

Bylaw 48-2020 text amendment to Land Use Bylaw 6-2015 – Seasonal Recreational Resorts

Applicant: Strathcona County
Location: Beaver Hills Policy Area

Report Purpose

To provide information to Council to make a decision on first, second and third readings of a bylaw that proposes to amend Land Use Bylaw 6-2015 to add a new SRR1 - Seasonal Recreational Resort 1 Zoning District and supporting regulations.

Recommendations

1. THAT Bylaw 48-2020, a bylaw that proposes to amend Land Use Bylaw 6-2015 to add a new SRR1 – Seasonal Recreational Resort 1 Zoning District and supporting regulations, be given first reading
2. THAT Bylaw 48-2020 be given second reading
3. THAT Bylaw 48-2020 is considered for third reading
4. THAT Bylaw 48-2020 be given third reading

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 7 - Provide opportunities for public engagement and communication

Report

Policy contained within the Municipal Development Plan (MDP) Bylaw 20-2017 supports opportunities for tourism by considering the development of SRR in the Beaver Hills Policy Area (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 SRR development can be considered with an approved Area Structure Plan (ASP) once appropriate SRR District(s) have been adopted within the Land Use Bylaw. Consequently, administration has prepared the enclosed SRR1 – Seasonal Recreational Resort 1 Zoning District for Council's consideration. The proposed Zoning 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 public engagement has been undertaken to provide information to and gather input from the public regarding the proposed SRR1 Zoning 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, scale and type of development being considered under the proposed draft SRR1 Zoning 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 SRR1 Zoning District
- A second public open house was held on February 24, 2020 at the Ardrossan Memorial Hall to gather public feedback on a draft of the proposed new SRR1 Zoning District

Feedback obtained through the public engagement is summarized in Enclosure 4 - SRR Public Engagement Summary of Feedback.

The following are some of the relevant items that have informed the drafting of the proposed SRR1 Zoning District:

- The proposed purpose of this zoning district is to provide for SRR development in association with natural recreational features to allow for seasonal, non-permanent accommodation and tourism in the BHPA of the MDP
- This district is intended to be applied in association with an ASP developed in accordance with the direction of the BHPA and definition of nature-based tourism outlined within the MDP. In this regard, it is expected that this zoning will be applied to a site that has access, or is in close proximity, to a recreational feature(s) such as, but not limited to, a lake or other significant water body, wildlife viewing areas, hiking or biking trails
- The type of development that could be considered may include overnight accommodation in the form of recreational vehicles, tents or cabins of limited size
- Proposed accessory uses 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
- The zoning district will include parameters for lot sizes, cabin sizes and permitted and discretionary uses
- A successful rezoning to the proposed SRR zoning district would allow for the consideration of subdivision to create bare land condominium units for the purpose of an SRR

To achieve an SRR, a property would be required to have an ASP approved and be rezoned to an SRR District prior to consideration of a development permit or subdivision application. It is intended that an ASP would focus on establishing a site plan and include applicable supporting technical reports that would confirm a property's suitability for what is being proposed. The ASP for SRR's is intended to be less involved than a typical ASP but continue to provide Council all the details necessary to consider approval as well as ensure consistency with the regional growth plan.

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

The SRR1 Zoning District is intended to provide a standard district that would enable opportunity for an 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 proposed SRR1 Zoning District, there would be the opportunity for the proponent to propose a separate, Major SRR Zoning District that is tailored to their proposal. It is anticipated that a proposal for a Major SRR Zoning District would utilize the framework set out by the SRR1 Zoning District as a foundation.

Council and Committee History

July 21, 2020	Council received a status update on the proposed SRR district.
January 28, 2020	Priorities Committee received a presentation on a proposed new Minor SRR district in Land Use Bylaw 6-2015 as a strategic initiative and update.
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 the proposed SRR1 Zoning District.

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

Communication

Newspaper ad, website and letter

Enclosures

- 1 Bylaw 48-2020
- 2 Summary of supplementary regulation
- 3 Location map showing the Beaver Hills Policy Area of the MDP
- 4 SRR public engagement summary of feedback