

MEMORANDUM

TO: Mayor and Council

FROM: Will Balsler, Junior Planner, Development Officer

DATE: April 21, 2021

**RE: Public Hearing on amendment to Land Use Bylaw to rezone PID 25360272, 768
Tidnish Head Road, Tidnish Cross Roads**

Background: On March 4th, 2021, Planning and Development staff received an application from Kevin Nelson (the "applicant") regarding the property at 768 Tidnish Head Road, Tidnish Cross Roads - PID 25360272 (the "subject property").

The subject property is owned by Kevin Nelson and is located at the intersection of J Baxter Lane and Tidnish Head Road, West of Tidnish Dock Park. The application is for a rezoning to permit the development of an RV Park with 12-15 plots, with a phasing plan of 5 serviced plots per year.



Regulatory and Land Use Context:

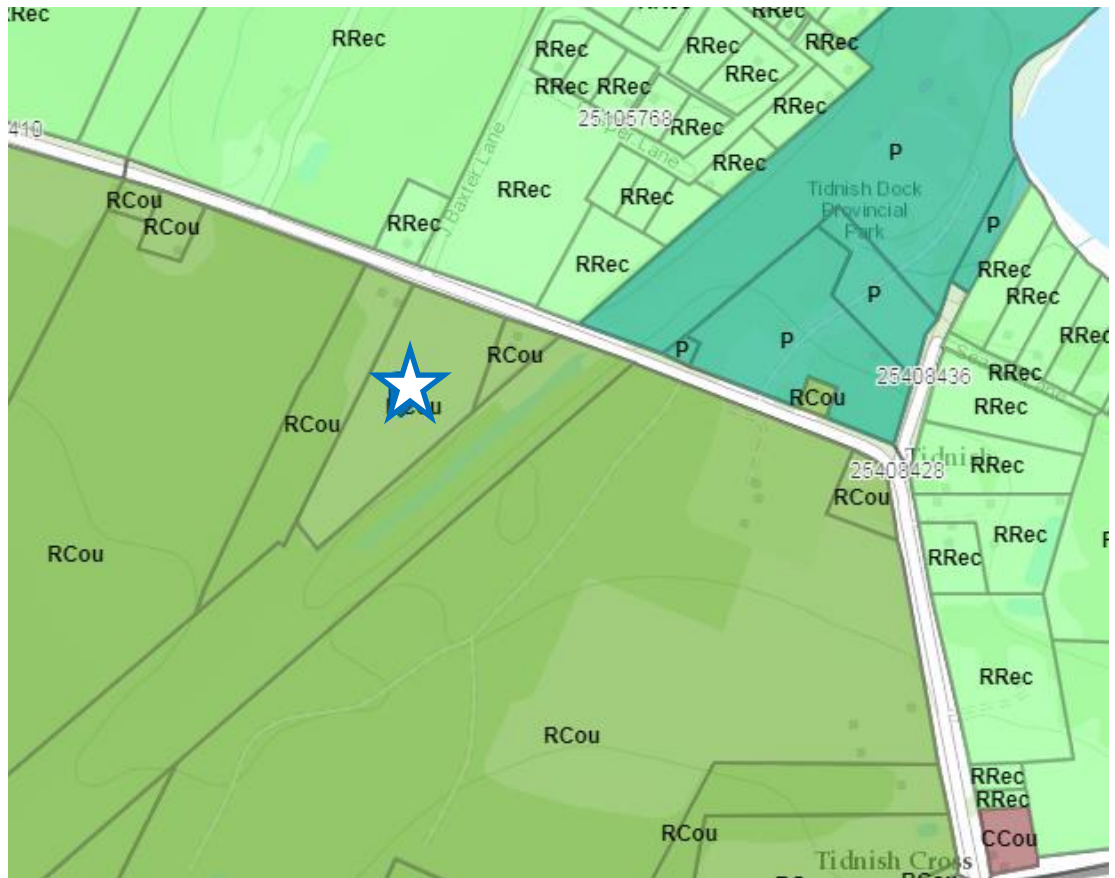
Current Zone: Country Residential (RCou)

Proposed Zone: Commercial Recreation (CRec)

The subject property is designated as Resource on Schedule A of the Municipal Planning Strategy (MPS). The current Country Residential zoning does not permit the development of an RV Park.

The neighboring properties are mixed forested lots and cleared fields, zoned as Country Residential (RCou) and Recreational Residential (RRec). There is a cluster of dwellings / cottages to the North zoned as Recreational Residential (RRec).

Rezoning the subject property to Commercial Recreation (CRec) would allow the development of an RV Park with 20 or fewer sites and is supported by Municipal Planning Strategy Policy 4-66A:



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.

The following submission was made for the Public Hearing:

To whom it may concern,

First I like to say, I do not begrudge anyone from trying to make an honest dollar or the county wanting to increase the tax base but, I have concerns. These concerns follow in point form and are in no particular order.

- 1, I am concerned about the loss of my well (it is the oldest hand bored well in Tidnish 40 ft. deep). The location of his wells could potentially kill mine.*
- 2, Location of septic systems and the possibility of them contaminating excellent potable water.*
- 3, Devaluation of my property because of the proposed development.*
- 4, Excessive noise from partying, fireworks, etc, Fire works are extremely problematic for the dogs.*

5, Garbage being dumped or blowing onto my property. This has already been a problem with those down Jimmy Baxter lane.

6, Theft of fire and standing wood, and property.

7, Vandalism/property damage.

8, Total loss of privacy and quietness as his contractor cleared right to the line.

9, Oversaturation of RVs on the property for land size.

10, Proximity of RV parks. The proposed RV park is less than one km from another legal RV park.

Too much of one type of development (RV/seasonal) does not help Tidnish in being a year-round sustainable community.

In closing, I understand this is pretty much a done deal and my concerns are mute. I only wished Mr. Nelson and the Cumberland County planning department had more vision. This beautiful little community does not need further RV parks but, rather seniors apartments so, we can keep our seniors in their community instead of them leaving. This alone would open up more housing for new people and sustain Tidnish for years to come. Mr. Nelson could have made a tidy sum per year in gross and net profits of off sixteen units and the Planning committee would have looked progressive with vision.

In writing my concerns about this development I do fear retaliation from various parties, for me speaking up and the lack of confidentiality in the County offices and its Counselors is distressing.

Next Steps: Give Second Reading to the proposed amendment on May 5, 2021.

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