



PUBLIC HEARING REPORT

Subject: **Bylaw 1904 Redesignation – Agriculture to Recreation**
 Meeting Date: Tuesday, August 20, 2024
 Prepared By: Deanna Keiver, Planning & Development Officer
 Presented By: Deanna Keiver
 Link to Strat Plan: Pursuing Focused Growth

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:	<p>The proposed site is between the Red Deer River and Highway 837, approximately two and half miles northwest of Town of Drumheller. The site currently has two approaches off Highway 837. Redesignations to Recreation will affect a portion of the property at the west end and another smaller portion to the east. The remainder of the land will continue to be zoned Agriculture.</p> <p>The westerly portion zoned Recreation consists of approximately 4.0 acres which will be for camping in dome tents constructed on movable wooden platforms. The landowner's intent is to initially construct one site to a maximum of six sites. The area is evenly split between treed and open areas. An Environmental Reserve is in place between the Red Deer River and the Buchanan's property line. This was registered in 1982 when the subdivision of lots was created. No development can occur within this area. The applicant's intention is to have no more than 6 sites. Their intent is to provide a more private relaxing experience for 1 to 2 people. Each camping site will include the dome with a wood stove, a compost washroom, barbecue, and its own firepit.</p> <p>A 1.5-acre portion southeast of the existing residence will be for small weddings, less than 50 people. Portable washrooms will be provided for these events</p> <p>Camping will be weather dependent however the landowners hope to be able to rent their camping sites between the months of April and September, weekends only.</p> <p>This application was referred to adjacent landowners and referral agencies as per legislation and the Intermunicipal Development Plan between Starland County and Kneehill County.</p> <p>Portions of the subject land are within the Draft Flood Awareness Mapping. (The Final Study only includes areas further south closer to the Town of Drumheller.) The floodway area (highest hazard) is within the Environmental Reserve. Small portions adjacent to the Environmental Reserve (within the subject property) are considered 1:200 to 1:500 flood risk areas. Planning is of the opinion, the proposed application has limited risk associated with a potential flood, as the campsites are temporary in nature and river level warnings should be abided by. The existing residence is at a higher risk level.</p>

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	<p>Should this redesignation be approved, the rezoned lands would fall under the permitted use of Campground/RV Park.</p> <p><i>“A Campground/RV Park means a commercial recreational development for the purpose of providing seasonal temporary tourist accommodation for recreational vehicles, campers, tent trailers, tents or similar recreational vehicles. A campground is not constructed to mean a development for the purpose of accommodating year round storage or long-term or permanent occupancy by recreational vehicles or manufactured homes. A campground may include a potable water supply or sewage disposal facilities.”</i></p> <p>The remaining 3.5 to 4.0 acres will remain zoned Agriculture. This area includes the applicant’s residence and accessory buildings.</p>
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