

MEMORANDUM

TO: Mayor and Council
FROM: Will Balsler, Junior Planner, Development Officer
DATE: May 19, 2021
RE: Public Hearing on amendment to Land Use Bylaw to rezone PID 25172917, at 689 Kerrs Mill Road, Kerrs Mill

As a correction to the memo for First Reading from the April 7th, 2021 Council Meeting, the subject property has undergone a subdivision. The aerial and zoning maps have been updated to reflect this change.

Background: On March 26th, 2021, Planning and Development staff received an application regarding the property at 689 Kerrs Mill Road, Kerrs Mill - PID 25172917 (the "subject property").

The subject property is located along the Wallace River and Kerrs Mill Road, Southwest of Wallace. The application is for a rezoning to permit the development of Campground with year round rentals of 3-4 Geodesic domes.

From the Land Use Bylaw: CAMPGROUND means the use of land, or part thereof, for providing an overnight camping experience to the travelling public in tents, yurts, bunkies, or other similar structures, but does not include an RV park.



Regulatory and Land Use Context:

Current Zone: Recreational Residential (RRec)

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 a Campground.

The neighboring properties are mixed forested lots and cleared fields, zoned as Agriculture (AG) and Recreational Residential (RRec), and very few dwellings in the area.

Rezoning the subject property to Commercial Recreation (CRec) would allow the development of an Campground 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 submissions were received for the Public Hearing:

1. *As a resident of the Kerrs Mill Road I wanted to tell you I support the change of land use bylaw for 689 Kerrs Mill road to commercial recreational for the establishment of a camp ground and domes. This is a young couple with a child that have moved into the area . This development will be positive for our area . Already they have been making inquiries about who to hire to get such work done . I have had a great conversation with the owners about this positive development. As a former guide and outfitter I see great possibilities to reactive this service . It's been my experience that these new visitors to the camp ground will purchase local goods and services .*

As a wood lot owner we have already had some discussion on the sale of camp fire wood . As some one with a sustainable forest management plan through our local forest co-op , additional marketing opportunities are always welcome . For many years I sat on various boards and committees were we brain stormed to promote our area as a destination tourist area. It's been a long time coming , but now it starts.

On a personal note the addition of a student to our local school will further support our community school. Looking forward to a positive vote by council on this matter. Thank you

2. *To whom it may concern. Hello, I live on the Kerrs mills road. I see there's been a proposal made for a campsite /campground at civic number 686. Proposal of this property to made and to recreational property by all means is welcome to our community. With this property they wish to develop means that there well be jobs to fill. Jobs means more money coming into our community. Thank you for your time.*
3. *Staff received a phone call outlining the following concerns:*
 - *Road; increased traffic.*
 - *Tourists seem to think its cute to feed wildlife and as such there is a problem with foxes in the area.*
 - *Impact on privacy of neighbours*
 - *Noise: Will there be ATV's or other recreational equipment?*
 - *Will this have an impact on the Wallace River?*
4. *As the adjacent property owner to the subject property I am writing with my concerns about the proposed development at 689 Kerrs Mill Road, Kerrs Mill.*

With regards to the process, I would note for your attention that the map shown in your memo dated April 7, 2021, "RE: First Reading on amendment to Land Use Bylaw to rezone PID 25172917, at 689 Kerrs Mill Road, Kerrs Mill" is inaccurate. While I would expect that this administrative error is due to the timing of recent property transactions, the result is misleading.

The property shown on the map in your memo represents the boundaries of the property before it was subdivided through an Instrument of Subdivision, attached, and "Lot 3" was sold to my company on March 12, 2021 with the deed being registered March 22, 2021. The result is that the subject property (Lots 1 & 2) is now less than half of its original size at 14.83 HA (36.65 ac +/-), whereas my adjacent property (PID 25508813) is 16.17 HA (40ac +/-). The deed for the subject property was dated March 31, 2021 and registered April 29, 2021.

Notwithstanding the above, I purchased the 40 acre property with the intent to develop it in line with the existing zoning, Recreational Residential, with lower density residential uses in mind. Although I am not privy to the details of the developer's plans, I am concerned that a campground would not be compatible with quiet enjoyment of the existing Recreational Residential zoning for a number of dwellings. Simply put, had the zoning of the neighbouring property been Commercial Recreation when I was considering the purchase of my parcel back in February, I would have invested elsewhere.

Further, I would like to know more about the environmental considerations given to such a development alongside the Wallace River and the impacts on local infrastructure to having this type of zoning in an otherwise residential and agricultural zone.

While the proposed development may have merit in other areas that are more remote, I am afraid that I cannot support it in this area.

Next Steps: Give Second Reading to the proposed amendment on June 2, 2021.

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