



Bylaw Report

Bylaw 1589-18: Amend Land Use Bylaw 1443-10 as Amended by Rezoning the NE 20-40-20 W4M and PT. NW 21-40-20 W4M from the Agricultural (A) District to the Recreational Facility (RF) District

Issue

To consider third reading of Bylaw 1589-18 proposing to amend Land Use Bylaw 1443-10 as amended by rezoning the NE 20-40-20 W4M and PT. NW 21-40-20 W4M from the Agricultural (A) District to the Recreational Facility (RF) District to facilitate the development of a Recreational Vehicle campground and recreational facility.

Recommendation

That Council gives third reading to Bylaw 1589-18 proposing to amend Land Use Bylaw 1443-10 as amended by rezoning the NE 20-40-20 W4M and PT. NW 21-40-20 W4M from the Agricultural (A) District to the Recreational Facility (RF) District to facilitate the development of a Recreational Vehicle Campground and Recreational Facility.

General

The landowner of the NE 20-40-20 W4M, and with the consent of the landowner of PT. NW 21-40-20 W4M, has developed the Paradise Shores Area Structure Plan to provide a framework for the development of a Recreational Vehicle Campground and Recreational Facility. That plan is described in another report in this Council agenda – see Council report for Bylaw 1588-18 – and provides the framework for considering the merits of this rezoning application.

Buffalo Lake and Buffalo Lake South Shore Intermunicipal Development Plans

The proposed rezoning to facilitate the development of an RV campground and recreation facility is consistent with the Buffalo Lake and Buffalo Lake South Shore Intermunicipal Development Plans, as described in the Council report for Bylaw 1588-18.

County of Stettler No. 6 Municipal Development Plan and Land Use Bylaw

The proposed rezoning is consistent with the County's Municipal Development Plan policies and the standards and regulations of the Land Use Bylaw, as described in the Council report for Bylaw 1588-18.

Public Consultation and Application Review Process

When the applications for the area structure plan, rezoning and development permit were received on January 24, 2018 a package was circulated on January 25 to the adjacent community association, several interested landowners, the Summer Village of White Sands and the Summer Village of Rochon Sands. This was done in order to provide stakeholders with the correct information about the applications and to request any early inputs prior to the first reading of the bylaws. Following first reading of the bylaws, the area structure plan and rezoning applications were again referred to adjacent landowners and the Member Municipalities of the Buffalo Lake Intermunicipal Development Plan and the Buffalo Lake South Shore Intermunicipal Development Plan, as well as advertised in the Stettler Independent in order to fulfill the statutory notification

and advertising requirements prior to second reading of the bylaws. Notification stated that a Public Hearing was scheduled for Saturday, March 17, 2018 at 1:00 pm at the Stettler Agricultural Society.

The public submitted 31 letters of support and 121 letters in opposition to the proposed bylaws. These were presented to Council as part of the Agenda Additions.

The Summer Village of Rochon Sands and the Summer Village of White Sands submitted letters initiating a disagreement resolution process pursuant to the Buffalo Lake Intermunicipal Development Plan. The BLSSIDP Committee met on April 16 and May 3, and resolved the disagreement by reaching an agreement with the developer to reduce the number of RV stalls from 1,000 to 750. The developer accepted this reduction if the Summer Villages agreed to forego their right to file s. 690 appeals against the bylaws. The Councils of the three municipalities have ratified the agreement.

Financial

The financial implications of the proposed bylaw will have to be discussed with the developer after public input has been heard at the Public Hearing.

Policy/Legislation

Municipal Government Act Chapter M-26 Revised Statutes of Alberta 2000, Section 606, 640 and 692.

Implementation/Communication

The County hosted a Public Hearing on March 17, 2018. Second reading was given on May 9, 2018. Third reading of this Bylaw can now be considered.

Prepared By

Johan van der Bank, Director of Planning and Development

Reviewed By

Yvette Cassidy, Chief Administrative Officer

BYLAW 1589-18

A BYLAW of the County of Stettler No. 6, in the Province of Alberta, in accordance with the Municipal Government Act Chapter M-26 Revised Statutes of Alberta 2000 and amendments thereto, to provide for the amendment of the Land Use Bylaw No. 1443-10 as amended by rezoning the NE 20-40-20 W4M and PT. of the NW 21-40-20 W4M from the Agricultural (A) District to the Recreational Facility (RF) District to facilitate the development of a Recreational Vehicle campground and recreational facility pursuant to the Paradise Shores Area Structure Plan Bylaw 1588-18.

WHEREAS the Municipal Council deems it necessary and expedient to rezone the NE 20-40-20 W4M and PT. of the NW 21-40-20 W4M from the Agricultural (A) District to the Recreational Facility (RF) District to facilitate the development of a Recreational Vehicle campground and recreational facility pursuant to the Paradise Shores Area Structure Plan Bylaw 1588-18.

NOW THEREFORE BE IT RESOLVED that Land Use Bylaw No. 1443-10 as amended be amended by rezoning the NE 20-40-20 W4M and PT. of the NW 21-40-20 W4M from the Agricultural (A) District to the Recreational Facility (RF) District, as shown in Schedule '1' attached hereto and forming part of this bylaw.

READ A FIRST TIME this 14th day of February, 2018 on a motion of Councillor Nixon.
Carried

PUBLIC HEARING held the 17th day of March, 2018 A.D.

