



**CUMBERLAND COUNCIL**

**RFD#**

**Date:**

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**TO:** Mayor and Council  
**FROM:** Nelson Bezanson, Municipal Planner  
**DATE:** March, 14 2022  
**SUBJECT:** **First Reading of an amendment to Schedule A of The Land Use Bylaw to rezone PID 25511056 and Part of PID 25511049, Fenwick Rd, Fenwick**

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**ORIGIN:** On March 11, 2022, planning staff received an application regarding the property near 1713 Fenwick Rd, Fenwick– PID 25511056 and Part of PID 25511049 (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 approve first reading of an amendment to Schedule A of the Land Use Bylaw; rezoning PID 25511056 and a portion of PID 25511049 from Rural Resource (Rsrc) to Commercial Recreation (CRec) with the remaining portion to continue as Rural Resource, AND to schedule a Public Hearing for the proposed amendment.

**BACKGROUND:** The subject property is located on the Fenwick Road, South of the Trans-Canada Hwy. The application is to rezone the subject property to *Commercial Recreation* to develop three geodesic domes for “glamping” with the possibility of future domes, yurts or other accommodations. The remaining area will remain Rural Resource.

The neighboring properties are forested with the closest dwelling approximately 1 km away, all zoned as Rural Resource (Rsrc).

**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 the development of the fixed roof accommodations and possible expansion.

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

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



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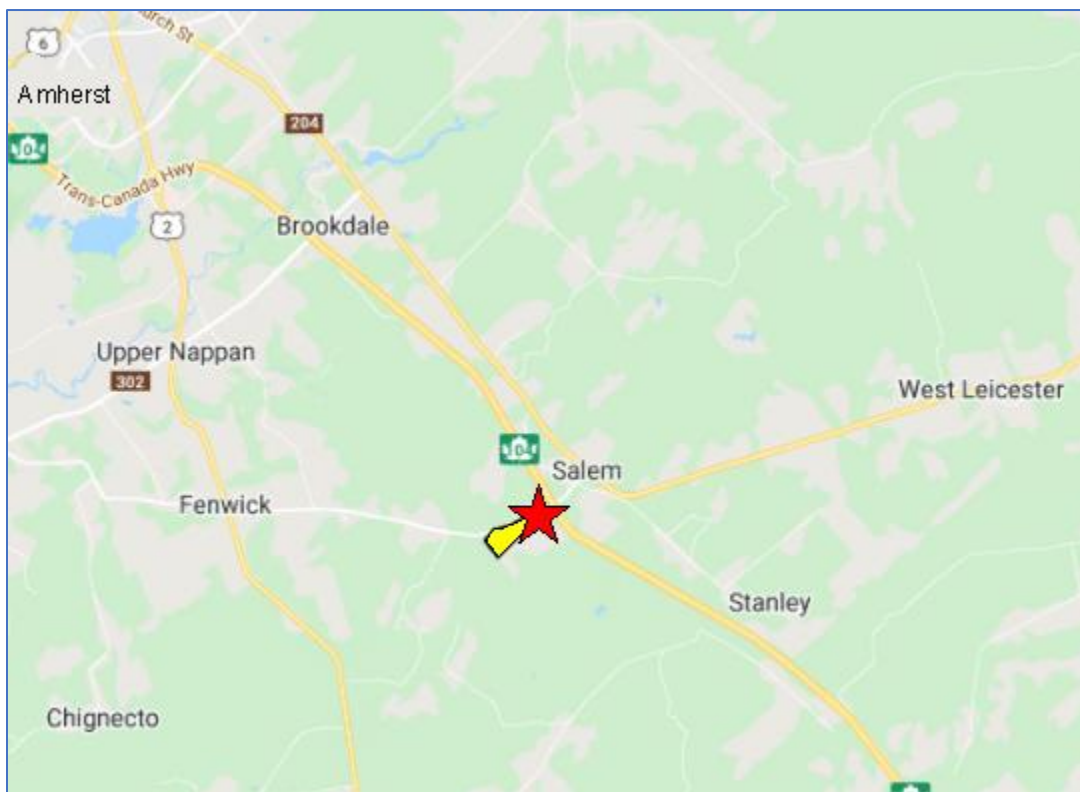
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**COMMUNITY ENGAGEMENT:** If Council approves, a public hearing could be held on the above matter at a date of Council's choosing. In accordance with MGA Section 206, notices will be placed in the Cumberland Wire, a locally circulated newspaper.

**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: