

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 5
DATE:	April 14, 2021	APPLICATION: PRDP20210789
FILE:	05204012	
SUBJECT:	Home-Based Business, Type II / Discretionary use, with Variances	

APPLICATION: Application is for the operation of a Home-Based Business, Type II on the subject parcel and requires a variance to the type of business regulation.

GENERAL LOCATION: located approximately 0.60 km (1/2 mile) north of Twp. Rd. 250 and on the east side of Rge. Rd. 274.

LAND USE DESIGNATION: Agriculture, General District (A-GEN) under Land Use Bylaw C-8000-2020

EXECUTIVE SUMMARY: The Applicant is proposing to operate a Home-Based Business, Type II for campervan rentals and camping equipment rentals and sales on the subject parcel. The Applicant states the business offers rental of rooftop tents, camping equipment and ten (10) campervans. The Applicant proposes to utilise approximately 169.08 sq. m (1,820.00 sq. ft.) of outside storage for storage of seven (7) campervans and an existing garage to store three (3) campervans. The business is proposed to operate seven days/week from 7:00 am – 7:00 pm. The Applicant states that rentals are only offered on a seasonal basis, from May to the end of October. The business employs two (2) employees, one (1) employee is a resident of the parcel. The Applicant expects four (4) business-related visits/day. One (1) freestanding sign, approximately 1.00 m (3.28 ft.) in length and 0.60 m (1.97 ft.) in width is requested.

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20210789 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20210789 be refused for the following reasons:

1. That the application does not meet the requirements for a Home-Based Business, Type II, as specified in Section 145 (f) of the Land Use Bylaw, C-8000-2020.

Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type II).

2. 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 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None
DISCRETIONARY USE: <ul style="list-style-type: none"> • Home-Based business, Type II 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

This business was previously permitted at a different location, under PRDP20202854.



ROCKY VIEW COUNTY

CONCLUSION:

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

Respectfully submitted,

"Brock Beach"

Concurrence,

"Al Hoggan"

Acting 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 Home-Based Business, Type II for campervan rentals and camping equipment rentals and sales may commence on the subject land in accordance with the approved Site Plan and conditions of this permit.
 - i. That the proposed Automotive use is permitted as a Home-Based Business, Type II.
2. That one (1) on-site sign may be placed on the subject parcel, in accordance with the submitted application.
 - i. Maximum sign dimensions of 1.00 m (3.28 ft.) in length, 0.60 m (1.97 ft.) in height.
 - ii. The sign shall be located in the yard adjacent to the front property line and either supported on independent posts or attached to existing fencing in an attractive fashion.

Permanent:

3. That there shall be no more than two (2) non-resident employees at any time.
4. That the Home-Based Business, Type II shall not change the residential character and external appearance of the land and buildings.
5. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
6. That the operation of this home-Based Business, Type II shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
7. That the activity shall not generate noise, smoke, dust, fumes, glare or refuse matter considered offensive or excessive by the Development Authority. The activity shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
8. That all signage shall be in accordance with the County's Land Use Bylaw C-8000-2020.
9. That the Home-Based Business, Type II shall be limited to the accessory building and outside storage areas as proposed.
10. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or outside storage area, in accordance with the approved Site Plan.
11. That all outside storage that is part of this Home-Based Business, Type II shall be screened from adjacent lands, to the satisfaction of the Development Authority, shall meet the minimum setback requirements for buildings and shall not exceed **169.08 sq. m (1,820.00 sq. ft.)** in general accordance with the Site Plan.
 - i. That any site landscaping or screening elements approved with the application, shall be maintained onsite at all times.
12. That any non-domestic wastewater, antifreeze, oils or fuels that accumulate on site shall be in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site in accordance with the regulations administered by Alberta Environment.
13. That no off-site advertisement signage associated with the Home-Based Business, Type II shall be permitted.



ROCKY VIEW COUNTY

14. That the operation of this Home-Based Business, Type II may generate up to eight (8) business-related visits per day.

Advisory:

15. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
16. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That Building Permits shall be obtained, through Building Services, for any buildings associated with this Home-Based business, Type II.
17. That this Development Permit shall be valid until **May 12, 2022**.



