

MEMORANDUM

TO: Warden and Council
FROM: Nelson Bezanson, Municipal Planner
DATE: June 24, 2020
RE: **First Reading on amendment to Land Use Bylaw to rezone PID 25176561, 45 North Shore Road, East Wallace**

Background: On June 2, 2020, Planning staff received an application from Matina Jost, President of 3336894 Nova Scotia Limited (the "applicant") regarding the property at 45 North Shore Road, PID 25176561 (the "subject property").

The subject property is owned by 3336894 Nova Scotia Limited and is located in the community of East Wallace. The property is undeveloped and is approximately 23 hectares (57 acres) with 760m (2500 ft) of frontage on Lazy Bay. The application is to rezone the property to Commercial Recreation to permit the development of an RV Park and Campground in up to 3 phases (phasing plan attached).

Regulatory and Land Use Context:
Current Zone: Recreational Residential
Proposed Zone: Commercial Recreation

The subject property is designated as *Resource* on Schedule A of the Municipal Planning Strategy and zoned as *Recreational Residential*. The current Recreational Residential. (RRec) zoning of the property does not permit the development of an RV Park or Campground.



A majority of the neighboring properties are cultivated fields, a horse pasture and a few dwellings. The property to the west has a small motorcycle campground.

Rezoning the property to Commercial Recreation (CRec) would allow the development of an RV Park and Campground, is consistent with the Resource Designation, and is supported by MPS Policy 4-66A:

"Council shall, in the Land Use By-law, create the Commercial Recreation Zone, intended to permit outdoor commercial recreation uses, such as campgrounds, RV parks, golf course, and driving ranges. Permitted uses shall include outdoor commercial recreation operations, limited residential development, and a limited range of supportive commercial uses. Zone standards shall be in keeping with the large area of land these uses require for the activity, parking, and on-site services."

Next Steps: If the amendment passes first reading, staff will prepare advertisements for the public hearing to be held prior to second reading and place a Notice on the property to further advise the community of the upcoming hearing.

Recommendation: Give first reading to the proposed amendments to the Land Use Bylaw and call a public hearing for September, followed by a second reading.

Alternative: Council can decide to reject the proposed amendment, or request that further information be provided.