



CUMBERLAND COUNCIL

RFD#

Date:

TO: Mayor and Council
FROM: Nelson Bezanson, Municipal Planner
DATE: October 18, 2021
SUBJECT: Public Hearing on amendment to Land Use Bylaw to rezone PIDs 25260043 & 25139593, 1072 Lynn Rd, Southampton

ORIGIN: On August 18th, 2021, Planning staff received an application regarding the property at 1072 Lynn Rd, Southampton - PIDs 25260043 & 25139593 (the "subject property").

LEGISLATIVE AUTHORITY: MGA PART VIII PLANNING AND DEVELOPMENT

MGA Section 205: Requirements for Adoption of Planning Documents

Municipal Planning Strategy 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.

RECOMMENDATION: That Council hold a public hearing for the proposed amendment.

BACKGROUND: The subject property is located along the Lynn Road, just east of Mapleton. The application is for a rezoning of all of PID 25139593 and 3.5 acres of PID 25260043 to permit the development of an RV Park / Campground with 15 sites for tents and tent trailers.

The neighboring properties are mixed, forested lots and cleared fields, with few neighbouring dwellings, all zoned as Rural Resource (Rsrc).

DISCUSSION: The subject property is designated as Resource on Schedule A of the Municipal Planning Strategy (MPS). The current Rural Resource zoning does not permit the development of RV Parks or Campgrounds. Rezoning the subject property to Commercial Recreation would allow the development of an RV Park and campground with 20 sites or fewer by Development Permit.

FINANCIAL IMPLICATIONS: None specific to this matter.

ENVIRONMENTAL IMPLICATIONS: Land cleared, and increased septic load for the property.



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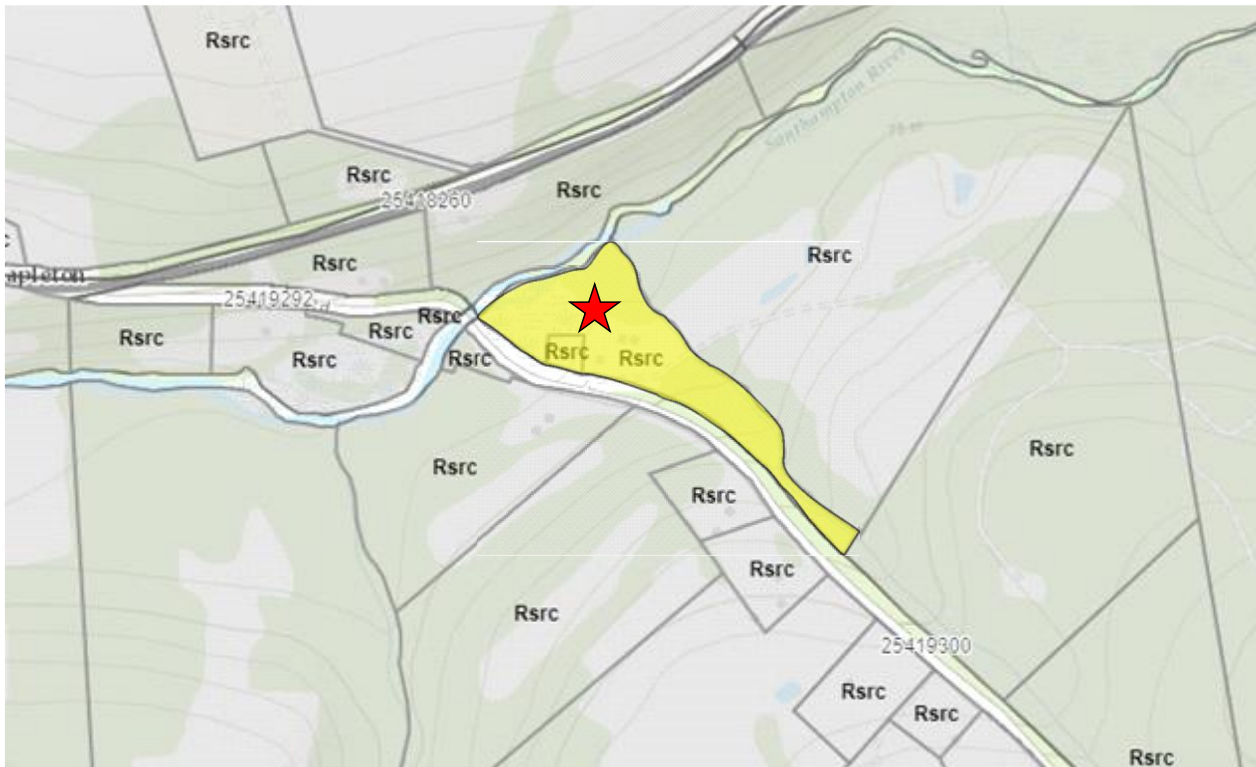
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COMMUNITY ENGAGEMENT: This is the scheduled public hearing. In accordance with MGA Section 206, Notices were placed in the Cumberland Wire, a locally circulated newspaper, on October 13 and 20. There were no submissions received at the time of preparing this memo for the public hearing. There was one phone call from a resident of the area who doesn't want a campground as they consider it will hurt the enjoyment of their property and claims that the applicant has damaged the riverbank.

ALTERNATIVES: Council can request more information from staff or applicant prior to second reading.

ATTACHMENTS: Map (below)



Current Zone: Rural Resource (Rsrc)

Proposed Zone: Commercial Recreation (CRec)