



AGENDA ITEM

BYLAW NO. 1341/21

REDESIGNATION OF LAND – SANDY POINT RV RESORT

May 13, 2021

BACKGROUND

Lance Dzaman, on behalf of the landowner Delta Lands Co. Inc. is seeking permission to redesignate approximately 10.00 acres (4.05 hectares) within the development known as Sandy Point RV Resort, located on the west side of Gull Lake. A copy of Bylaw 1341/21 is attached.

Block 5 Plan 982 4269, Pt. NE 01-41-01-W5M is currently zoned as Recreation 'PR' District under the County's *Land Use Bylaw*, and totals approximately 48.5 acres (19.6 hectares). The developer is proposing to rezone 10.00 acres (4.05 hectares) of the parcel to Recreational Vehicle Resort 'R-RVR' District.

The purpose of the rezoning is to allow for the developer to expand the recreation equipment storage compound on the property, which is not permitted under the current Recreation 'PR' District zoning.

It is important to note that no subdivision is sought in this proposal.

A development permit would be required after rezoning for the future expansion of recreation equipment storage.

POLICY CONSIDERATIONS

The subject property falls within the plan area of the *Gull Lake Intermunicipal Development Plan*.

The development will be required to be consistent with the Council endorsed concept plan for Sandy Point RV Resort. A Development Agreement will require the developer

to ensure these lands are only utilized for the proposed recreation equipment storage, and will not be utilized for other developments, such as additional condominium units or additional campground stalls.

The development will further be required to be consistent with the County's *Municipal Development Plan* and *Land Use Bylaw*.

LEGISLATIVE RESPONSIBILITIES

The *Municipal Government Act* gives Council the sole authority and responsibility to consider amendments to the *Land Use Bylaw*. In dealing with any request to change the land use zoning of a parcel of land, Council is required to consider:

- the suitability of the land for the intended use; and
- the compatibility of the intended use with other uses, both existing and proposed, in the surrounding area.

Council is also expected to consider how the proposed zoning change conforms to the *Municipal Development Plan* and any other local plans that Council has adopted, which affect the land.

ANALYSIS

The proposed redesignation does not generally conflict with the *Gull Lake Intermunicipal Development Plan* or the County's *Municipal Development Plan*.

The proposal is not expected to conflict with any surrounding land uses, as it is bound on all sides by Sandy Point RV Resort.

The developer did not hold a public open house for the proposal, as the redesignation and development restriction to only be utilized for recreation equipment storage does not conflict with the endorsed concept plan for Sandy Point RV Resort.

No technical studies were required for the redesignation, as the redesignation and development restriction to only be utilized for recreation equipment storage does not conflict with the endorsed concept plan for Sandy Point RV Resort.

RECOMMENDATION

Staff recommend that first reading be given to Bylaw No. 1341/21 to change the zoning of approximately 10.00 acres (4.05 hectares) on Block 5 Plan 982 4269, Pt. NE 01-41-01-W5M from Recreation 'PR' District to Recreational Vehicle Resort 'R-RVR' District.

If first reading is given, Council may set a date for the public hearing.

COUNCIL DECISION

PREPARED BY: Cajun Paradis, Senior Planner
PREPARED BY: Dale Freitag, Director of Planning Services
REVIEWED BY: Tim Timmons, County Manager

