

KAWTIKH RESORT  
ENGAGEMENT  
SUMMARY TABLE

## Kawtikh Engagement Summary Table:

Discussion Item	What We Heard	Action/Response
<p><b>Potential residential use of the development / seasonal use of development</b></p>	<p>Respondents expressed concern around the potential for year-round use of the development and concern that “seasonal use” of the development would not be enforced.</p> <p>Respondents also expressed concern that the development would end up being a residential subdivision, rather than the recreational property that was proposed. This was a concern particularly in the summer time, when resort guest may choose to live at their cabin.</p>	<p>Just like campgrounds, a Recreation Resort development is limited to seasonal recreational use. Full time, permanent residential use of a resort site is not permitted. Year-round access to the recreation property will be permitted, allowing owners to enjoy the use of the resort for recreation purposes throughout the year.</p> <p>Year-round residential use of the development will be discouraged by restricting services in the winter months. Water and sanitary services to the resort sites and amenity buildings (showers, laundry facilities) will be turned off in the winter months.</p>
<p><b>Traffic along Range Road 205</b></p>	<p>Several concerns regarding traffic and other issues along Range Road 205 were noted by respondents, including:</p> <ul style="list-style-type: none"> <li>• Speeding along road, which is also used by pedestrians, horses and other user groups</li> <li>• Increased traffic due to the addition of 5 sites</li> <li>• Increased service vehicles (honey-wagons, garbage, etc.) resulting from the development</li> </ul>	<p>The main rationale for the development is to allow for existing campground to be subdivided through a bareland condo subdivision and the sites to be owner occupied. By having condo ownership, it is anticipated that many of the concerns of the local residents along 205 can be addressed more easily with the group of owners, rather than the transient population that may frequent the existing campground.</p> <p>To address the speed issue and provide a safer space for all user groups, the County is currently working with residents along Range Road 205 to reduce the speed from 80km/hour to 50km/hour. The applicant is fully supportive of this speed change.</p> <p>The existing campground have service vehicles accessing the site regularly during the camping season. The addition of 5 resort site to this development are unlikely to change the frequency of service vehicle along this road.</p>

<p><b>Concern over increased development on the site</b></p>	<p>The proposed development includes an addition of up to five (5) new resort sites, increasing the total number of sites from 55 to 60. Several respondents noted that there was a previous development permit application to increase the number of campsites in the campground up to 85 that was approved by the County and were unsure how this application impacted this past approval.</p>	<p>The total number of sites proposed in the development align with the maximum number of sites permitted in a Recreation Resort use.</p> <p>This total density (number of Resort Sites) is further restricted in the statutory area structure plan, making development beyond the maximum of 60 site very unlikely, as it would require an amendment to both the ASP and the Zoning Bylaw.</p> <p>Furthermore, the proposed new sites are within the existing development footprint of the campground and no additional tree clearing is required to support the development of these additional sites.</p> <p>Regarding the previous application, this application was approved in 2007 however the owner of the campground did not expand the campground at that time. This permit is now expired and no longer applicable.</p>
<p><b>Bareland Condo Ownership vs. Campground.</b></p>	<p>Several of the respondents felt that the bareland condo ownership model would result in more traffic to/from the development as owners were more inclined to live at the resort full time.</p>	<p>Is difficult to assess what the actual impacts of the change from a rental model to an ownership model will be on the traffic. While there could be an increase in traffic, having an ownership group rather than transient users may reduce RV traffic on this road, as owners are more likely to store their RVs permanently on the resort site. In addition, having a regular group of owners may provide greater opportunities to address the other concerns raised by local residents.</p> <p>To discourage full time residential use of the resort site during the spring, summer and fall months, large convenience appliances (laundry, dishwashers) will be restricted in cabins.</p>
<p><b>Amenities/General Store</b></p>	<p>Concern over the lack of amenities available at the campground and the addition of the general store may result in increased traffic along Range Road 205 as resort guests having to leave the resort to pick up supplies or having nearby residents travel down Range Road 205 to utilize the general store.</p>	<p>The purpose of the general store is to provide basic camping and food supplies to the resort guests to reduce the frequency of guest trips off the resort site. It is not the intent of the general store to be open to the public.</p>

<b>Crime and Safety</b>	Several respondents noted that over the past decade there have been a few incidents at the campground which required police or fire response.	Strategy Summits Ltd. is committed to the safety of its guest and nearby residents. It will work with neighbours and authorities to support safety.
<b>Environmental Impact</b>	Question on whether or not an environmental impact assessment was required to support the proposed development.	<p>The site is an existing campground. The proposed development will utilize the existing site design and infrastructure. The additional resort sites are to be develop in an already cleared area of the site. No significant tree clearing or new development is proposed as part of this application.</p> <p>A floodplain analysis will be completed as part of the next stage of development. Dependent on the location of the 1:100 year floodplain of Hastings Lake, further environmental and geotechnical studies may also be required to ensure that the setback requirements of the Land Use Bylaw are met.</p>
<b>Agricultural Parcel / Split Zoning of the site</b>	<p>The initial proposal included an additional parcel of land in the application. This proposal consolidated the two parcels but had two zones, the SRR1 Zone and AG Zone to accommodate the two residential dwellings on the site.</p> <p>Respondents did not support the split zoning of the site and questioned why the other parcel was permitted to be subdivided from the property previously.</p>	<p>Based on the feedback from the community, the proposal was amended to only include the existing campground site.</p> <p>The existing subdivided parcel (that was removed from the application) was subdivided before 1968 and the applicant is unaware of the previous subdivision history.</p>
<b>Day Use of Site</b>	Respondents were concerned about the Day Use of the Resort by the public, increasing traffic along Range Road 205.	The Resort is private property, with the use of the resort intended for Resort Site owners and guests only. Public access and use of the resort is not intended.
<b>Campground operation / Campground guest interactions</b>	<ul style="list-style-type: none"> <li>• Garbage in the road ditches</li> <li>• Feeding/petting of farm animals by resort guests</li> <li>• Resort guests using private driveways for turnarounds</li> </ul>	<p>Strategy Summit Ltd. is committed to being a good neighbour and would be willing to set up a meeting with neighbours to discuss potential changes to the operations of the campground in order to improve neighbour relations.</p> <p>Where appropriate, Condominium Bylaws may be used to address concerns raised by nearby residents.</p>

<b>Signage</b>	Residents suggested that the highway signage be updated to identify the campsite is full to reduce the number of vehicles travelling down Range Road 205.	Strategy Summit Ltd. will ensure that appropriate highway signage updates are completed for the development, once approved.
<b>Dark Skies Policy</b>	Residents were concerned that the proposed development would add additional light pollution to the area, which is inconsistent with the County's Dark Skies Policies.	The application acknowledges the existing Dark Skies Policies in this Beaver Hills area and the proposed development will adhere to all County's Dark Skies Policy.