provide for SRR development in association with the natural recreational feature(s) of a property to allow for seasonal non-permanent accommodation and tourism in the BHPA.
- The type of development that is being considered for inclusion in the Minor SRR District includes campgrounds and cabins, along with community or outdoor recreation opportunities. Proposed accessory uses may include an administrative office, washrooms, shower facilities, laundry facilities, picnic grounds, playgrounds, boating facilities, common storage areas, common social and recreation facilities, a small convenience store or restaurant.
- A SRR would only be considered where a proposed site has access, or is in close proximity to, a recreational feature(s) such as a lake or other significant water body, park, wildlife viewing areas, hiking or biking trails.
- The intended district would allow for the consideration of subdivision to create bare land condominium units.
- A SRR would provide private onsite water and sanitary servicing.

To achieve a SRR, a property would be required to be rezoned to a SRR District prior to consideration of a development permit or subdivision application. It is currently intended

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that an application for rezoning would include a site plan and supporting technical reports that would confirm a property's suitability for what is being proposed.

The Minor SRR District is intended to provide a standard district that would enable opportunity for a SRR in line with the direction of the MDP.

Should a proponent desire additional uses or a larger-scale SRR than is contemplated in the Minor SRR District, there would be the opportunity for the proponent to propose a separate, Major SRR District that is tailored to their proposal. It is anticipated that a proposal for a Major SRR District would utilize the framework set out by the Minor SRR District as a foundation.

By creating a specific SRR zoning district, any proposed SRR would be brought forward for a public hearing and Council's subsequent consideration through the rezoning application process. This would enable the public an opportunity to provide input on the specifics of each seasonal recreational resort that may be proposed.

The following public engagement was undertaken in the fall of 2019 to provide information to and gather input from the public regarding a proposed Minor SRR District:

- A stakeholder meeting was held on October 18, 2019 at the Strathcona County Community Centre to obtain initial feedback from stakeholders
- A public open house was held on November 25, 2019 at the Ardrossan Recreation Complex to provide information to the general public regarding the purpose, proposed uses, definitions and scale and type of development being considered under the proposed draft Minor SRR District. This meeting provided an opportunity for those interested in SRR development on their properties as well as those potentially impacted by this type of development to provide their input on the Minor SRR District

Considering the feedback received from Priorities Committee, it is currently intended that the Minor SRR District will be finalized and a second public meeting will be held to present the intended District. Subsequently, the intended District will be returned to Priorities Committee for feedback prior to it being forwarded to a Council public hearing and decision.

Council and Committee History

September 5, 2017 Council adopted Bylaw 20-2017, a bylaw to adopt a new MDP for Strathcona County.

March 10, 2015 Council adopted Land Use Bylaw 6-2015, with an effective date of May 11, 2015.

Other Impacts

Policy: n/a

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

Interdepartmental: Relevant County departments have been involved in the process of creating a Minor SRR zoning district.

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Master Plan/Framework: The Municipal Development Plan identifies opportunities for Seasonal Recreational Resort development in the Beaver Hills Policy Area, subject to requirements.

Enclosures

- 1 Location map showing the Beaver Hills Policy Area of the MDP
- 2 Seasonal Recreational Resorts presentation