

Bylaw 9-2022 Kawtikh Resort Area Structure Plan (Ward 7) Second and Third Reading

Legal Description: Lot 5, Plan 9220848 and Lot 3ER, Plan 8621184
Location: South of Township Road 515, west of Range Road 205

Report Purpose

To provide information to Council to make a decision on second and third reading of a bylaw that proposes to adopt the Kawtikh Resort Area Structure Plan (ASP).

Recommendations

1. THAT Bylaw 9-2022, a bylaw to adopt the Kawtikh Resort Area Structure Plan, be given second reading.
2. THAT Bylaw 9-2022 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

ReportBackground

The Municipal Development Plan (MDP) Bylaw 20-2017 allows for the consideration of new Seasonal Recreational Resorts within the Beaver Hills Policy area. Unlike campgrounds, bareland condominium subdivision can be considered for a Seasonal Recreational 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 and in order to enable the applicable polices, the Land Use Bylaw (LUB) was amended by Council on September 29, 2020 to add the SRR1 – Seasonal Recreation Resort 1 District and associated regulations. Though this is the first application for a Seasonal Recreation Resort that the County has received this type of development exists throughout the region.

Overview

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 - Recreational Commercial.

The type of uses considered under the proposed ASP and new SRR1 – Seasonal Recreation Resort 1 District are similar to what is currently considered within the existing C6 - Recreational 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 the consideration of future bareland condominium subdivision.

The following is a general outline of the policies within the proposed ASP:

Resort sites

The proposed ASP supports a maximum of 60 resort sites, for recreational vehicles or seasonal cabins. Under the existing provisions of the LUB, cabins are limited to a maximum size of 58m² (530sq ft).

Land uses

Existing resort uses on the site include a residential/security operator unit, maintenance shop, BBQ centre, shower facilities and a playground. Additional, limited-scale communal resort uses such as an office and general store or laundry facilities may be considered on the property in accordance with the SRR1 District. The applicant plans to renovate the existing playground structure as part of the conversion to provide additional on-site amenities for resort users.

Transportation

The site gains access off of Range Road 205. Internal circulation and parking will be provided through private on-site transportation infrastructure. Construction and maintenance of this infrastructure will be the responsibility of the private landowner(s). As the development is pre-existing, the conversion of the existing campground to a Seasonal Recreation Resort is not anticipated to result in a substantial increase in traffic along Range Road 205.

Utilities

Utility services will be provided through private on-site infrastructure. Construction and maintenance of this infrastructure will be the responsibility of the private landowner(s).

The existing shallow water servicing proposed for the resort sites is not viable in colder months and will need to be turned off in colder weather in order to prevent damage to the system, meaning there will not be any available on-site water source for individual units to use in the winter. This is anticipated to deter permanent use of the resort sites.

The existing Residential/Security Operator Suite has year round private utility services to allow for continued maintenance and security for the resort in the colder months.

Environment

There is an existing Environmental Reserve parcel adjacent to Hasting Lake. This parcel will remain in its natural state. As part of the next stage of development, the landowner will be required to identify the 1:100 year floodplain and ensure that the development setback regulations of the LUB are met. Dependant on the location of the floodplain, resort sites adjacent to Hasting Lake may be limited to recreational vehicles or further environmental and geotechnical studies may be required.

Any new resort uses on the site will be directed toward existing cleared areas. Where tree clearing is required as part of a development permit, it will be limited to only what is required for the development footprint, construction, access and fire safety.

Edmonton Metropolitan Regional Board Approval

The application has received approval from the Edmonton Metropolitan Regional Board. The Regional Evaluation Framework Evaluation concluded that overall, the proposed Kawtikh Resort ASP is local in nature, proposing a similar intensity of development that currently

exists, and is found to be consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the Regional Evaluation Framework.

Council and Committee History

April 5, 2022 Council gave first reading to Bylaw 9-2022 following a public hearing and directed administration to proceed with the referral of the application to the Edmonton Metropolitan Regional Board.

Sept. 5, 2017 Council adopted MDP Bylaw 20-2017.

Other Impacts

Policy: Statutory Plan Procedure

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, adopt an ASP.

Financial/Budget: n/a

Interdepartmental: The proposed ASP has been circulated to internal departments and external agencies.

Master Plan/Framework: Municipal Development Plan. Economic Development and Tourism has confirmed that the proposed application is in alignment with the County's 2020 Tourism Strategy.

Communication Plan

The applicant has completed engagement in accordance with the Strathcona County Statutory Plan Terms of Reference as part of this application. The applicant's summary of comments received through this engagement has been provided as Enclosure 6. A public hearing for the bylaw was held on April 5, 2022.

Enclosures

- 1 Bylaw 9-2022 Kawtikh Resort Area Structure Plan
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Proposed land use concept
- 6 Applicant engagement summary table