



REPORT TO THE MUNICIPAL PLANNING COMMISSION

April 28, 2022

Agenda Item	
Application No.	34/22
Proposed Development	100-stall campground <i>*known as Alberta Views RV + Golf Resort</i>
Legal Description	Pt. NW 21-39-03-W5M
Titled Area	61.95 hectares (153.07 acres)
Zoning	Recreation 'PR' District
Landowner	1949561 Alberta Ltd.
Applicant	Al-Terra Engineering (Red Deer) Ltd.

BACKGROUND

On April 14, 2022 Council gave second reading to Bylaw 1368/22 which 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. This application is subject to successful third reading during Council on April 28, 2022, prior to the Municipal Planning Commission 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 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 proposed development includes a 100-stall recreational vehicle seasonal campground, 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.

The campground stalls are proposed to be seasonal lease lots, open from spring to end of fall.

Campground stalls will be fully serviced with water, wastewater and power.

The wastewater will drain through a common sanitary main to a large holding tank. The tank will be periodically sucked empty, depending on use and the number of units occupied.

Due to the nature of the proposed development, there will be very little increase in stormwater flows. However, water quality will need to be maintained, along with the predevelopment flow rates. The site will utilize a combination of grass ditches/swales and centerline drained roadways to convey stormwater to the stormwater management pond. This pond will detain the water, as its outlet will be designed to restrict outflow to the predevelopment rate. The pond will also provide time for suspended solids to settle out prior to discharge.

There is an oilfield waste processing site in the southeast corner of the parcel, approximately 450 metres (1475 feet) away from the proposed campground.

POLICY CONSIDERATIONS

The development is considered a “major campground”, which is a discretionary use under the Recreation ‘PR’ District of the County’s *Land Use Bylaw* and requires the approval of the Municipal Planning Commission.

A major campground is defined as an “area which has been planned and improved for the seasonal short term occupancy of more than twenty (20) holiday trailers, motor homes, tents, campers or similar recreational vehicles, and is not used as a year round storage, or accommodation for residential use. Typical uses include tourist recreational vehicle parks, campsites and tenting grounds and recreational activities, such as picnic grounds, boating facilities and playgrounds.”

The applicant of a major campground application shall undertake community consultation prior to an application being made to the County by pre-circulating to adjacent landowners within a 0.5-mile radius (*Land Use Bylaw Policies 3.4(7) and 3.4(7)(a)*). The applicant is required to submit a summary of their community consultation with the application outlining neighbours concerns and how these concerns will be addressed or why they cannot be addressed. The pre-circulation completed for the rezoning application satisfied the pre-circulation requirements for the development permit application.

The property is located in the *Town of Eckville and 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 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.

CIRCULATION RESPONSE

No concerns were received by adjacent landowners or agencies during the pre-circulation of the rezoning application.

The County's Operations Department has been engaged in the review of the detailed design drawings, and has no concerns.

ANALYSIS

The proposed campground is considered a discretionary use within the Recreation 'PR' District, therefore Municipal Planning Commission approval is required.

Staff considers that the proposed campground is a suitable use of the lands, and complements the existing golf course development that has been operational previously. Further, no concerns were received during the pre-circulation.

Any affected parties may appeal a decision made by the MPC. If appealed, the appeal lies with the Land and Property Rights Tribunal (LPRT), as the proposed development is subject of a licence, permit, approval or other authorization granted by the Minister of Environment and Parks.

STAFF RECOMMENDATION

APPROVE the application, subject to the following conditions:

1. approval is for the development of up to one-hundred (100) campground stalls. A further development permit application is required for any changes to the use of the property, including any additional campground stalls, buildings or additions to existing structures
2. the proposed amenity structures shall be located and constructed in accordance with the site plan and information submitted with the development permit application, any changes will require prior approval

- from the County
3. exterior finish and appearance of the proposed amenity structures shall complement the existing structures
 4. no individual onsite water or wastewater systems permitted. Development must connect to the communal water and wastewater system
 5. campground to be operated at all times in a manner that does not cause nuisance for surrounding residents due to noise, excessive traffic, or anything else of dangerous or objectionable nature as determined by and at the sole discretion of Lacombe County
 6. any outside storage of materials or equipment associated with the campground to be screened from view to the satisfaction of the County
 7. the site to be kept at all times in a neat and tidy condition
 8. no additional signage related to the business is permitted, unless prior approval is received from the County

It is the responsibility of the applicants to ensure that the proposed development meets the requirements of the provincial Safety Codes Act and the associated Regulations.

It shall be the responsibility of the Developer to obtain all licences or other approvals that may be required from Alberta Environment and any other government agency having jurisdiction over the drainage works.

MPC DECISION

PREPARED BY: Cajun Paradis, Senior Planner
REVIEWED BY: Dale Freitag, Director of Planning Services
REVIEWED BY: Tim Timmons, County Manager

