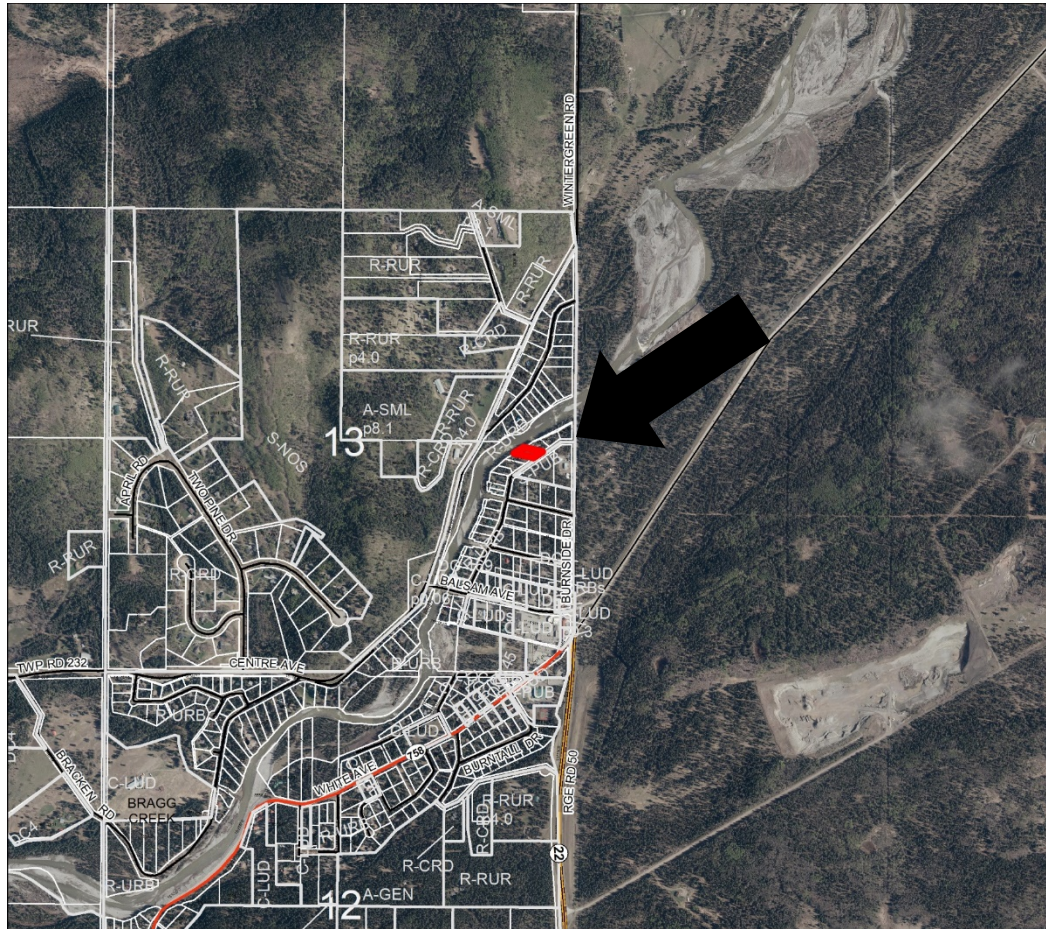


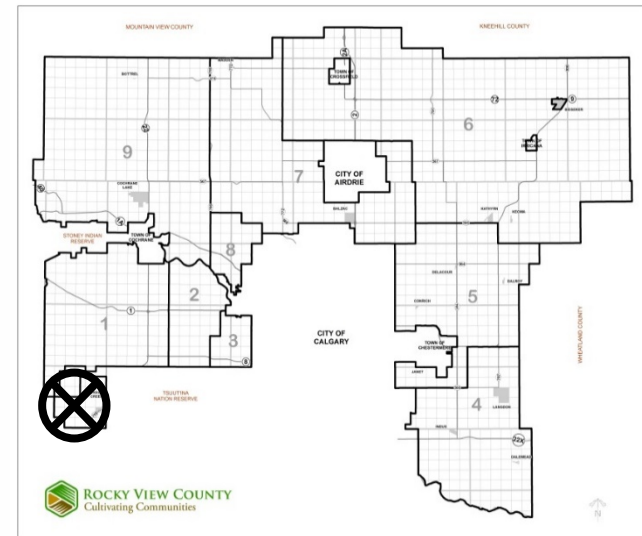
Item B-1

Division 1
File PRDP20202490 (03913093)
Vacation Rental





- Residential-Urban District (R-URB).
- Surrounded by Residential Districts





- Applicants propose to utilize their property, located at 79 River Drive North as a vacation rental
- Dwelling is approximately 1000 sq. ft. with 3 bedrooms and 2 bathrooms
- Site is screened on north property by a 6 foot privacy fence and trees on the south property line
- Applicants have stated that they have a strict no-noise policy, do not allow any events/parties, and do not allow tenting and/or camping on property.

Screening to north property



Screening to south property.



- B-1 03913093 PRDP20202490**
SOAB 2020 Dec 16
Development Authority's PowerPoint
Page 4 of 7
- Site inspection conducted on September 2, 2020
 - Well screened
 - Neat and tidy
 - Adequate parking
 - No concerns at time of inspection

Back of property looking east



Decision of the Municipal Planning Commission

This is not a development permit

Teresa N & Matthew R Weir
6 Meadowlark Crescent SW
Calgary, AB T2V 1Z1

Development file #: PRDP20202490

Issue Date: October 30, 2020

Roll #: 03913093

Rocky View County's Municipal Planning Commission conditionally approves your August 25, 2020 development permit application for the operation of a vacation rental within an existing dwelling, single detached at 79 River Drive North subject to the conditions as follows:

Description:

1. That the *Vacation Rental* (Airbnb) may operate on the subject property, within the existing dwelling, single detached, in accordance with the approved site plan, floor plans and the conditions of this permit.

Permanent:

2. That no off-site advertisement signage associated with the *Vacation Rental* shall be permitted.
3. That there shall be no non-resident employees at any time, with the exception of cleaning companies (if required).
4. That the *Vacation Rental* shall be limited to the dwelling, single detached.
5. That the Owner shall be responsible for ensuring that any renters are familiar with the property boundaries, whether that be by means of a fence, signage, or other means, to ensure no trespassing to adjacent properties.
6. That all customer parking shall be on the Owner's property at all times.
7. That the operation of the vacation rental shall not change the residential character and external appearance of the land and dwellings.
8. That the operation of this *Vacation Rental* shall not generate noise, smoke, dust, fumes, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of adjacent residential dwellings shall be preserved. The *Vacation Rental* shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
9. That the operation of the *Vacation Rental* shall be subordinate and incidental to the principal use of the dwelling unit as an owner-occupied residence.

This is not a development permit

Application History

- PRDP20202490 for a vacation rental applied for August 25, 2020
- October 29, 2020: Application approved by Municipal Planning Commission
- Notice of Decision circulated to 13 adjacent landowners
- 1 appeal received
- 9 letters in opposition of the appeal



