



REPORT TO THE MUNICIPAL PLANNING COMMISSION

May 14, 2020

Agenda Item	
Application No.	23/20
Proposed Development	290 stall campground <i>*expansion of existing campground</i>
Legal Description	Lot 1 Block 1 Plan 132 2305, Pt. SE 01-41-01-W5M (Sandy Point RV Resort, Gull Lake)
Titled Area	38 acres (16 hectares)
Zoning	Recreational Vehicle Resort 'R-RVR' District
Landowner/Applicant	Delta Land Co. Inc.

BACKGROUND

Delta Land Co. Inc., has applied for a 290 stall campground expansion at Sandy Point RV Resort. The campground will occupy approximately 38 acres (16 hectares) directly north of the existing campground, west of the beach (Attachment A).

The proposed development includes 290 stalls in four phases, with one security/operator suite. Each phase includes a washroom/shower building and play area (horseshoe pits/benches/garbage cans).

The campground stalls are proposed to be seasonal lease lots for the duration of the summer (May 1 – September 30).

The developer is requesting a relaxation of the road and trail standards. The developer is proposing gravel roads and trails.

The proposed hours of operation are 7 days/week, May 1 – October 15 (weather depending), 7 am to 10 pm.

The campground will be connected to the existing communal water and sewer system, and will provide 50 amp power to each stall.

The proposed development has 2 resident on-site employees, and 3 non-resident off-site employees.

The proposed campground will generate approximately 20-50 vehicle trips per day. There is proposed visitor parking in the expansion area.

All trees are to remain except for roadway and parking pad construction.

POLICY CONSIDERATIONS

The development is considered a “major campground”, which is a discretionary use under the Recreational Vehicle Resort ‘R-RVR’ District of the County’s *Land Use Bylaw* and requires the approval of the Municipal Planning Commission.

A major campground is defined as an “area which has been planned and improved for the seasonal short term occupancy of more than twenty (20) holiday trailers, motor homes, tents, campers or similar recreational vehicles, and is not used as a year round storage, or accommodation for residential use. Typical uses include tourist recreational vehicle parks, campsites and tenting grounds and recreational activities, such as picnic grounds, boating facilities and playgrounds.”

The property is located in the *Gull Lake Intermunicipal Development Plan (IDP)*. The County’s *Land Use Bylaw* requires new campgrounds within the IDP plan area to be located in the Recreational Vehicle Resort ‘R-RVR’ District or Recreation ‘PR’ District.

Paved roads and trails are a requirement of the *Land Use Bylaw* and the County’s *Standards Manual*. The developer is requesting a relaxation of these standards to gravel roads and trails.

CIRCULATION RESPONSE

Delta Land Co. Inc. has advised property owners within ½ mile radius of the proposed development. Four (4) responses were received during the pre-circulation, directed to Delta Land Co. Inc (Attachment B). In addition to those responses, Delta Land Co. Inc. received an additional three (3) responses after the deadline, and fourteen (14) responses have been directly submitted to Lacombe County, at the time of writing this report (Attachment C). This totals twenty-one (21) submissions for the Municipal Planning Commissions consideration.

Concerns received from adjacent property owners include:

- inability of the developer to deliver promised and advertised amenities (golf course, clubhouse, swimming pool), while at the same time proposing expansion of the campground,
- ability of the water/wastewater system to handle extra capacity and how that private system will be managed by the developer,
- additional traffic,
- additional congestion at the beach and boat launch/marina,
- lack of overflow parking space at the beach and boat launch/marina,
- aesthetics of existing temporary structures near the existing campground,
- construction noise,
- emergency response planning, and
- security provisions.

The application was circulated to the Summer Village of Gull Lake, Summer Village of Parkland Beach, and Ponoka County. No comments were received at the time of writing.

The County's Operations Department was circulated the application, and responded with comments and concerns (Attachment D). The Operations Department main concerns include:

- The application mentions the existing beach and playgrounds, which should be noted are not part of the proposed development, but are actually on County reserve land.
- While the office hours may be May 1 to October 15, 7 days per week, 7 am to 10 pm, the campground will be occupied with the potential for activity present to occur 24 hours a day.
- The traffic impact for Phase 1 was estimated on the application form to be 20-50 vehicles per day. According to *The 7th Edition of the Trip Generation* handbook, a conservative estimate is 4 trips per occupied site per day, with a peak of 10 trips per occupied site, per day. This equates to a range of 276-690 trips per day for Phase 1. When the project is fully built out, the traffic volume is estimated at 1160-2900 trips per day. This traffic will vary throughout the year, acknowledging weekdays and colder months will have lower traffic.
- The visitor parking appears to be a very limited amount for the number of campsites. There is no mention of provisions for extra parking that will be required in locations such as the marina and beach for those who choose

not to walk. As these are the responsibility of the County, a joint discussion would be required.

