



**CUMBERLAND COUNCIL**

**RFD#**

**Date:**

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**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 25088162, Wentworth-Collingwood Rd, Greenville**

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**ORIGIN:** On February 1, 2022, Planning staff received an application regarding the property at Wentworth-Collingwood Rd, Greenville - PID 25088162 (the "subject property").

**LEGISLATIVE AUTHORITY:** MGA PART VIII PLANNING AND DEVELOPMENT

MGA Section 205: Requirements for Adoption of Planning Documents

Municipal Planning Strategy 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.*

**RECOMMENDATION:** That Council approve first reading of an amendment to the land use bylaw rezoning PID 25088162 from Agricultural to Recreational Residential enabling the construction of a private road and subdivision of cottage lots, AND to schedule a Public Hearing for the proposed amendment..

**BACKGROUND:** The subject property is approximately 100 acres and located along the Wentworth-Collingwood Rd, near Wentworth. The application is to rezone from *Agricultural (AG)* to *Recreational Residential (RRec)*, enabling the construction of a private road and subdivision for recreational cottage lots. It is currently an unmanaged wood lot. The neighboring properties are mostly forested lots and a few cleared fields near the highway and a 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 *Recreational Residential* would allow the construction of a private road and subdivision of recreational cottage lots.

**FINANCIAL IMPLICATIONS:** None specific to this matter.

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



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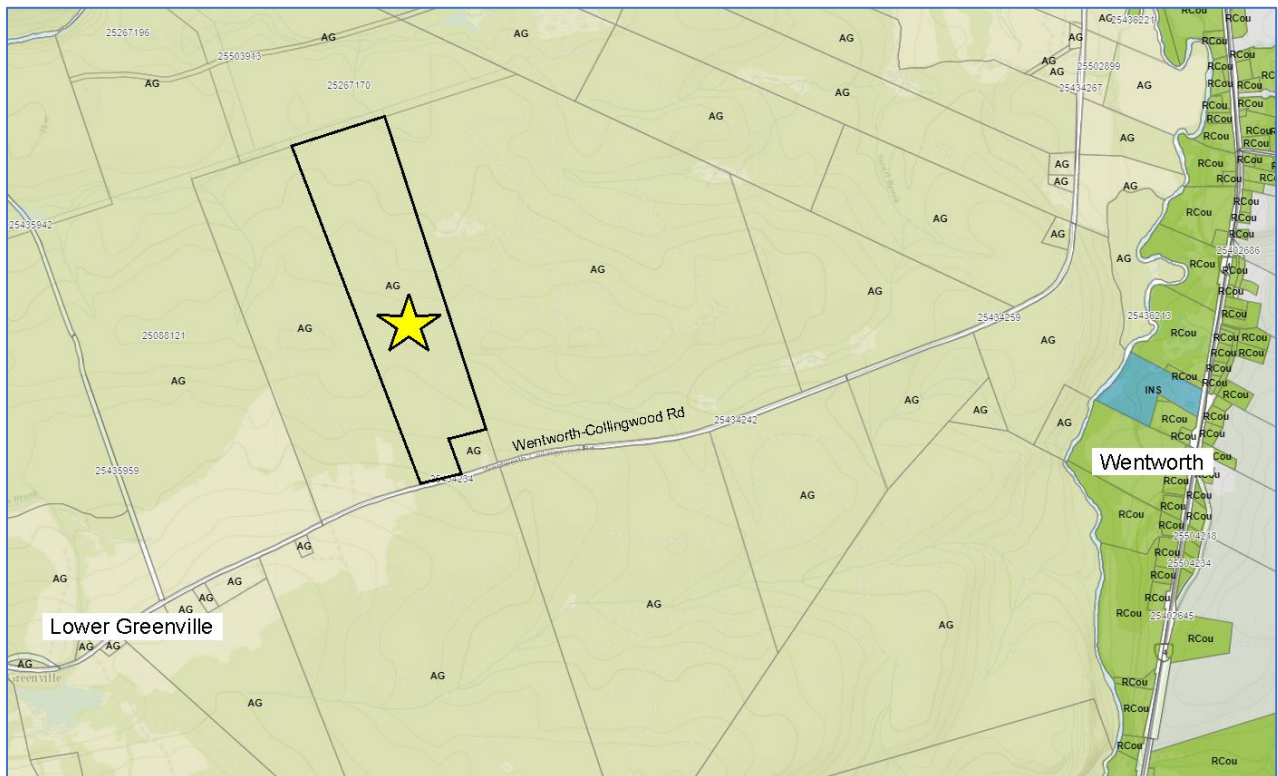
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**COMMUNITY ENGAGEMENT:** If Council approves, a public hearing could be held on the above matter on March 23. In accordance with MGA Section 206, notices will be placed in the Cumberland Wire, a locally circulated newspaper, on March 9 and March 16.

**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: