
TO: Mayor and Council

FROM: Glen Boone Director of Development and Planning

DATE: September 12, 2023

SUBJECT: SECOND READING - PID 25451535 – Feldershore Properties Limited - Gulf Shore

ORIGIN: On April 2, 2023, planning staff received an application to rezone a property on Gulf Shore Road, adjacent 102 Felder Ridge Rd, Gulf Shore – PID 25451535 (the "subject property") from *Agricultural (AG)* to *Recreational Residential (RRec)* to facilitate the development of approximately 10 lots with 7 of the lots being accessed by a new private road.

LEGISLATIVE AUTHORITY: MGA PART VIII PLANNING AND DEVELOPMENT

MGA Section 205: Requirements for Adoption of Planning Documents

Municipal Planning Strategy Policy 5-35:

Council shall consider proposals to rezone lands in the Resource Designation to any other zone permitted in that designation. Council shall not approve such a rezoning unless Council is satisfied:

(a) if the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104;

(b) the proposed change is not prohibited by any other policy in this Plan;

(c) the purpose of the proposed zone, as described in the respective policy creating that zone, is consistent with the location and characteristics of the lands and with the proposed use of the lands; and

(cA) the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards; and [CHG-506]

(d) the proposal meets the general criteria for amending the Land Use By-law, set out in Policy 6-19.

RECOMMENDATION: That Council approve second reading of an amendment to Schedule A of the Land Use Bylaw; to rezone PID 25451535 from *Agricultural (AG)* to *Recreational Residential (RRec)*,

BACKGROUND: The subject property is located south of Gulf Shore Road. In the immediate area, parcels to the south of Gulf Shore Road are zoned *Agricultural (AG)* and to the north of the road properties are zoned *Recreational Residential (RRec)*. The application is to rezone a +/- 6.5 hectare (+/- 65,000 m²) portion of PID 25451535 to *Recreational Residential (RRec)* to develop residential building lots and a private road.

DISCUSSION: The subject property is designated as *Resource* on Schedule A of the Municipal Planning Strategy (MPS). Rezoning the subject property to *Recreational Residential (RRec)* would allow the development of residential building lots. This surrounding area is developed by homes and cottages and is a sought-after location, the future development would be in keeping with the character of the area. New lots would be designed to larger sizes required to accommodate new septic systems.

FINANCIAL IMPLICATIONS: None have been identified at this time.

ENVIRONMENTAL IMPLICATIONS: Increased septic load for the property. Wetland and watercourse located near proposed site.

COMMUNITY ENGAGEMENT: If Council approves, a public hearing could be held on the above matter at a date of Council's choosing. In accordance with MGA Section 206, notices will be placed in a locally circulated newspaper.

ALTERNATIVES: Council can defer the issue to a later date, request further information or reject the proposed amendment based on conflict with a policy in the Municipal Planning Strategy.

ATTACHMENTS: Map (below)



Report prepared by: Darren Shupe. Senior Planner, BCP
Report and Financial approved by: