



AGENDA ITEM

REDESIGNATION OF LAND

ON Pt. NW 21-39-03-W5M

ALBERTA VIEWS RV AND GOLF RESORT

BYLAW NO. 1368/22

March 10, 2022

BACKGROUND

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

1949561 Alberta Ltd. (the landowners, Bill and Carla MacLean) are seeking permission to redesignate approximately 61.95 hectares (153.07 acres) on Pt. NW 21-39-03-W5M to Recreation 'PR' District. The subject lands are accessed by Range Road 3-4, and are located north of the Town of Eckville.

In 2017 the landowner pursued a similar rezoning but did not complete it, and the progress of Bylaw 1247/17 lapsed two years after it was given first reading (lapsed June 8, 2019).

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. 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 however, that no subdivision is sought in this proposal.

DEVELOPMENT CONCEPT

The developer's Concept Plan is attached as **Appendix A**.

The Traffic Impact Assessment (TIA) indicates the increased traffic is significant at 491 vehicles per day, and the developer will be required to upgrade Range Road 3-4 from Last Hill Road south to 50 m south of the proposed entrance.

Water servicing the RV sites will come from a newly drilled water well that is licensed for use for up to 160 units. Water distribution will be through underground water mains with a service stub at each site. The developer has obtained a license under the *Water Act* issued by Alberta Environment and Parks.

Sanitary servicing will be a service stub at each site, draining 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 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.

DEVELOPER PUBLIC MEETING

A public meeting was held by the developer on Tuesday February 15, 2022, to which there were 7 members of the public in attendance, as well as a number of Councillor’s and County staff attending. The feedback at the open house was entirely positive. Most of the conversation was focused on the operation of the campground and golf course. There were no opposing questions or views presented. All attendees seemed supportive of the rezoning of the land and to the proposed development. No comment sheets were received following the meeting.

A summary of the Public Consultation is attached as **Appendix B**.

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.

RECOMMENDATION

Staff recommend that Council give first reading to Bylaw No. 1368/22 (attached as **Appendix C**) to change the zoning of approximately 61.95 hectares (153.07 acres) on Pt. NW 21-39-03-W5M to Recreation 'PR' District.

If Council gives first reading to the bylaw, Council may set a date to hold a Public Hearing to allow interested parties to comment on these changes. Staff recommends the April 14, 2022, Council meeting at 9:00 am.

COUNCIL DECISION

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

Three blue ink signatures are present in the bottom right corner, each enclosed in a square box. The top signature is a stylized 'P', the middle one is 'D.F.', and the bottom one is 'T.T.'.