

Bylaw 23-2025 Text and Map Amendment to Land Use Bylaw 24-2024 (Ward 6)

Applicant: EINS Development Consulting Ltd.
Owner: Five River Group Inc.
Legal Description: Pt. of NE 4-52-23-W4
Location: West of Range Road 233 and North of Township Road 520
From: AG – Agriculture: General
To: DC90 – Direct Control
RA – Rural/Residential Agriculture

Report Purpose

To provide information to Council to make decisions on first, second and third readings of a proposed bylaw that would amend Land Use Bylaw 24-2024 by creating the DC90 – Direct Control Zone and rezoning approximately 57.98 hectares (143.27 acres) of land within Pt. of NE 4-52-23-W4 from AG – Agriculture: General Zone to DC90 – Direct Control Zone and RA – Rural Residential/Agriculture Zone.

Recommendations

1. THAT Bylaw 23-2025, a bylaw that amends Land Use Bylaw 24-2024 by creating the DC90 – Direct Control Zone and rezoning approximately 57.98 hectares (143.27 acres) of land within Pt. of NE 4-52-23-W4 from AG – Agriculture: General Zone to DC90 – Direct Control Zone and RA – Rural Residential/Agriculture Zone, be given first reading.
2. THAT Bylaw 23-2025 be given second reading.
3. THAT Bylaw 23-2025 be considered for third reading.
4. THAT Bylaw 23-2025 be given third reading.

Our Strategic Goals

Goal 1 - Economic Prosperity
Governance Requirement

Goal 1 Priority - Development of emerging sectors that supports innovation, economic diversification and tourism

Goal 1 Priority - Attraction and retention of small and medium sized businesses that fosters economic

Report

The applicant is proposing amendments to the Land Use Bylaw, which if adopted, would result in the creation of the DC90 – Direct Control Zone and the rezoning of an approximately 33 hectares (82 acres) portion of the property from AG – Agriculture: General to DC 90. The remaining 24 hectares (60 acres) of the property would be rezoned to RA – Rural Residential/Agriculture. The DC zone and the Land Use Bylaw contain the regulations for the landowner to develop a campground minor use on that portion of the property.

These amendments support a concurrently proposed subdivision of the subject property that, if approved, would create two rural residential/agriculture parcels and the direct control parcel.

The property is located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan. The policy area supports the consideration of opportunities for nature-based tourism where the proposed development meets certain criteria including:

- a) is on a parcel with an existing dwelling;
- b) mitigates environmental impacts;
- c) is rezoned to a district consistent with the objectives and policies of the policy area;
- d) is compatible with adjacent land uses; and
- e) has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.

In the proposed DC90 zone, the campground minor use can only be considered if there is a principal dwelling on the lot, which is intended to be located along the existing driveway near the eastern property line. It also includes the potential for up to 20 campsites or cabins for seasonal short-term use. Cabins would be limited in size to 28 m² (301 ft²). The applicant is intending to cluster campsites/cabins along the existing driveway which gains access from Range Road 233 and traverses the southern area of the proposed direct control parcel. The proposed zone allows for the consideration of related facilities that support the campground use which may include an administrative office, maintenance buildings and washroom facilities.

Public engagement for the proposal was conducted by the applicant. An initial public engagement letter was mailed to neighbouring landowners prior to the application being formally submitted to the County. Feedback from one landowner was provided to the County regarding the potential for traffic and noise impacts. A second public engagement letter was sent to neighbouring landowners following the completion of the direct control zone. Two landowners contacted the County about the land use bylaw amendment process, but no formal feedback was received by the County from that engagement.

Council and Committee History

September 10, 2024 Council adopted Land Use Bylaw 24-2024

September 5, 2017 Council adopted Municipal Development Plan 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 and external departments and external agencies. No objections were received

Master Plan/Framework: Agriculture Small Holdings Policy Area of the Municipal Development Plan.

Communication Plan

Newspaper advertisements, letters to adjacent landowners, County website

Enclosures

- 1 Bylaw 23-2025
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Bylaw 23-2025 presentation
- 6 Notification map