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ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Jennifer Dorey	OWNER: Robert and Theodora Lefurgey
DATE APPLICATION RECEIVED: March 3, 2021	DATE DEEMED COMPLETE: March 8, 2021
GROSS AREA: ± 1.69 hectares (± 4.18 acres)	LEGAL DESCRIPTION: Block 3, Plan 9512826, SW-04-25-27-W04M (250136 Rge. Rd. 274)
APPEAL BOARD: Municipal Government Board	
HISTORY: <ul style="list-style-type: none"> No previous development permit history 	
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.	

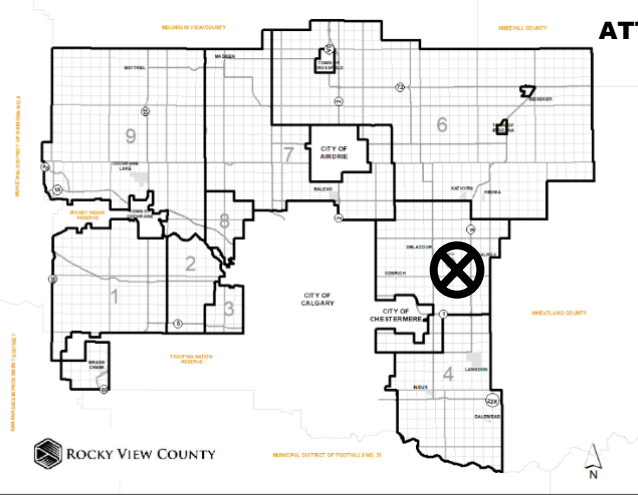


Location & Context

Development Proposal

Home-Based business,
Type II for campervan and
camping equipment
rentals and sales

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Division: 05
Roll: 05204012
File: PRDP20210789
Printed: Mar 8, 2021
Legal: Block:3 Plan:9512826
within SW-04-25-27-W04M



Site Plan

Development Proposal

Home-Based business,
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SITE PLAN

DETAILS:

ADDRESS
250136 RGE RD 274
ROCKY VIEW COUNTY, AB

LEGAL DESCRIPTION
BLOCK 3 PLAN: 9512826
SW-04-25-27-W04M
4.18 ACRES
LAND USE A-GEN

HOME BASED BUSINESS
TYPE II APPLICATION

NORTH CAMPERVANS INC

NOTES:

1) OUTDOOR PARKING AND STORAGE AREAS WILL BE SHELTERED BY EXISTING FENCES AND TREES OR BY USE OF TENT SHELTERS.

2) TENT SHELTERS IF USED WILL BE GREATER THAN 3M AWAY FROM ANY EXISTING STRUCTURE AS TO NOT REQUIRE PERMITS AS PER ALBERTA SAFETY CODES ACT PERMIT REGULATION AR204/2007 6.3(F)(G).

3) TOTAL PROPOSED BUSINESS USE OUTDOOR STORAGE/PARKING AREA IS 1820 SQFT (1% OF PARCEL AREA).

4) PROPOSED BUSINESS USE OUTDOOR STORAGE SETBACK MINIMUM 45M (148') FROM COUNTY ROAD.

