



CUMBERLAND COUNCIL

RFD#

Date:

TO: Mayor and Council
FROM: Nelson Bezanson, Municipal Planner
DATE: February, 1 2022
SUBJECT: **First Reading of amendment to Land Use Bylaw to rezone PID 25143934, 3055 Kolbec Rd, Riverview**

ORIGIN: On January 26th, 2022, Planning staff received an application regarding the property at 3055 Kolbec Rd, Riverview - PID 25143934 (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.

Municipal Planning Strategy Policy 5-29:

Council shall establish the following zones in the Land Use By-law:

(a) The Country Residential Zone, intended to permit lower density residential development on unserviced lots in defined rural communities and at the fringe of serviced communities. Zone standards shall reflect the denser nature of these communities compared to surrounding areas, but also the need for onsite water and wastewater services.

RECOMMENDATION: That Council approve first reading of an amendment the land use bylaw; rezoning the northern two thirds of PID 25143934 from Agricultural (Ag) to Commercial Recreation (CRec) with the southern third to be rezoned to Country Residential (RCou), AND to schedule a Public Hearing for the proposed amendment.

BACKGROUND: The subject property is located along the Kolbec Road, South of Port Howe. The application is to rezone PID 25143934. The subject property is approximately 15 acres and the owner proposes to rezone the northern 2/3 of the lot *Commercial Recreation* to develop an RV Park / Campground while the remaining 5 acres are to be zoned *Country Residential*.

The neighboring properties are mixed, forested lots and cleared fields, with few neighbouring dwellings, all zoned as *Agricultural (Ag)*.

DISCUSSION: The subject property is designated as Resource on Schedule A of the Municipal Planning Strategy (MPS). Rezoning the subject property to Commercial Recreation would allow



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the development of an RV Park and campground with 20 sites or fewer by Development Permit and over 20 by site plan agreement.

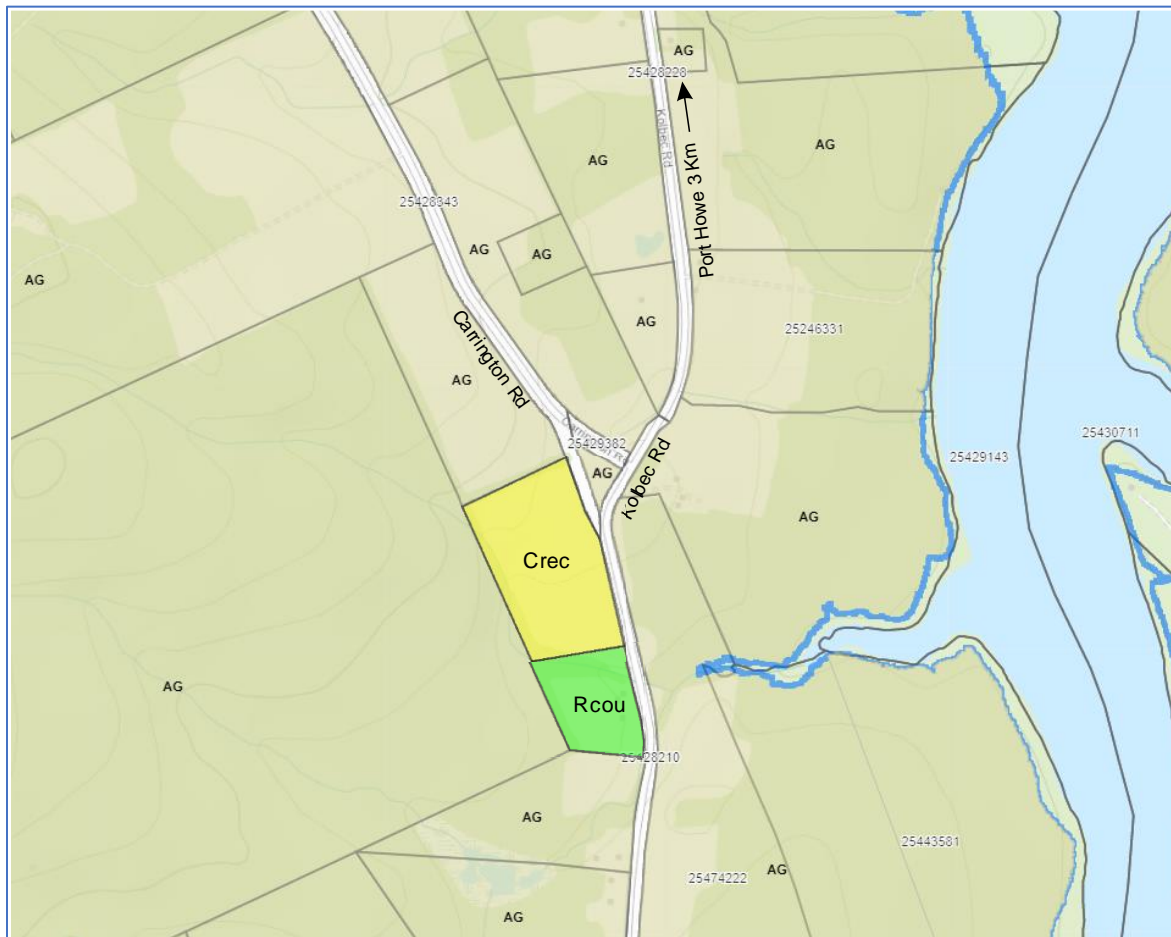
FINANCIAL IMPLICATIONS: None specific to this matter.

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

COMMUNITY ENGAGEMENT: If Council approves, a public hearing could be held on the above matter on March 23. In accordance with MGA Section 206, notices will be placed in the Cumberland Wire, a locally circulated newspaper, on March 9 and March 16.

ALTERNATIVES: Council can defer the issue to a later date, request further information or reject the proposed amendment based on conflict with a policy in the Municipal Planning Strategy.

ATTACHMENTS: Map (below)





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Report prepared by: Nelson Bezanson, Municipal Planner
Report and Financial approved by: