

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 1

DATE: March 24, 2021
APPLICATION: PRDP20210478

FILE: 03917031

SUBJECT: Bed and Breakfast / Discretionary use, with no Variances

APPLICATION: Application is for the development of a Bed and Breakfast.

GENERAL LOCATION: located approximately 0.40 km (1/4 mile) north of Twp. Rd. 232 and 0.20 km (1/8 mile) west of Rge. Rd. 54.

LAND USE DESIGNATION: Residential, Rural District (R-RUR) under Land Use Bylaw C-8000-2020

ADMINISTRATION RECOMMENDATION: Administration recommends Approval in accordance with Option #1.

EXECUTIVE SUMMARY: The Applicant is proposing to establish a Bed and Breakfast within an existing dwelling. The proposed Bed and Breakfast utilises approximately 61.32 sq.m (660.00 sq. ft.) of the basement, of the existing dwelling. The applicant states that the Bed and Breakfast would operate approximately 120-160 days of the year, maximum occupancy of two (2) people (additional child/adult upon special request) with a maximum stay of 14 days. There are two (2) assigned parking spaces for any potential guests.

OPTIONS:

Option #1: THAT Development Permit Application PRDP20210478 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20210478 be refused for the following reasons:

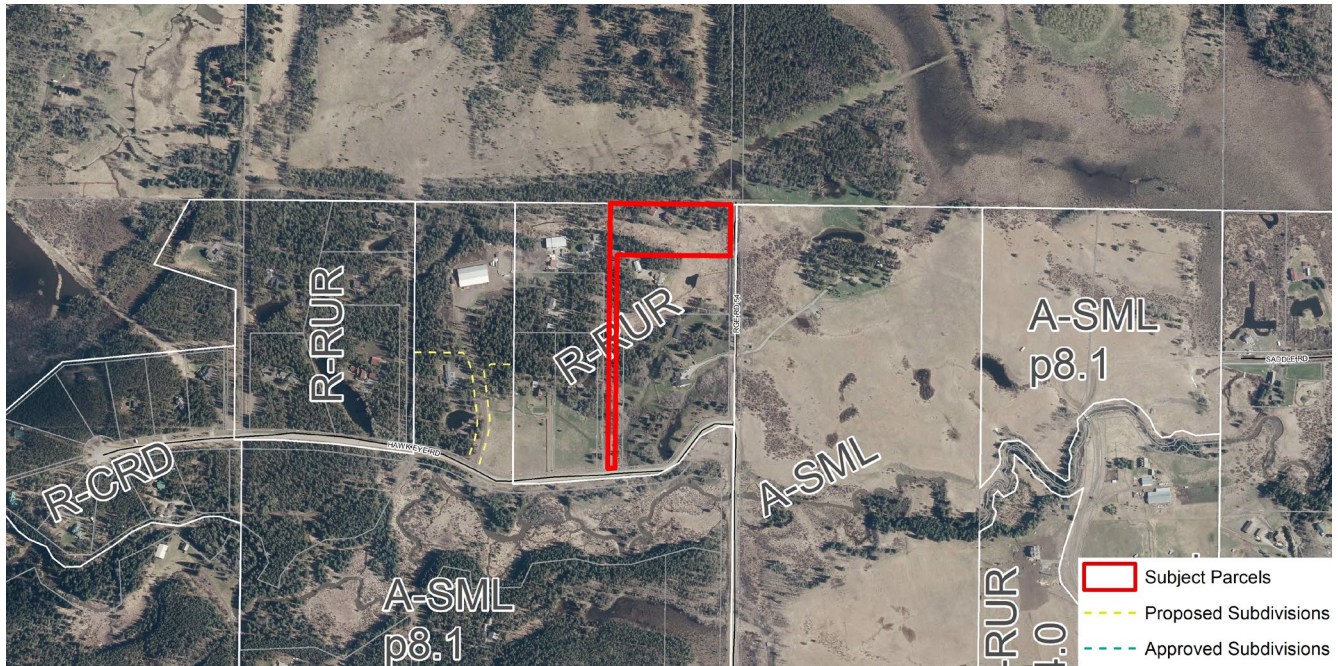
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Wayne Van Dijk, Planning and Development



AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

The application was evaluated based on the information submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i> • Land Use Bylaw C-8000-2020 • Greater Bragg Creek Area Structure Plan 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None
DISCRETIONARY USE: <ul style="list-style-type: none"> • Bed and Breakfast 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

This location had a previous Bed and Breakfast permitted, PRDP20171084, by the previous owners.

CONCLUSION:

Subject to the proposed Development Permit conditions, the application is recommended for approval.



ROCKY VIEW COUNTY

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

WV/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information

**ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**Option #1:

Approval subject to the following conditions:

Description:

1. That a Bed and Breakfast may operate on the subject parcel, within the existing dwelling, single detached, in general accordance with the submitted application and site plans.

Permanent:

2. That there shall be no off-site advertisement signage associated with the Bed and Breakfast.
3. That there shall be no non-resident employees at any time.
4. That the Bed and Breakfast 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 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 Bed And Breakfast shall not change the residential character and external appearance of the parcel and dwellings.
8. That the operation of this Bed and Breakfast 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 landowners shall be preserved. The Bed and Breakfast shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent landowners.
9. That the operation of the Bed and Breakfast shall be subordinate and incidental to the principal use of the dwelling, single-detached.

Advisory:

10. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
11. That a Building Permit shall be obtained for the Bed & Breakfast use, if required, through Building Services.
12. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
13. That this Development Permit shall be valid until **April 21, 2022**, at which time a new application shall be required.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Charlotte Funke	OWNER: Charlotte Funke
DATE APPLICATION RECEIVED: February 8, 2021	DATE DEEMED COMPLETE: February 25, 2021
GROSS AREA: ± 2.13 hectares (± 5.26 acres)	LEGAL DESCRIPTION: Lot 3, Plan 9211658, SE-17-23-05-W05M (36 Hawk Eye Road)
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> PRDP20171084: Bed and Breakfast 	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

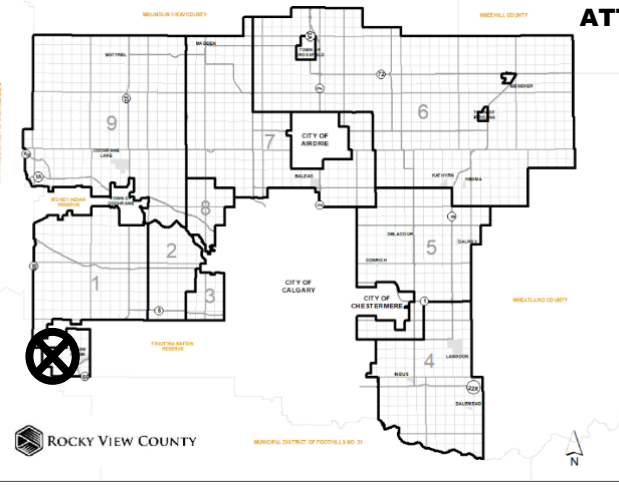


Location & Context

Development Proposal

Bed and Breakfast

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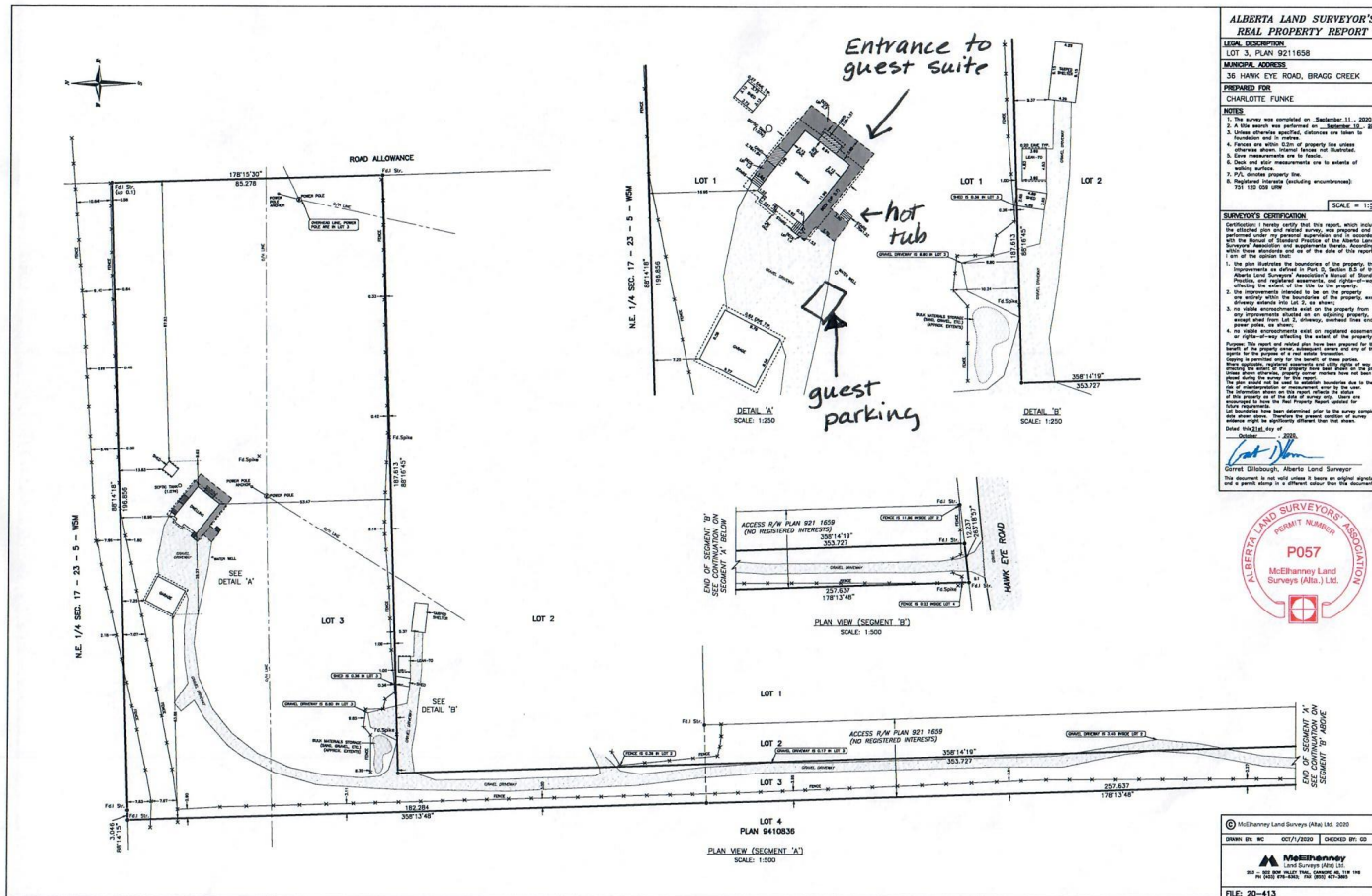
Division: 01
 Roll: 03917031
 File: PRDP20210478
 Printed: Feb 25, 2021
 Legal: Lot:3 Plan:9211658
 within SE-17-23-05-W05M



Site Plan

Development Proposal

Bed and Breakfast



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.

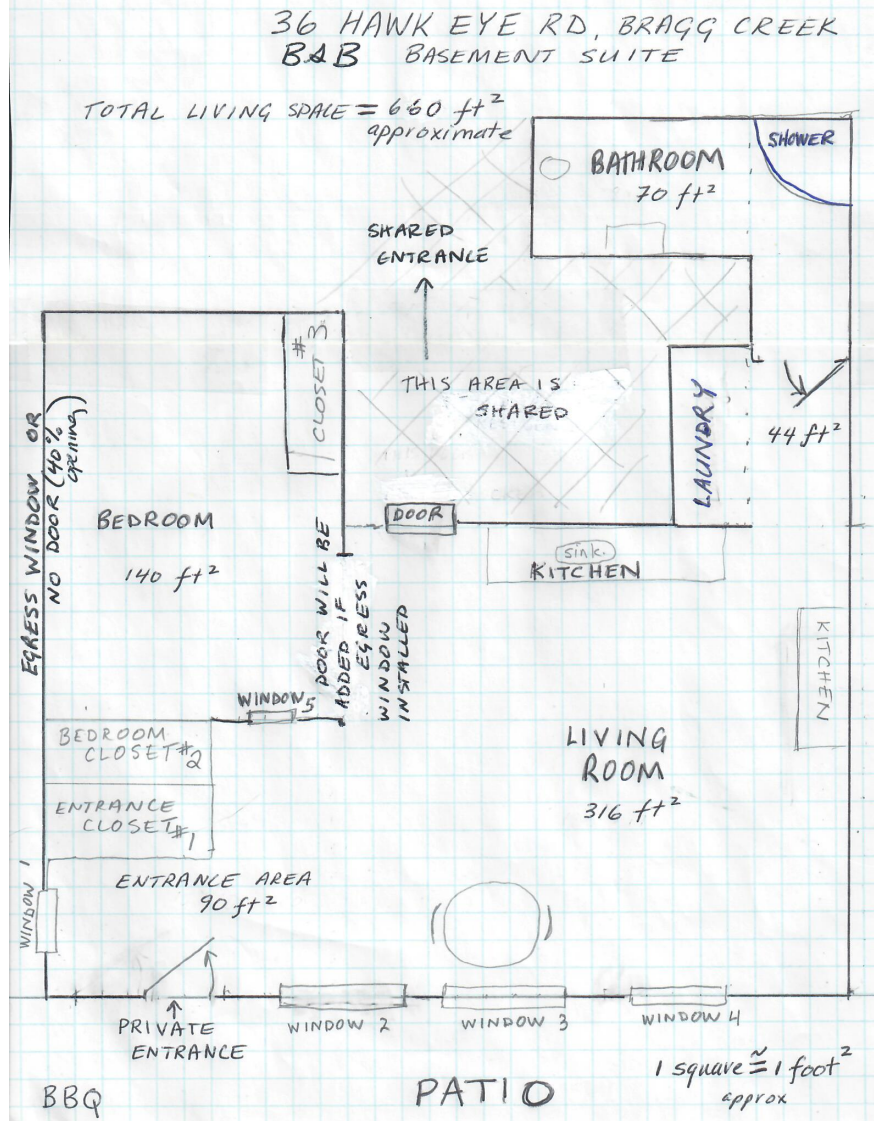
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Cover Letter

Development Proposal

Bed and Breakfast

Charlotte Funke

36 Hawk Eye Road, Bragg Creek, AB
TOL OK0

February 8, 2021

RE: Development Permit for Bed & Breakfast at 36 Hawk Eye Road, Bragg Creek

To whom this may concern,

My name is Charlotte FUNKE, I am the registered landowner of 36 Hawk Eye Road in Bragg Creek. I would like to formally request a Bed & Breakfast Permit for the existing basement walk-out suite of my home located at 36 Hawk Eye Road in Bragg Creek. The previous owners (Charlie Holschuh and Pam Shewchuk), used the suite as a Bed & Breakfast but their permit expired in June 2018 approximately.

The existing suite is approximately 660 sq ft. We have made the following changes to the rental suite since the previous owners had their B&B permit (mostly because of COVID19):

- A separate laundry area has been added to the suite next the bathroom so that guests do not have to share the laundry area of the main house.

- We have also made our hot tub accessible to guests

- Although the west entrance to the basement is shared we will encourage our guests to use the private walk-out patio entrance on the East side of the house to minimize shared living space during the Covid19 Pandemic.

We would like to rent out the 660 sq ft basement suite for short term rentals during 120-160 days of the year. Each rental would be for a maximum occupancy of 2 adults (additional baby/child/adult only upon special request). Each rental will be for a maximum duration of 14 days. We have assigned two parking spaces for guests in the front of the hot tub area (south-west side of the house).

The kitchen area is equipped with a fridge, sink, microwave, toaster oven, and 2 electric induction hot plates. The private walk out patio is equipped with a propane BBQ.

Please find attached:

- the application form and checklist
- a copy of the most recent Real Property Report dated 1-Oct-2020, indicating the guest parking and the entrance to the rental suite.
- a floor Plan of the rental suite
- 10 photos

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