Request for Decision – to Council

Council Meeting Date: February 11, 2020

Subject

Land Use Bylaw Amendment and Rezoning Bylaw No. 20-006

Confidential

No

Recommendation

Motion that Bylaw 20-006 be given first reading this 11th day of February, 2020.

Background

Discussion:

- Administration received application PD-19-008 from Lac La Biche County for the development of a campground on Lot 1, Block 1, Plan 0921921.
- The parcel is located adjacent to the Bold Center and Range Road 134.
- The proposed campground would have approximately 40 stalls and would be utilized for special events held at the adjacent Bold Center or sports fields.
- Due to the proposed amount of lots and the use of Recreational Vehicles (RV), the proposal is considered a campground, major within the Land Use Bylaw.
- Upon review of the application it was noted there are three (3) existing zonings within the Land Use Bylaw that have campground, major listed as a use.
  - Agricultural District (AG) campground, major is listed as a discretionary use;
  - Resort Recreational District (RR) campground major is listed as a discretionary use;
  - Crown Land District (CL) campground major is listed as a discretionary use.
- Rezoning to these three (3) options are not suitable due to the location of the parcel.
- Alternatively, another option discussed was to include campground major to the Public/Institutional District (PI) as either a permitted or discretionary use.
- Section C.2.8.1 Campground Major and Tourist Requirements in the Land Use Bylaw requires a minimum distance separation of 1,000.0 m (3,280.0 ft.) between any major campground and the boundary of a multi-lot subdivision (6 or more lots).
- The Aerial Imagery Map identifies the adjacent multi-lot subdivision separations. Although currently undeveloped, the Diamond Ridge proposal is the closest at a 82.6% variance from property boundary to property boundary. This setback would warrant an automatic denial due to the 50% variance clause identified in Bylaw 19-015. The next closest development would be
the Hammonds subdivision and that would warrant a large variance (43.6%) approval.

- Another option available is to create a Direct Control District for this site and provide a list of uses and regulations on the developments. These types of districts are similar to those at the Elinor Lake Resort or the Gun Range. These are site specific and follow the type of development in the area. In these districts, Administration may be delegated as the issuing authority for these permits.
- The final option is an un-regulated Direct Control District. This district would not be regulated, and the only approving body is Council. The 1,000.0 m (3,280.0 ft.) separation would be excluded and the final decision on the development permit cannot be appealed. This district would be only utilized when all other options in the Land Use Bylaw have been discussed and no other option will work for the specific development proposed.
- Administration is recommending the final option to create a new Direct Control District with Council as the development authority.
- Bylaw 20-006 addresses minor changes to the General regulations on all Direct Control Districts in the Land Use Bylaw, creates a new un-regulated Direct Control District – Council (DCC) and rezones Lot 1, Block 1, Plan 0921921.
- Later, if changes are required, the land surrounding the campground development may be rezoned to meet any new development needs. Alternatively, a new development permit may be brought before Council for deliberation and the zoning may stay the same.
- All adjacent lands around Lot 1, Block 1, Plan 0921921 will remain with there current zonings. The Bold Center and sports field lands are all zoned Public/Institutional District (PI).

Relevant Policy/Legislation/Practices:
- Lac La Biche County Municipal Development Plan 13-020
- East Lac La Biche Area Structure Plan 10-023
- Land Use Bylaw 17-004

Desired Outcome(s):
- That Bylaw 20-006 be given first reading to allow the process of further input to be carried out at the public hearing.

Response Options:
- Council may wish to give first reading to this bylaw.
- Council may wish to defeat the motion to grant first reading of Bylaw 20-006, which would allow the applicant to make amendments to the proposal and commence the process over again. In accordance with section D4.3 (8) of the Land Use Bylaw, the applicant cannot apply for any additional rezoning or text amendments to the Bylaw within six (6) months of the refusal date.
- Council may wish to defer Bylaw 20-006, allowing Administration to gather additional information Council deems appropriate or make changes to the proposed bylaw.

Strategic Alignment
- The proposed amendments to the Land Use Bylaw have no direct alignment with Council’s Strategic Goals but will support the development of projects that enhance Strategic Goal 2, Recreation and Culture as well as Strategic Goal 4, Tourism.

Implication of Recommendation
- Organizational:
  - Lac La Biche County will schedule a public hearing date and time.
  - Lac La Biche County will prepare the appropriate advertisement for the public hearing.
As per the Land Use Bylaw, adjacent landowners within a 60.0 meter radius will be notified of the proposed amendments, rezoning and public hearing details.

**Financial:**
- Advertising costs for a public hearing is approximately $650.00 for two (2) consecutive weeks of advertising.

**Implementation:**
- Lac La Biche County will bring forward Bylaw 20-006 for a scheduled public hearing following advertisement requirements.

**Communication:**
- Adjacent landowners and other members of the public will be notified in accordance with the County’s land use bylaw and the *Municipal Government Act*.

**Attachments**
1. Draft Bylaw 20-006 with Schedule ‘A’ and Schedule ‘B’
2. B.7 General- Redline Changes
3. Tentative Plan
4. Section B6.1 Public/Institutional District (PI) – Existing Zoning
5. Setback Map – 1000.0 meter separation
6. Zoning Map

**Prepared by:** Sheera Bourassa, Planning and Development Officer

**Presented by:** Sheera Bourassa, Planning and Development Officer