

REPORT

To: Mayor and Members of Council

From: Bob Lehman

Date: May 31, 2021

Re: Application for Rezoning and Site Plan Agreement for RV Park

As requested, I have reviewed the applications from the Wawa Motor Inn to develop an RV park housing 10-12 RV sites on the Hotel Property at 118 Mission Road. The application has requested a rezoning to C4 from C2 and a site plan agreement.

Recommendation:

That the following motion be approved by Council on June 15, 2020:

1. That the application submitted by Rosalind Becker for rezoning part of the property at 118 Mission Road be modified to be rezoned to C2 Exception 100 (C2*100)
2. That By-law 3405-21 be approved;
3. That Council enter into a site plan agreement with the applicant consistent with the recommendations of this report.
4. That approval of the site plan be delegated to the CAO.
5. That the amending by-law be presented to Council for all three readings.

The Application

It is proposed that 10-12 RV sites be developed at a location on the Wawa Motor Inn property immediately south of the existing south entrance. Each of the sites would be provided with piped water and electric power. The RV sites would be available to the public on a daily rental basis. The draft site plan submitted with the application indicates six sites immediately parallel to Mission Road on one side of an internal driveway and five more sites on the west side of the driveway.

Official Plan

The Wawa Motor Inn property is currently designated as Urban Highway Commercial by the Official Plan. This designation permits the use and development of accommodation facilities and requires a rezoning and site plan agreement for any new uses. Section B 9.4 of the Plan has several criteria to be considered by Council.

The following are the criteria relevant to this proposal:

- 1. Adequate parking and loading facilities are provided on the site.*
The Motor Inn property currently has a large parking area between the restaurant and Mission Road. No additional parking is required for the RV park.
- 2. Such uses are designed to provide or maintain a desirable gateway to the community.*
It is recommended that the site plan incorporate fencing and/or plantings adjacent to Mission Road to screen the recreational vehicles and meet this criteria. The C2 zone has a minimum front yard setback for any building of 12m. This would not apply to the vehicle sites. There appears to be wide boulevard between the property and the highway at this location.
- 3. New or redeveloping uses incorporate landscaping to enhance the site and surrounding area.*
As noted permanent landscaping and/or fencing of some form adjacent to Mission Road is recommended.
- 4. All options respecting shared access from the road are reviewed and implemented if feasible.*
The proposed RV park would use an existing entrance thus meet the requirements of this criteria.

Zoning By-law

The proposed use is a 'campground' as defined in the zoning by-law. It is recommended that the use permission be structured as an Exception that applies only to that portion of the Motor Inn property indicated on the attached map and that it remain as a C2 zone rather than C4 as requested. To provide flexibility it is recommended that the permission be for up to 15 sites. This area would be the location for the new zoning of C2 Exception 100 which would read as follows:

8.100 Notwithstanding any other provision of this By-Law, on the lands located at 118 Mission Road and noted by the Symbol *100 on Schedule "A-1" an additional permitted use is a campground for the temporary accommodation of up to 15 recreational vehicles. Exception C2*4 also applies to these lands.

