

Land Use Bylaw Seasonal Recreational Resorts update

Priorities Committee Meeting
January 28, 2020

What is a Seasonal Recreational Resort and why do we need regulations?

- Policy contained within the Municipal Development Plan Bylaw 20-2017 (MDP) supports opportunities for tourism by considering the development of Seasonal Recreational Resorts (SRR) in the Beaver Hills Policy Area (BHPA)
- The MDP defines a 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.

What is intended?

- To provide for SRR development in **association with natural recreational features** to allow for **seasonal non-permanent accommodation** and tourism in the BHPA

What is intended?

- In association with the natural features in the Beaver Hills that enable active or passive recreational opportunities



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What is intended?

- Includes over night accommodation in the form of recreational vehicles, tents or cabins of limited size



What is intended?

- May include an administrative office, washrooms, shower facilities, laundry facilities, picnic grounds, playgrounds, boating facilities, common social and recreation facilities, a convenience store or small restaurant



Map Data: 2020 Google

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Seasonal Recreational Resorts rezoning process

- Public engagement
- Information required to support the suitability of the location proposed
- Public hearing

Bareland condominium

- A successful rezoning to the SRR district would allow for the consideration of subdivision to create bare land condominium units for the purpose of a planned recreational resort
- Serviced with onsite water and wastewater systems

Public engagement

- October 18, 2019 stakeholder meeting (Community Centre)
- November 25, 2019 public open house (Ardrossan Recreation Complex)
 - Held jointly with the open house for the proposed Solar collector systems LUB amendment
 - To provide information to the general public
 - To ensure those interested in SRR development on their properties and those potentially impacted by this type of use would have the opportunity to provide input
 - Approximately 35 members of the public attended

Public engagement

Comments received from the input consisted of:

- Requirement for on-site servicing considered excessive by those interested in SRR development on their properties
- Concerns regarding potential environmental impacts of tourism on the Beaver Hills Moraine
- Concerns regarding potential nuisance to adjacent properties

Potential for other Seasonal Recreational Resort districts

- Proponents of SRR developments that propose additional uses or larger scale of development than contemplated in the proposed Minor SRR district would have the option of proposing a separate, new Major SRR district that is tailored to their needs
- 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

Next steps

Considering the feedback received from the Priorities Committee, it is currently intended that:

1. The Minor SRR district and associated regulations will be finalized.
2. A second public meeting will be held in February 2020 to present the intended district and associated regulations.
3. Administration will return to Priorities Committee Meeting in March to get feedback on the intended district and associated regulations.
4. Subject to the comments received, the district and associated regulations will be forwarded to Council for a public hearing and decision in April 2020.

Questions?