

Zoning By-law Amendment Application Z007/24

Cedar Grove Campground

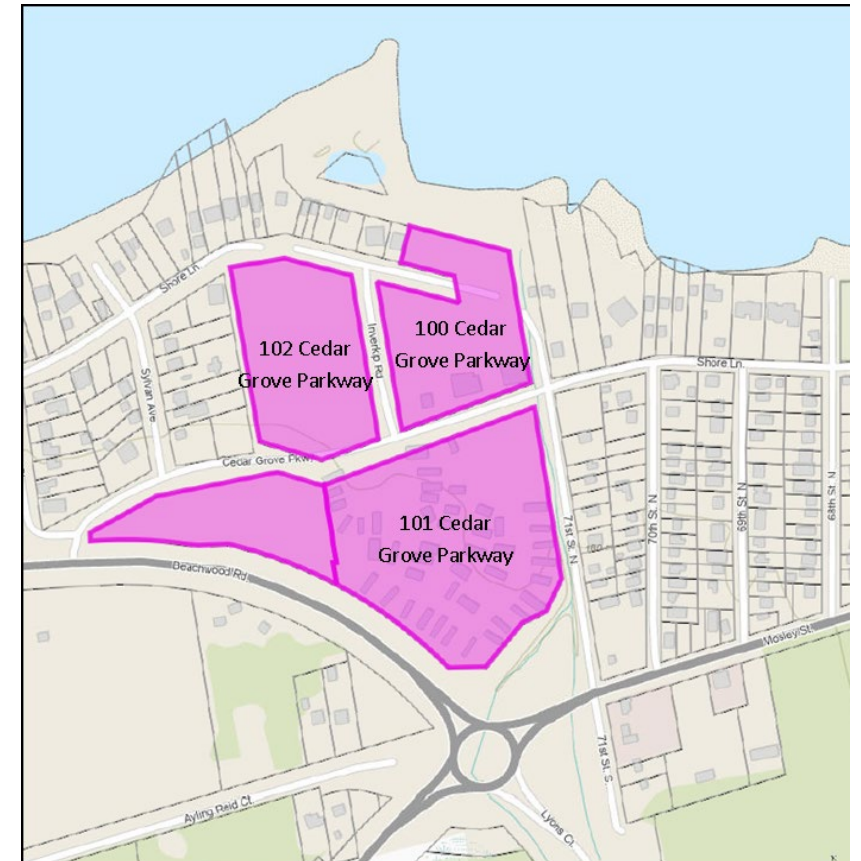


MICHAEL BENNER, MCIP RPP

BENNER & COMPANY LAND USE PLANNING

Background

- 6.5 hectare campground located along Cedar Grove Parkway.
- Owned and operated by the Barnes family since the 1940s.
- Comprises 4 separate parcels
- Provides seasonal camping and modular home sites.
- Fully serviced with municipal sewer, stormwater and water systems.



