






Subject: **Bylaw 1902 Redesignation from Agriculture to Recreation**  
 Meeting Date: Tuesday, June 25, 2024  
 Prepared By: Deanna Keiver Planning & Development Officer  
 Presented By: Deanna Keiver, Planning & Development Officer

**RECOMMENDED MOTION:**

1. That Council move Second Reading of proposed Bylaw 1902 for the purpose of Amending Land Use Bylaw 1808 by redesignating a portion of SW 16-31-25 W4 from Agriculture District to Recreation District.
2. That Council consider additional readings for proposed Bylaw 1902.

**STRATEGIC PLAN ALIGNMENT: (Check all that apply)**

	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
High Quality Infrastructure		Economic Resilience		Quality of Life		Effective Leadership		Level of Service	

**RELEVANT LEGISLATION:**

**Provincial (cite)-** Municipal Government Act

**Council Bylaw/Policy (cite)-** Municipal Development Plan, Land Use Bylaw 1808

**BACKGROUND/PROPOSAL:**

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 District to Recreation District in order to accommodate events such as Family Reunions, Weddings, Church Picnics/Campouts, Conferences, Retreats, and Music Events.

The application is to redesignate lands from existing Agriculture to Recreation District. If the redesignation is successful, an application for a Development Permit will follow.

**DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES/OTHER CONSIDERATIONS:**

Under the Municipal Government Act (MGA), applications for the redesignation of lands require a public hearing to be held prior to adopting the bylaw creating the new district. First reading to this proposed bylaw was given on May 28, 2024. This is the mechanism to get an application in the queue.

All information and questions regarding the application were brought forward to the public hearing held earlier today on June 25, 2024. The public hearing process is a legislated process. As per the MGA, Council must hear any person, or group of persons who claim to be affected by the proposed bylaw. Any landowner who feels they will be impacted by a proposed development either positively or negatively had the opportunity to come and speak about the matter directly at the public hearing. Affected parties could also submit their comments in writing. These comments were included in the public hearing package for Council consideration. As Council reviews and discusses the content of the public hearing, they can approve, amend, or defeat the proposed bylaw.



Participating in the public hearing is the legislated method to provide comments to Council for consideration for applicants wanting to redesignate their lands. Once a public hearing is closed, no additional information should be considered in the decision-making process. Redesignations are about the proposed use. A redesignation establishes a land use district and is not a permit to develop. As such, the redesignation focuses on overall site suitability and not specific conditions of development.

The proposed site is located approximately two and half miles east of the Hamlet of Sunnyslope. The site is accessed via Highway 582. The redesignation to Recreation will include approximately 5 acres and approximately 15 acres will remain zoned Agriculture. The redesignated area will include three existing buildings, as well as additional space for RV's, tents, and mini cabins (new). The Barn will be used to sell local items on consignment.

Below are the uses which can be introduced on the lands that have been redesignated to the Recreation District.

Permitted Uses	
(a) Accessory Building	(h) Public Utility Building
(b) Cabin	(i) Recreational, Minor
(c) Campground/RV Park	(j) Retail Store
(d) Housing, Employee	(k) Solar, Private – Ground Mounted
(e) Museum	(l) Temporary Second Dwelling
(f) Natural Science Exhibits	(m) Tourist Information Services and Facilities
(g) Public or Quasi-public Use	
Discretionary Uses	
(a) Accessory Use(s)	(n) Recreational, Major
(b) Country Recreational Lodge	(o) Recreational Resort
(c) Eating and Drinking Establishment	(h) Recreational Trails
(d) Golf Course	(i) Restaurant
(e) Housing, Park Model	(j) Riding Arena, Indoor Private
(f) Portable Storage Container	(k) Sign
(g) Private Recreational Facility	

**FINANCIAL & STAFFING IMPLICATIONS:**

The redesignation represents no financial implications to the operating budget at this time.

There are no additional staffing implications related to this application.

**RECOMMENDED ENGAGEMENT:**

Directive Decision (Information Sharing, One-Way Communication)

Tools:	Public Hearing	Other:	
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**ATTACHMENTS:**

- Bylaw 1902
- Recreation District
- Letter of Intent



## COUNCIL OPTIONS:

1. That Council move Second Reading of proposed Bylaw 1902 for the purpose of Amending Land Use Bylaw 1808 by redesignating a portion of SW 16-31-25 W4 from Agriculture District to Recreation District.
2. That Council consider additional readings for proposed Bylaw 1902.
3. Council defer additional readings to another Council meeting.
4. Council request more information prior to proceeding with additional readings.

## FOLLOW-UP ACTIONS:

Administration will ensure that the applicant is aware of the outcome of this decision.

## APPROVAL(S):

Mike Haugen, Chief Administrative Officer

Approved-