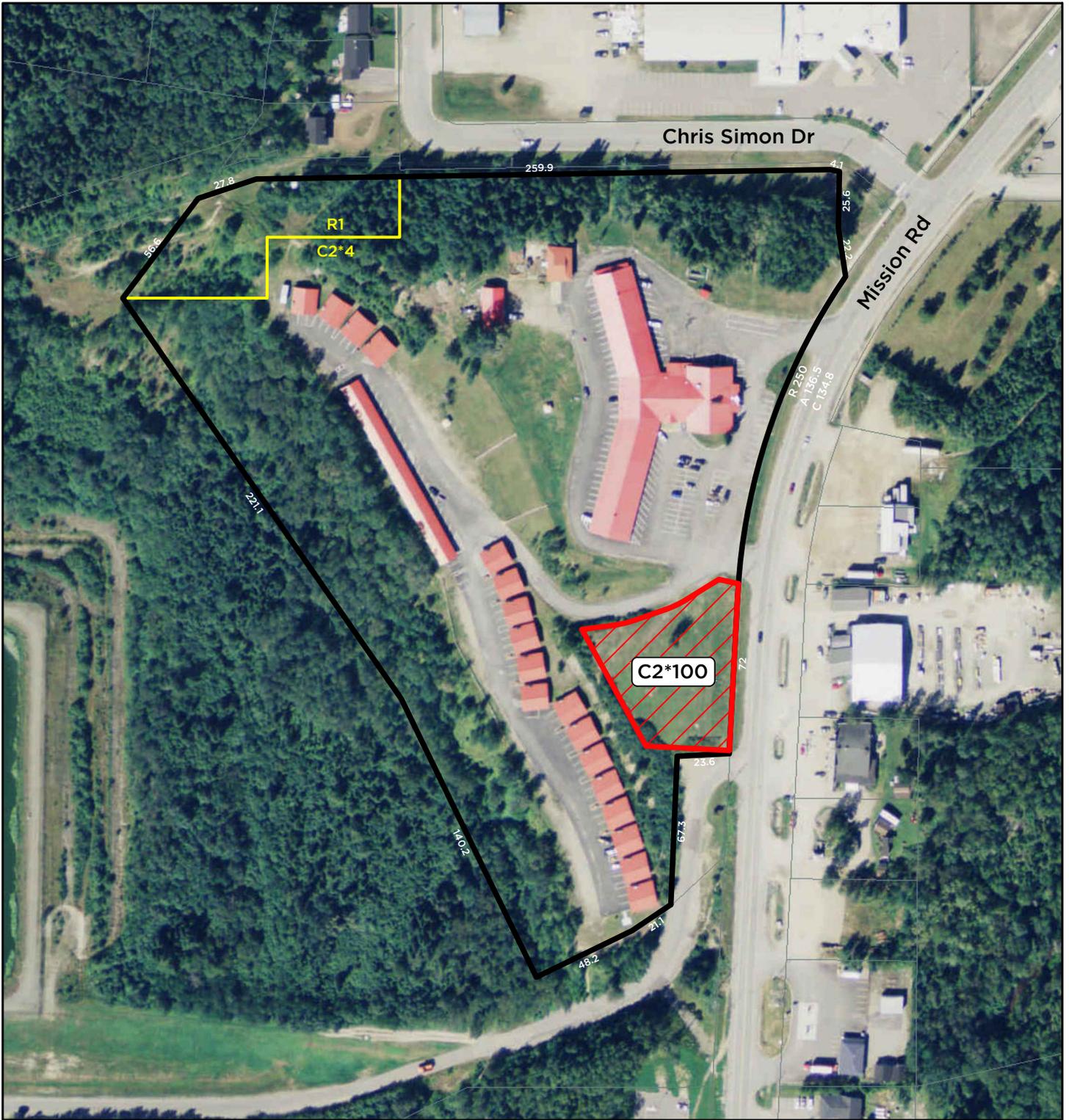
Site Plan Agreement

The site plan agreement should ensure the following:

- No more than 15 recreational vehicle sites.
- Confirmation of the setback from the top of the slope to ensure soil stability.
- Each recreational vehicle site and the access driveway should have a hard surface such as packed crushed stone and gravel, or paved asphalt.
- Recreational vehicle sites should of a sufficient size and separated from any other site by a minimum of 1.5m.
- Appropriate fencing and/or landscaping should be located adjacent to Mission Road.
- Any building or structure on site must be setback 26m from the centreline of the highway (Zoning by-law requirement in S4.25.6).
- Any signage be of design and height to enhance the gateway to the municipality.
- Sufficient turning radii is provided for vehicles both within the property and in the access to Mission Road.
- Appropriate garbage disposal facilities for the RV park are provided on site and screened from Mission Road.

A handwritten signature in black ink, enclosed in a rectangular box. The signature is stylized and appears to be 'B. Lehman'.

Bob Lehman FCIP



Lands to be Rezoned from
 Urban Highway Commercial Exception 4 (C2*4)
 to Urban Highway Commercial
 Exception 100 (C2*100)

SCHEDULE 'A'

BY-LAW 3405-21

118 Mission Road
 Municipality of Wawa
 District of Algoma