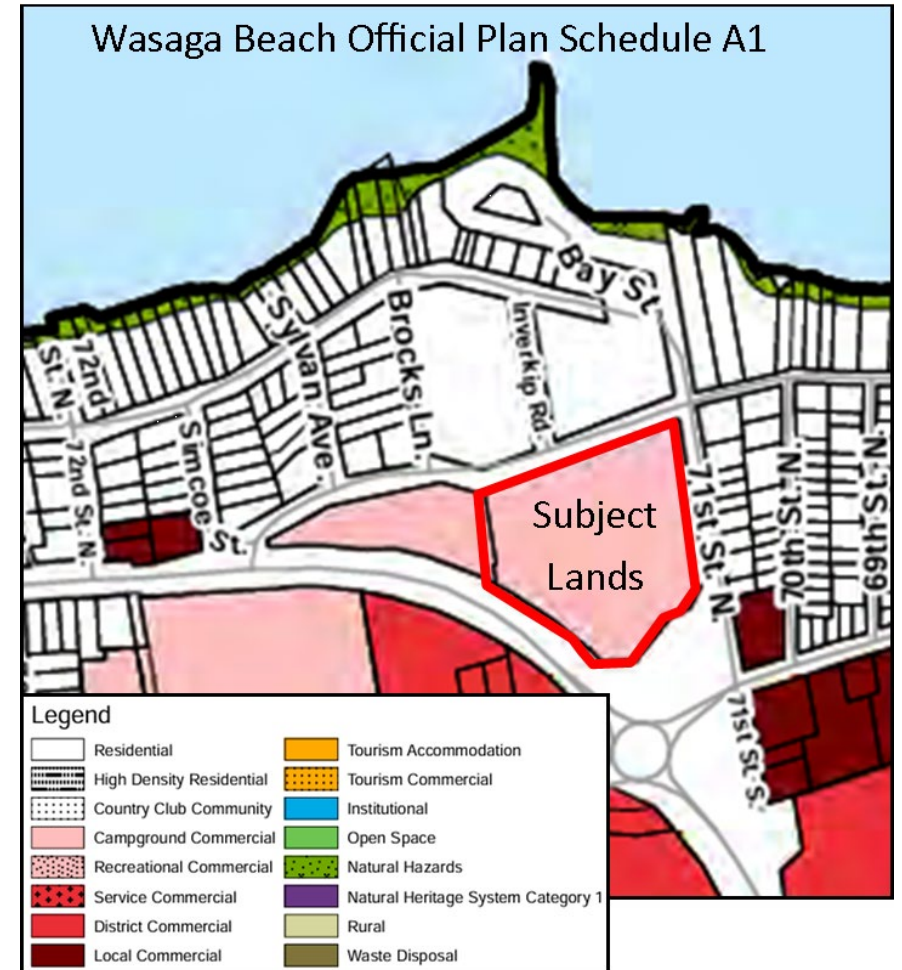
Background

- 101 Cedar Grove Parkway subject to application.
- 2.77 hectares occupied by 47 modular homes on a looped private laneway.
- All sites are fully serviced.
- Some sites are now vacant
- Includes a retail store and a detached residence.



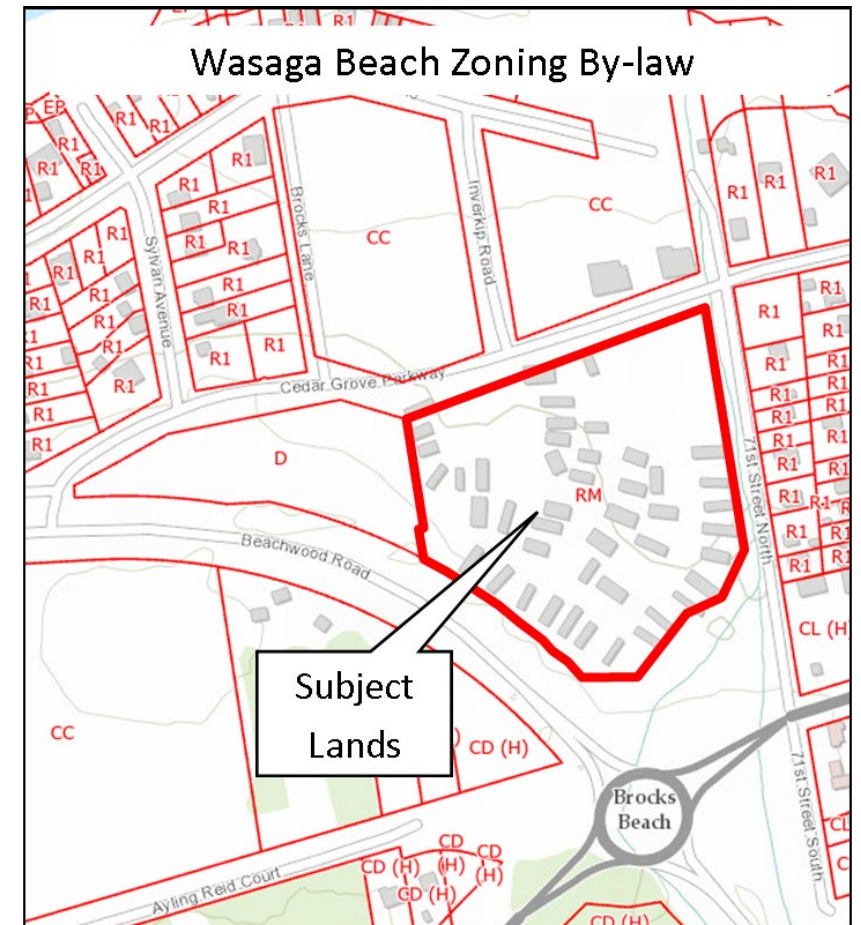
Land Use Policy Framework

- Wasaga Beach Official Plan designates lands as Campground Commercial
- Permitted uses include:
 - Tents and travel trailers
 - Recreational motor homes
 - Park model trailers
 - Other structural accommodations supporting campground use



Land Use Policy Framework

- Wasaga Beach Zoning By-law
- Subject lands are zoned Residential Modular Home (RM)
- Permitted Uses in RM zone include:
 - modular/mobile homes
 - Non-residential uses
 - Administrative uses
 - Commercial and supportive uses



Proposal

Proposed Zoning By-law Amendment and Site Plan Approval for 101 Cedar Grove Parkway.

Purpose and Effect:

- Establish a Campground Commercial (CC) development consisting of Trailer and Tent Park uses including existing detached accessory dwelling unit and a detached accessory retail store use.



Proposal

- Enact an amendment to the Town’s Zoning By-law to:
 - Re-zone existing Residential Modular Home (RM) Zone to a Campground Commercial Exception XX (CC-XX) Zone.
 - Permit the proposed trailer and tent park use and establish site-specific zone provisions:
 - Recognize a reduced lot area
 - To permit a “detached” accessory retail store use.
- Enact Site Plan Control to address matters related to servicing, design and neighbourhood impacts.



Project Timelines

- Pre-consultation meeting was held on May 16, 2023.
- Zoning Amendment Application submitted February 2024.
- Notice of Complete Application provided in May 2024
- Notice of Public Meeting provided on July 4, 2024.
- Public Meeting held on July 29, 2024.

Thank you!

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- Questions?