5) BUSINESS USE AREAS CLOUDED FOR CLARITY

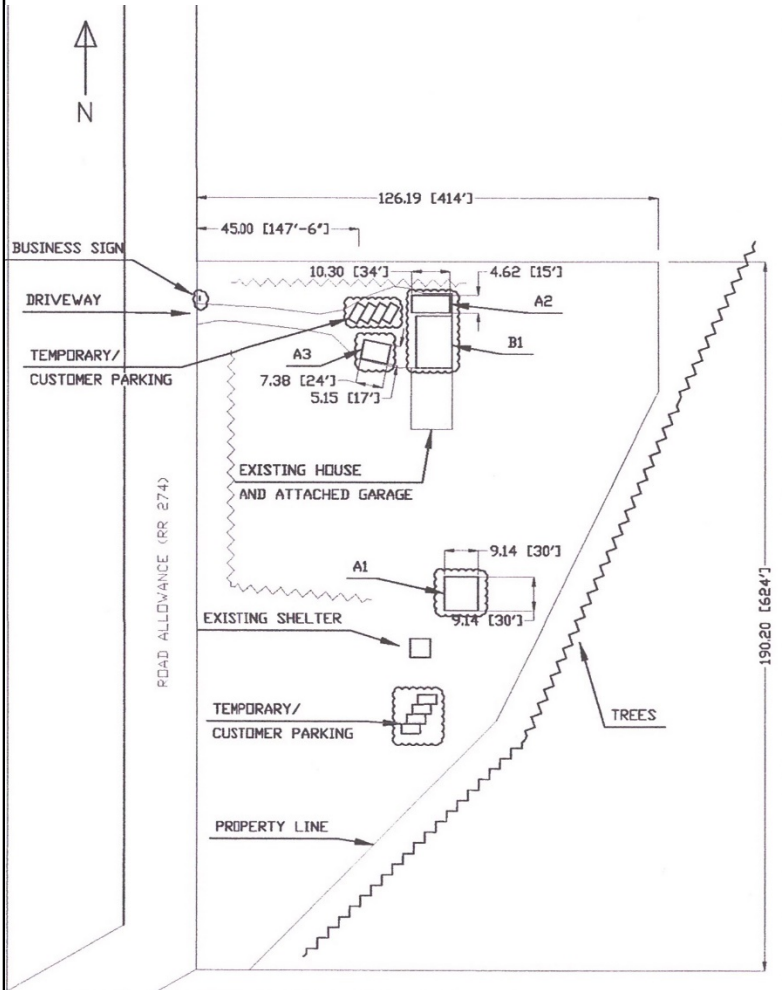
BUSINESS USE OUTDOOR STORAGE DIMENSIONS AND AREAS

ITEM	DESCRIPTION	LENGTH		WIDTH		AREA	
		M	FT	M	FT	M ²	FT ²
A1	OUTDOOR STORAGE	9.14	30.00	9.14	30.00	83.54	899.20
A2	OUTDOOR STORAGE/PARKING	10.30	33.80	4.62	15.20	47.59	512.20
A3	OUTDOOR STORAGE/PARKING	7.38	24.20	5.15	16.90	38.01	409.10
TOTAL						169.13	1820.50

BUSINESS USE INDOOR DIMENSIONS AND AREAS

ITEM	DESCRIPTION	LENGTH		WIDTH		AREA	
		M	FT	M	FT	M ²	FT ²
B1	ATTACHED GARAGE	13.94	45.70	9.56	31.40	133.20	1433.80
TOTAL						133.20	1433.80

ROCKY VIEW COUNTY DEVELOPMENT PERMIT - FEB 2021



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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Development Permit Application Cover Letter**March 2, 2021**

Development Permit Application for a Home Based Business (Type II)

Proposed Land Use:

Home Based Business (Type II)

Scope of Work/Business Summary:

North Campervans Inc. is a campervan rental and camping equipment rentals and sales business. We provide rentals of custom compact campervans with bed and kitchen systems for local and international travellers looking for a comfortable way to explore and camp in Western Canada and the US. We also offer rentals and sales for vehicle mounted rooftop tents and other camping equipment.

For rentals – customers book a reservation with us either via phone or online and visit our location, by appointment only, to pickup or drop off their campervan, rooftop tent or camping equipment rental. We offer pickup/dropoff anytime between 7am-7pm – 7 days a week. Rentals are only offered on a seasonal basis from May to the end of October.

For camping gear sales – customers would make a request either online or by phone and would visit our location by appointment only to pick up their purchase. We also dropship some items or ship them to customers from our location on occasion.

The one owner/full-time operator will live on site and plans to have one part time non-resident employee.

Our rental vehicles are all minivans. A maximum of 7 business use vehicles would be parked outdoors in outdoor storage areas as per the site plan and there is a plan for up to 3 additional vehicles to be parked/stored indoors in the existing garage. There will also be some additional outdoor storage space for equipment south of the house. In addition to business use vehicle parking/storage we have made an allowance for up to 4 temporary parking spaces for customer and employee parking as per the site plan.

Site access is per the main north driveway off Range Road 274.

Cover Letter**Development Proposal**

Home-Based business,
Type II for campervan and
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*Division: 05
Roll: 05204012
File: PRDP20210789
Printed: Mar 8, 2021
Legal: Block:3 Plan:9512826
within SW-04-25-27-W04M*

Site Photos

Development Proposal

Home-Based business,
Type II for campervan and
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Roll: 05204012
File: PRDP20210789
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