

Bylaw 10-2022 Map Amendment to Land Use Bylaw 6-2015 (Ward 7) Second and Third Reading

Legal Description: Lot 5, Plan 9220848
Location: South of Township Road 515, West of Range Road 205
From: C6 – Recreation Commercial zoning district
To: SRR1 – Seasonal Recreational Resort 1 zoning district

Report Purpose

To provide information to Council to make a decision on second and third reading of a bylaw that proposes to rezone Lot 5, Plan 9220848 from C6 - Recreation Commercial to SRR1 - Seasonal Recreational Resort 1.

Recommendations

1. THAT Bylaw 10-2022, a bylaw that proposes to rezone Lot 5, Plan 9220848 from C6 - Recreation Commercial to SRR1 - Seasonal Recreational Resort 1, be given second reading.
2. THAT Bylaw 10-2022 be given third reading.

Our Prioritized Strategic Goals

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

The Municipal Development Plan Bylaw (MDP) 20-2017 considers new Seasonal Recreational Resorts within the Beaver Hills Policy area. Unlike campgrounds, Bareland Condominium Subdivision can be considered for a Seasonal Recreation Resorts, allowing individuals to hold title to resort sites, and for common property to be owned by a condominium corporation.

As an implementation item of the MDP Bylaw 20-2017 and in order to enable the applicable polices, Land Use Bylaw 6-2015 was amended by Council on September 29, 2020 to add the SRR1 – Seasonal Recreation Resort 1 District and associated regulations. This is the first application for a Seasonal Recreation Resort that the County has received.

The subject site is located within the Beaver Hills Policy Area of the MDP on the northern shore of Hastings Lake and is accessed off of Range Road 205. The site is currently home to the Kawtikh Campground Resort, an existing campground with 55 recreational campsites and associated accessory buildings and is zoned C6 - Recreation Commercial.

The type of uses considered under the SRR1 – Seasonal Recreation Resort 1 District are similar to what is currently considered within the existing C6 - Recreation Commercial District. The primary purpose of the application is to allow for a different ownership model for the resort through conversion of the existing campground to a seasonal recreation resort, enabling future bareland condominium subdivision.

This rezoning application is being submitted concurrently with the Kawtikh Resort Area Structure Plan Bylaw 9-2022. Development on the site is required to conform to an adopted Area Structure Plan.

Council and Committee History

- April 5, 2022 Council gave first reading to Bylaw 10-2022 following a public hearing.
- Sept. 29, 2020 Council adopted Bylaw 48-2020, a bylaw that amended Land Use Bylaw 6-2015 to add a new SRR1 – Seasonal Recreational Resort 1 Zoning District and supporting regulations
- Sept. 5, 2017 Council adopted MDP Bylaw 20-2017.

Other Impacts**Policy:** n/a**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.**Financial/Budget:** n/a**Interdepartmental:** The proposed amendment has been circulated to internal departments and external agencies. No objections were received.**Master Plan/Framework:** This proposal is accompanied by the proposed Kawtikh Resort Area Structure Plan Bylaw 9-2022.**Communication Plan**

A public hearing for the bylaw was held on April 5, 2022.

Enclosures

- 1 Bylaw 10-2022
- 2 Rural location map
- 3 Location map
- 4 Air photo