

Subject: **Bylaw 1904 Redesignation - Agriculture to Recreation**
 Meeting Date: Tuesday, August 20, 2024
 Prepared By: Deanna Keiver, Planning & Development Officer
 Presented By: Deanna Keiver, Planning & Development Officer

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 Bylaw #1829 and Land Use Bylaw #1808

BACKGROUND/PROPOSAL:

William and Diane Buchanan wish to redesignate a portion of their 9.22 acres from Agriculture District to Recreation District. The subject land is adjacent to the Red Deer River on Ptn. of SW 26-29-21 W4 (Plan 821 0253, Block 1, Lot 1). Rezoning portions to Recreation would allow for camping in provided accommodations and weddings in their backyard.

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 July 23, 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 August 20, 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 the development.

The location of the proposed redesignation is between Highway 837 and the Red Deer River. The landowners wish to redesignate portions of their 9.22-acre property (currently zoned Agriculture) to Recreation. Approximately 4.0 +/- acres will be for camping in dome tents constructed on movable



wooden platforms. His intent is to initially construct one site to a maximum of 6 sites. Another 1.5 +/- acre area southeast of the residence will be for small weddings, less than 50 people.

Should this application receive Third Reading, the rezoned lands would fall under the permitted use of Campground/RV Park and a development permit would be required.

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 1904

Application

Letter of Intent

Recreation District

COUNCIL OPTIONS:

1. That Council move Second Reading of proposed Bylaw 1904 for the purpose of Amending Land Use Bylaw 1808 by redesignating a portion of SW 26-29-21 W4 Plan 821 0253, Block 1, Lot 1 from Agriculture District to Recreation District.
2. That Council consider additional readings for proposed Bylaw 1904.
3. Council defer additional readings to another Council meeting.
4. Council request more information prior to proceeding with additional readings.

RECOMMENDED MOTION:

1. That Council move Second Reading of proposed Bylaw 1904 for the purpose of Amending Land Use Bylaw 1808 by redesignating a portion of SW 26-29-21 W4 Plan 821 0253, Block 1, Lot 1 from Agriculture District to Recreation District.
2. That Council consider additional readings for proposed Bylaw 1904.

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-