Landowner Circulation Area

Development Proposal

Vacation Rental

Legend

Support of appeal



Opposition of appeal



Subject Parcel



Circulation

Area



Division: 1

Roll: 039013093

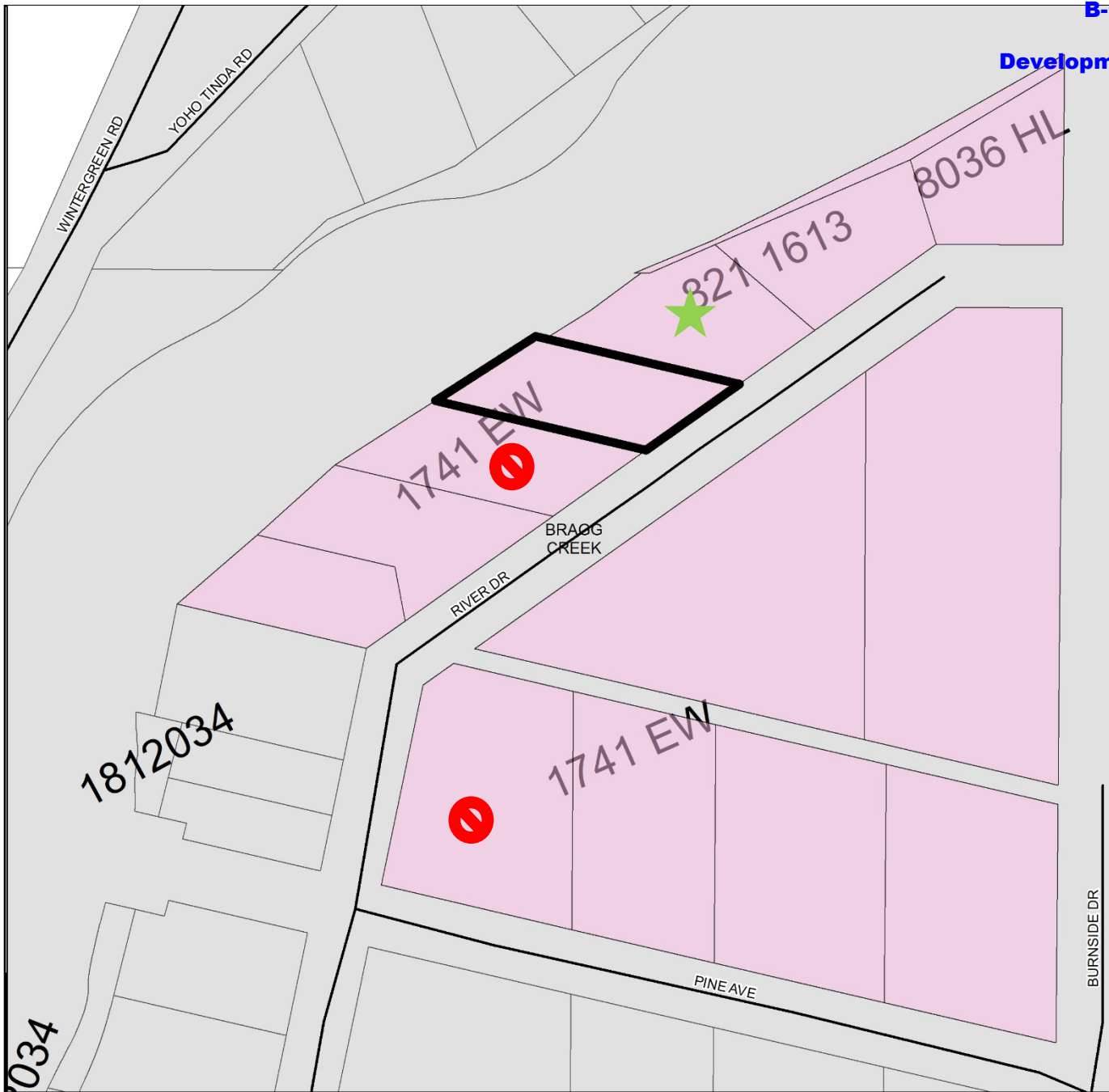
File: PL20202393

Printed: October 19, 2020

Legal: Lot 6, Block 8, Plan

1741EW,

within SE-13-23-05-W05M



Landowner Circulation Area

Development Proposal

Vacation Rental

Legend

Support of appeal



Opposition to appeal



Subject Parcel



Circulation

Area



Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.



5 letters from Cochrane

9 letters- no address provided



Division: 1

Roll: 039013093

File: PL20202393

Printed: October 19, 2020

Legal: Lot 6, Block 8, Plan

1741EW,

within SE-13-23-05-W05M