

Bylaw 26-2025 Map and Text Amendments to Land Use Bylaw 24-2024 (Ward 7)

Applicant: EINS Development Consulting Ltd.
Owner: Shelby Fehr
Legal Description: Lot 4, Block 1, Plan 2522316
Location: East of Range Road 223 and North of Highway 14
From: C6 – Recreation Commercial
To: DC89 – Direct Control

Report Purpose

To provide information to Council to make decisions on first, second and third readings of a bylaw that amends Land Use Bylaw 24-2024 by adding the DC89 – Direct Control zone and rezoning approximately 69.41 hectares (171.53 acres) of land within Lot 4, Block 1, Plan 2522316 (Pt. of W½ of 27-51-22-W4) from C6 – Recreation Commercial zone to DC89 – Direct Control zone.

Motions Required for Approval

1. THAT Bylaw 26-2025, a bylaw that amends Land Use Bylaw 24-2024 by adding the DC89 – Direct Control zone and rezoning approximately 69.41 hectares (171.53 acres) of land within Lot 4, Block 1, Plan 2522316 (Pt. of W½ of 27-51-22-W4) from C6 – Recreation Commercial zone to DC89 – Direct Control zone, be given first reading.
2. THAT Bylaw 26-2025 be given second reading.
3. THAT Bylaw 26-2025 be considered for third reading.
4. THAT Bylaw 26-2025 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 a map and text amendment to the Land Use Bylaw, which if adopted, would result in the addition of the DC89 – Direct Control zone and the rezoning of approximately 69.41 hectares (171.53 acres) of land from C6 – Recreation Commercial to DC89 – Direct Control zone.

The property is located within the Beaver Hills Policy Area of the Municipal Development Plan. The policies of the Beaver Hills Policy Area support opportunities for nature-based tourism that meet the following criteria:

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

The primary intent of the proposed DC89 zone is to provide opportunity for a rural event venue for up to 180 people with the option of event accommodations alongside existing agricultural and campground uses. Development of a dwelling and residential security unit could also be considered.

In the proposed DC89 zone, a rural event venue would consist of buildings, structures, and areas of the lot to be used for the purpose of periodically hosting limited duration events that utilize the natural or rural environment to enhance the activity and/or experience. This may include reception halls, event tents, indoor and outdoor ceremony spaces.

There is an approved campground on the property that is proposed to be offered as accommodations for temporary stays by guests attending an event at the rural event venue.

To support rural event accommodation, the proposed DC89 zone would allow larger cabin sizes than what is currently allowed (28 m²) in the Land Use Bylaw. The zone would allow for nine cabins up to 50 m² and one cabin up to 89m². Of the available cabins/campsites, 20 would be allowed to operate year-round for rural events.

Public engagement for the application was conducted by the applicant. It consisted of a public open house prior to the application and two information letters being sent as part of the application process.

- No feedback was received following the open house.
- Some nearby landowners expressed concerns in response to the letters. Their concerns included compatibility with rural residences, building locations, increased traffic, noise, number of people, and hours of operation.
- One letter of support was received.

A summary of the feedback provided by adjacent landowners, is provided in Enclosure 5.

Supporting technical documentation was provided by the applicant to determine the potential impacts of the proposal. A traffic study and biophysical and wetland assessment were completed.

- 1) The traffic study concluded that the proposed development is not expected to impact area traffic or intersection performance. The surrounding road network can safely and efficiently accommodate vehicles accessing the site.
- 2) The biophysical and wetland assessment recommended mitigation measures to help avoid impacting wetlands.

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: Beaver Hills Policy Area of the Municipal Development Plan.

Communication Plan

Newspaper advertisements, letters to neighbouring landowners, County website

Enclosures

- 1 Bylaw 26-2025
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Public engagement summary
- 6 Bylaw 26-2025 presentation
- 7 Notification map