



CUMBERLAND COUNCIL

RFD#

Date:

TO: Mayor and Council
FROM: Nelson Bezanson, Municipal Planner
DATE: March, 17 2022
SUBJECT: **First Reading of an amendment to Schedule A of The Land Use Bylaw to rezone PID 25372038,**

ORIGIN: On March 17, 2022, planning staff received an application regarding the property at 207 Spencer Island Rd, Spencer Island – PID 25372038 (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; to rezone PID 25372038 from *Country Residential* (RCou) to *Commercial Recreation* (CRec), AND to schedule a Public Hearing for the proposed amendment.

BACKGROUND: The subject property is located between Highway 209 and the Spencer Island Rd. The application is to rezone the subject property to *Commercial Recreation* to develop a dozen small wooden shelters for camping as part of an ongoing outdoor adventure business.

The neighboring properties are a mix of forest, fields and some dwellings, all zoned as Country Residential (RCou).

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 small campground.

FINANCIAL IMPLICATIONS: None specific to this matter.

ENVIRONMENTAL IMPLICATIONS: Increased septic load for the property.



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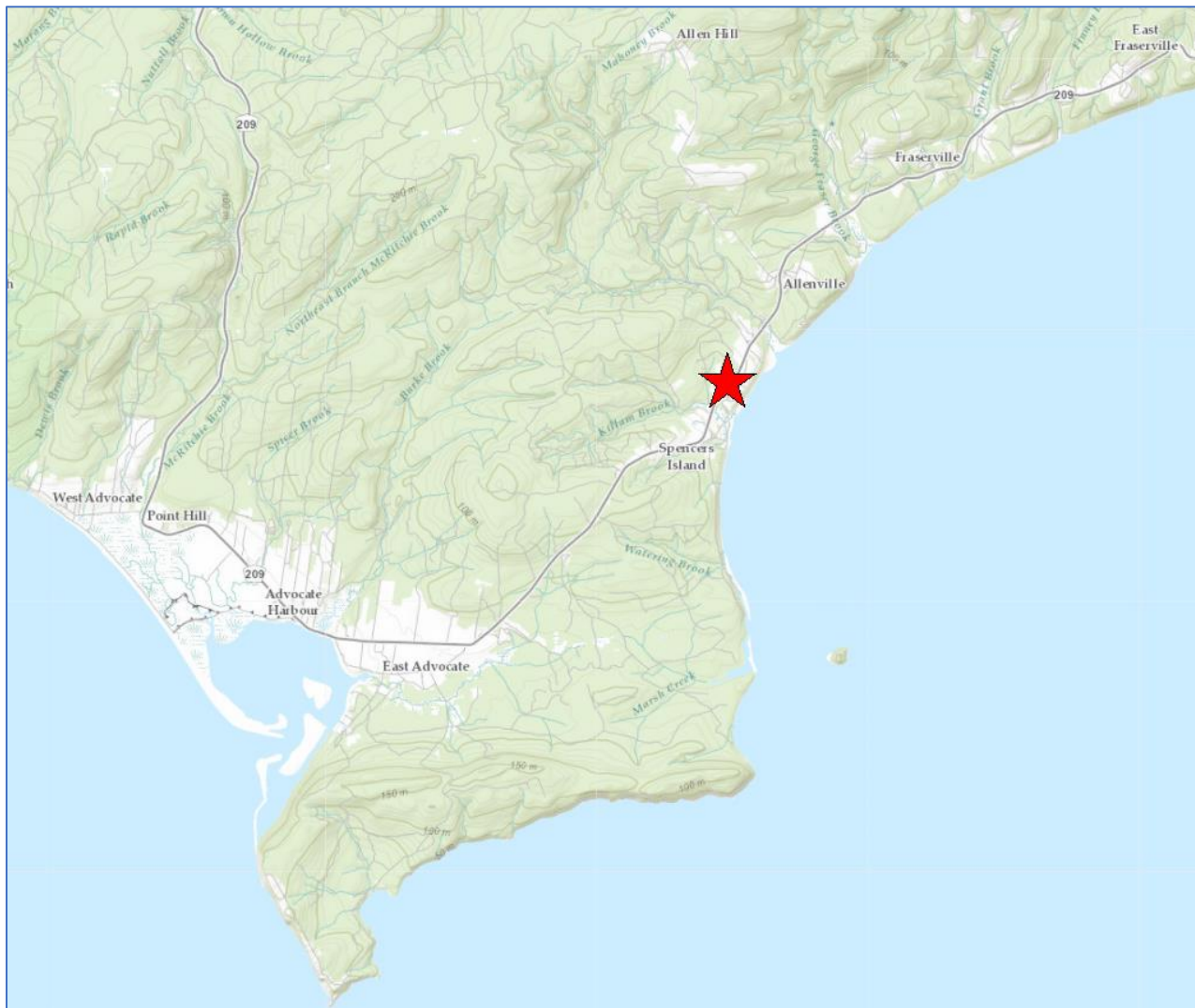
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COMMUNITY ENGAGEMENT: If Council approves, a public hearing could be held on the above matter at a date of Council's choosing. In accordance with MGA Section 206, notices will be placed in the Cumberland Wire, a locally circulated newspaper.

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)



Report prepared by: Nelson Bezanson, Municipal Planner

Report and Financial approved by: