

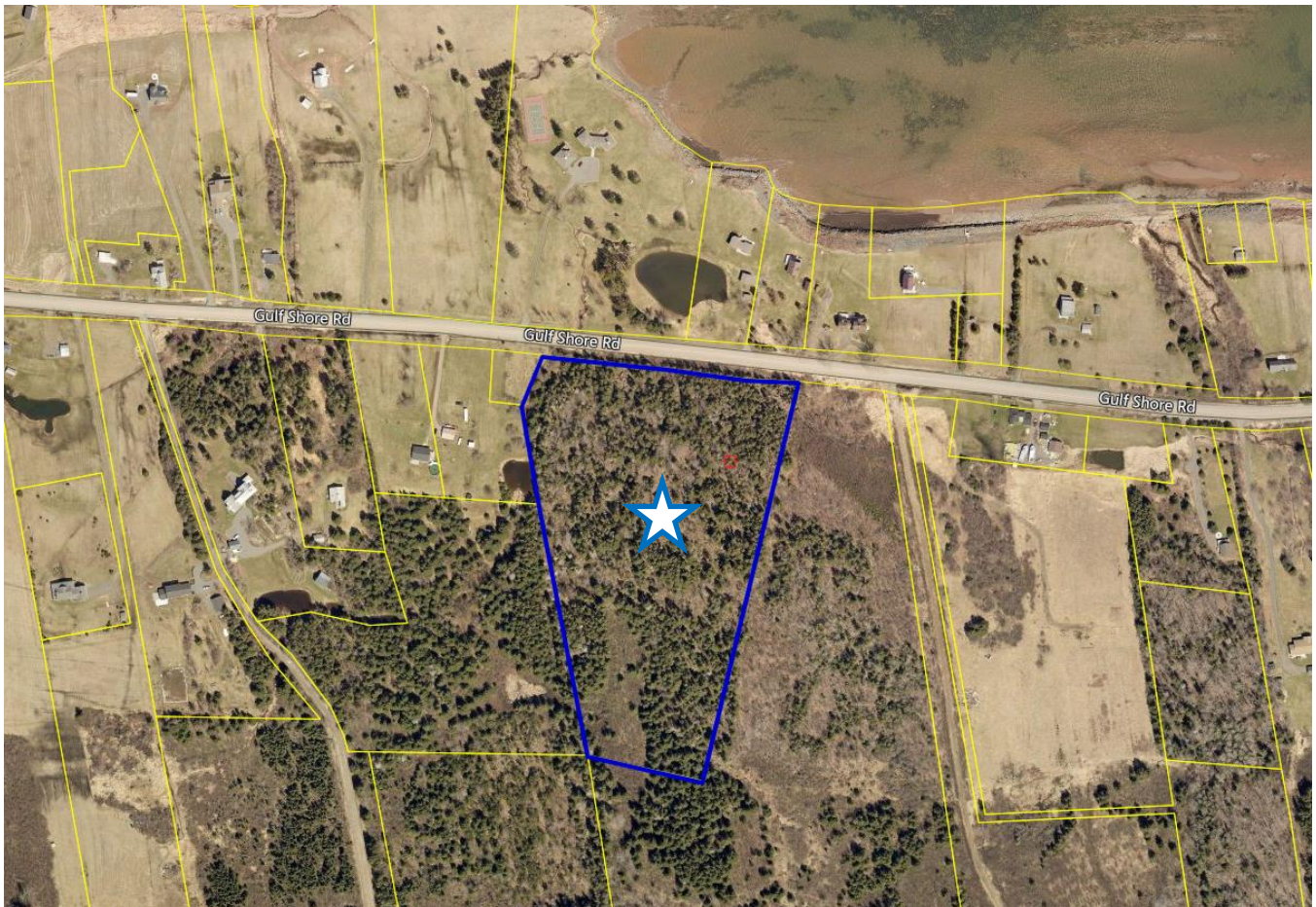
MEMORANDUM

TO: Mayor and Council
FROM: Will Balsler, Junior Planner, Development Officer
DATE: June 16, 2021
RE: First Reading on amendment to Land Use Bylaw to rezone PID 25152562, Gulf Shore Road, Gulf Shore

Background: On May 27th, 2021, Planning and Development staff received an application regarding the property at PID 25152562, Gulf Shore Road, Gulf Shore (the "subject property").

The subject property is located along the Gulf Shore Road, East of the Northumberland Links golf course. The application is for a rezoning to permit the subdivision of 6 lots, including 3 flag lots, 2 with full frontage, and 1 created by a frontage exemption.

From the Land Use Bylaw: FLAG LOT means a lot characterized by the location main body of the lot generally to the rear of another lot and with access provided by a driveway that is part of the flag lot, and that runs beside the lot or lots between the main portion of the flag lot and the street or private road that provides access to the driveway.



Regulatory and Land Use Context:

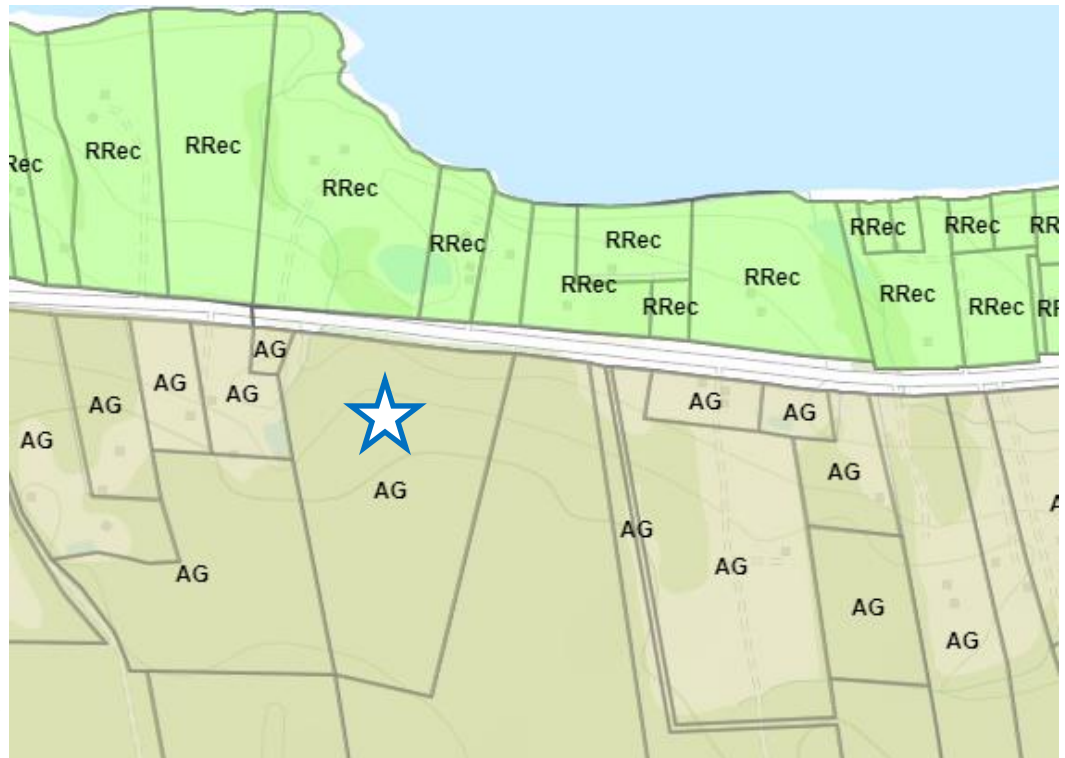
Current Zone: Agriculture (AG)

Proposed Zone: Recreational Residential (RRec)

The subject property is designated as Resource on Schedule A of the Municipal Planning Strategy (MPS). The current Agriculture zoning does not permit the development of Dwellings on Flag Lots.

The neighboring properties are mixed forested lots and cleared fields, zoned as Agriculture (AG) and Recreational Residential (RRec), with a number of dwellings in the area located mostly along the shore.

Rezoning the subject property to Recreational Residential (RRec) would allow the subdivision of 3 flag lots for residential use and is supported by Municipal Planning Strategy Policy 5-33:



Policy 5-33: Council shall, in the Land Use By-law, create the Recreational Residential Zone, intended to permit lower density residential uses on existing public roads and on existing or new private roads, and to address environmental constraints and concerns in areas that are often attractive to recreational development. Permitted uses shall include lower density residential development and agricultural uses. Zone standards shall include large lot sizes and setbacks as a means to reduce the intensity of development and its impact on the natural environment.

Next Steps: If the amendment passes first reading, staff will prepare advertisements for the public hearing to be held prior to second reading.

Recommendation: Give first reading to the proposed amendments to the Land Use Bylaw and call a public hearing for July 21, 2021, followed by a second reading.

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