



AGENDA ITEM

REDESIGNATION OF LAND ON Pt. NW 21-39-03-W5M

ALBERTA VIEWS RV AND GOLF RESORT

BYLAW NO. 1368/22

April 28, 2022

BACKGROUND

On April 14, 2022, a Public Hearing was held for Bylaw 1368/22 and Council gave Second Reading to the Bylaw. Bylaw 1368/22 proposes to redesignate approximately 61.95 hectares (153.07 acres) on Pt. NW 21-39-03-W5M to Recreation 'PR' District, located north of the Town of Eckville. A copy of the Bylaw is attached as **Appendix A**.

At the time of writing this report, the development agreement and deferred services agreement respecting the developer's responsibilities in completing the development had not been signed; however, it is expected to be in place by the time of the Council Meeting.

This development was previously known as Last Hill Golf Course but is being remarketed under the new name Alberta Views RV and Golf Resort.

The property is currently zoned as Agricultural 'A' District under the County's *Land Use Bylaw*, and previously had an 18-hole golf course, but has not been operational in the past few years. 1949561 Alberta Ltd. (the landowners, Bill and Carla MacLean) purchased the property in 2015 with the intention of revitalizing the pre-existing development.

The development proposal includes a 9-hole golf course, 100 recreational vehicle seasonal campsites, two 384 ft² washrooms, 104 vehicle parking spaces, and an 80,000 ft² fenced storage lot. Additionally, a playground, a small pool, 6 pickleball courts, and a trail to a water feature are proposed for amenities to complement the campground.

In order to accommodate the proposed campground, the landowner is seeking to redesignate the lands to Recreation 'PR' District.

It is important to note that no subdivision is sought in this proposal.

POLICY CONSIDERATIONS

The subject property is within the boundary of the *Town of Eckville/Lacombe County Intermunicipal Development Plan (IDP)*. As shown on *Map 2 – Future Land Use Concept Map*, the subject land is identified as recreational land, and as such can be considered for development.

The development will further be required to be consistent with the County's *Municipal Development Plan* and *Land Use Bylaw*.

It will be a requirement of the Development Agreement that Range Road 3-4 is upgraded to a "Residential Subdivision – Main Access Road Standard", as per the *Lacombe County Standards Manual*.

The minimum setback from the waste processing site in the south east corner of the parcel is 100 metres (328 feet). The proposed location for the campground is not located within this setback.

LEGISLATIVE RESPONSIBILITIES

The *Municipal Government Act* gives Council the sole authority and responsibility to consider amendments to the *Land Use Bylaw*. In dealing with any request to change the land use zoning of a parcel of land, Council is required to consider:

- the suitability of the land for the intended use; and
- the compatibility of the intended use with other uses, both existing and proposed, in the surrounding area.

Council is also expected to consider how the proposed zoning change conforms to the *Municipal Development Plan* and any other local plans that Council has adopted, which affect the land.

ANALYSIS

The proposed redesignation does not generally conflict with the *Town of Eckville/Lacombe County IDP*, or the County's *Municipal Development Plan and Land Use Bylaw*.

The proposal is not expected to conflict with any surrounding land uses as the current development had been previously operational.

During the previous rezoning application, Council discussed the potential development of a trail to provide connection from the proposed campground to the Town of Eckville trail. At the time, Council decided not to make it a requirement of the rezoning that a trail be constructed south to connect to the Town of Eckville's existing trail system.

STAFF RECOMMENDATION

Council pass a resolution authorizing the signing officers of the County to execute the development agreement and deferred services agreement.

If this resolution is passed, Council may then proceed to consider third and final reading to Bylaw No. 1368/22 to redesignate approximately 61.95 hectares (153.07 acres) on Pt. NW 21-39-03-W5M to Recreation 'PR' District.

COUNCIL DECISION

PREPARED BY: Cajun Paradis, Senior Planner

REVIEWED BY: Tim Timmons, County Manager