- There is an encroachment issue of the beach access road on Lot 3MR Block 1 Plan 142 2128 into Lot 1 Block 1 Plan 132 2305. The outdoor storage and operator suite as shown on the site plan would be required to be relocated to a different area on the site plan, as there is currently the beach access road built in that location.
- Signage within the campground to adhere to County standards.
- The internal roads and trails are shown on the plan drawings to be a graded gravel surface. As per the *County Standards Manual*, roads and trails are to be paved and include proper ditches. For reference, the *County Standards Manual* drawings C-8 and C-9 are specific to campground roads, while drawing F-1 applies to trails.
- There are no noted drainage swales or ditches on the site plan, though these could be accounted for in the road construction when it is revised to meet County standards.

The County's Fire Chief was circulated the application, and had no additional comments or concerns with the application providing the Lacombe County standards for roadways within the campground is maintained in order to allow for emergency vehicle access.

ANALYSIS

The proposed campground is considered a discretionary use within the Recreational Vehicle Resort 'R-RVR' District, therefore Municipal Planning Commission approval is required.

Staff considers that the proposed campground is a suitable use of the lands, and complements the RV Resort development at Sandy Point.

Paved roads and trails are a requirement of the *Land Use Bylaw* and the County's *Standards Manual*. The developer is requesting the Municipal Planning Commission consider a relaxation of these standards to gravel roads and trails. Staff have concerns with this request and do not support this relaxation of standards as outlined in County policy, in both the *Land Use Bylaw* and the *Standards Manual*. If Council wished to relax the standards, Council would have to amend both the *Land Use Bylaw* and the *Standards Manual*.

The proposed campground stalls are intended to replace condo units originally planned within Stage 2 of the overall development. Therefore, this proposed development will not increase the original units approved in the signed Development Agreement for Sandy Point RV Resort. The original concept plan and accompanying technical studies were completed for full build out of the development (1125 units, Stage 1 made up of Phase 1-6, and Stage 2 with an additional 5 phases).

Section 29.2 of the existing Development Agreement (October 14, 2010) outlines that the developer acknowledges that the County reserves the right to renegotiate this development agreement prior to the commencement of any development of Stage 2 (the location of this proposed campground development). The staff recommended conditions of approval below include the requirement to enter into a subsequent Development Agreement for the proposed campground development, to ensure the development is constructed to the infrastructure and servicing standards required.

Any affected parties may appeal a decision made by the MPC.

STAFF RECOMMENDATION

APPROVE the application, subject to the following conditions:

1. approval is for the development of up to two hundred and ninety (290) campground stalls. Further, activities at the site shall adhere to the description of the property use provided with the development application. A further development permit application is required for any changes to the use of the property, including any additional campground stalls, buildings or additions to existing structures
2. prior to a development permit being issued, the developer is to enter into a development agreement with the County respecting the campground. A caveat respecting the agreement shall be registered against the title of the property. All terms and conditions of the development agreement shall be met to the satisfaction of the County
3. prior to a development permit being issued, a boundary adjustment or access easement must be completed to the County's satisfaction to address the encroachment of the beach access road within Lot 3MR Block 1 Plan 142 2128 into Lot 1 Block 1 Plan 132 2305

4. all roads and trails are to be built in accordance with the County's *Standards Manual* and *Land Use Bylaw*, to the satisfaction of the County
5. all signage is to be installed to the satisfaction of the County
6. the proposed washroom/shower buildings shall be located and constructed in accordance with the site plan and information submitted with the development permit application, any changes will require prior approval from the County
7. the proposed operator/security suite shall be located in accordance with the County's *Land Use Bylaw* and constructed in accordance with the information submitted with the development permit application, any changes will require prior approval from the County
8. exterior finish and appearance of the proposed structures shall complement the existing structures at Sandy Point
9. no individual onsite water or wastewater systems permitted. Development must connect to the existing communal water and wastewater system
10. campground to be operated at all times in a manner that does not cause nuisance for surrounding residents due to noise, excessive traffic, or anything else of dangerous or objectionable nature as determined by and at the sole discretion of Lacombe County
11. any outside storage of materials or equipment associated with the campground to be screened from view to the satisfaction of the County
12. no year round storage of recreational vehicles is permitted
13. the site to be kept at all times in a neat and tidy condition

It is the responsibility of the applicants to ensure that the proposed development meets the requirements of the provincial Safety Codes Act and the associated Regulations. For more information on what permits may be required, contact one of the safety service agencies listed on the attached sheet.

MPC DECISION

PREPARED BY: Cajun Paradis, Senior Planner



REVIEWED BY: Dale Freitag, Director of Planning Services



REVIEWED BY: Tim Timmons, County Manager

