



PUBLIC HEARING REPORT

Subject: Bylaw 1902 Redesignation – Agriculture to Recreation
Meeting Date: Tuesday, June 25, 2024
Prepared By: Deanna Keiver, Planning & Development Officer
Presented By: Deanna Keiver
Link to Strat Plan: Pursuing Focused Growth

<p>Background/ Proposal</p>	<p>Wayne and Lydia Nelson have purchased a 20.09-acre parcel on the SW 16-31-25 W4 – Open Country Farm. They wish to redesignate portions of their property from Agriculture to Recreation in order to accommodate events such as Family Reunions, Weddings, Church Picnics/Campouts, Conferences, Retreats, and Music Events.</p>
<p>Discussion/ Options/ Benefits/ Disadvantages:</p>	<p>The proposed site is located approximately two and half miles east of the Hamlet of Sunnyslope. The site is accessed via Highway 582. The two areas redesignated to Recreation will include approximately 5 acres and the remaining lands will remain zoned Agriculture.</p> <p>The westerly portion zoned Recreation consisting of approximately 3.5 acres includes three existing buildings (kitchen, multi-purpose building, and a barn). The kitchen/dining hall seats up to 60 people. The multi-purpose building has wheelchair access, washrooms and showers. An additional area to the north and southwest, will be for tenting and mini cabins (new). The Barn will be used to sell local items on consignment.</p> <p>The southeast portion to be zoned Recreation consists of approximately 1.5 acres and will be for recreational vehicles (RV) and additional camping. This space also includes a building which can be used as a gathering area in inclement weather.</p> <p>There are currently 5 sites with access to water and 10 with power. A riser does exist on the property and the applicants have been in conversations with the Kneehill County Water Department to hook to the Sunnyslope Gravity Line. They are hoping to allow 20 RV sites.</p> <p>Since the applicants have just purchased the property, the anticipated business is relatively unknown, however the hope is to be the busiest from June to September with most events taking place Friday to Sunday. The remainder of the year would focus on indoor events, hopefully about 2 per month. The applicants wish to create a safe and friendly environment which will offer activities such as disc and mini golf, and a children’s play area.</p> <p>Should this redesignation be approved, the majority of the rezoned lands would fall under the discretionary use of Country Recreational Lodge which is defined as</p> <p><i>“a country recreational center which provides for the short-term or occasional lodging and boarding of patrons and may include a guest ranch, dude ranch or similar development with a central services building with or without guest cottages, and camping and including accessory facilities or other services operated incidentally only as a service to the principal use and intended for patrons of the</i></p>

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	<p><i>recreational development, but excluding motels, hotels, or the use of lodging facilities for permanent habitation or residence other than caretaker services.</i></p> <p>The campground area and cabins would be a permitted use and could be approved by a Development Officer.</p>
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