NOTICE OF INTENTION mailed to the adjacent landowners on February 26, 2018 A.D.

NOTICE OF INTENTION published in the March 1 and March 8, 2018 A.D. issues of the Stettler Independent.

The Summer Village of Rochon Sands, the Summer Village of White Sands and the County of Stettler No. 6 have resolved an intermunicipal disagreement through the Buffalo Lake South Shore Intermunicipal Development Plan, whereby the number of RV stalls was reduced to 750 and the Summer Villages agreed not to appeal the bylaw.

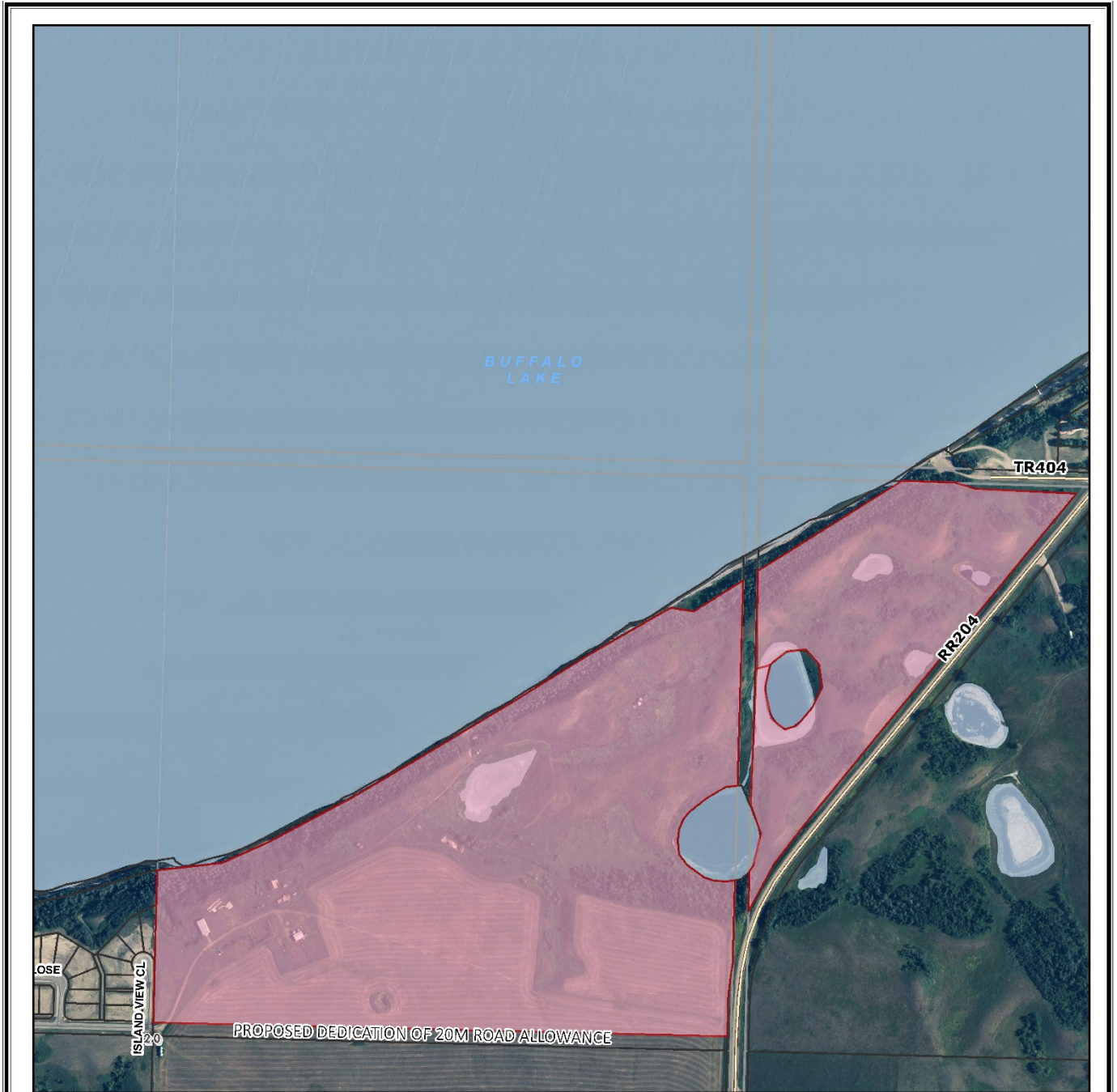
READ A SECOND TIME this 9th day of May, 2018 A.D. on a motion of Councillor Nibourg.
Carried

READ A THIRD TIME this ____th day of _____, 2018 A.D. on a motion of Councillor _____.
Carried

DATED THIS ____th day of _____, 2018 A.D.

Reeve

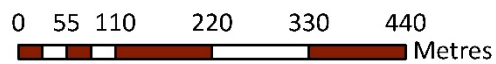
Chief Administrative Officer



Bylaw 1589 -18
 Rezone
 NE-20-40-20-W4 &
 NW-21-40-20-W4



1:7,361



Legend

- Rezone from Agricultural District to Recreational Facility District

Provided by the County of Stettler No.6
 Dimensions and areas are approximate
 and based on information submitted by
 the applicant. Dimensions need to be
 verified in the field by an ALS.
 Date: 2/16/2018
 Cartographer: Rich Fitzgerald