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**PLANNING AND DEVELOPMENT SERVICES**

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<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 1
<b>DATE:</b>	April 28, 2021	<b>APPLICATION:</b> PRDP20210918
<b>FILE:</b>	05828008	
<b>SUBJECT:</b>	Vacation Rental / Discretionary use, with no Variances	

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**APPLICATION:** The proposal is for a Vacation Rental to operate within a proposed Accessory Dwelling Unit.

**GENERAL LOCATION:** Located approximately 1.21 km (3/4 mile) east of Hwy. 22 and on the south side of Towers Trail

**LAND USE DESIGNATION:** Agriculture Small District (A-SML)

**EXECUTIVE SUMMARY:** This application is for a Vacation Rental located within a concurrently proposed Accessory Dwelling Unit, PRDP20210917. The site is currently developed with a dwelling, single detached. This Vacation Rental will be located on the opposite side of the parcel to the main residence and the other proposed vacation rental. The Accessory Dwelling Unit is a permitted use within the district however a development permit is required for a requested minor variance, which was conditionally approved by Administration on April 20, 2021.

If approved, this would be the second Vacation Rental use on the subject site. The first Vacation Rental use is being considered by Municipal Planning Commission under PRDP20210760.

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

**OPTIONS:**

Option #1: THAT Development Permit Application PRDP20210918 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20210918 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.

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**Administration Resources**

Camilo Conde, Planning and Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:**



**APPLICATION EVALUATION:**

The application was evaluated based on the site plan submitted with the application and the Land Use Bylaw C-8000-2020, and the Cochrane Intermunicipal Development Plan.

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i></li> <li>• Land Use Bylaw C-8000-2020</li> <li>• Cochrane Intermunicipal Development Plan</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• Real Property Report</li> <li>• Site Plan</li> </ul>
<p><b>DISCRETIONARY USE:</b></p> <ul style="list-style-type: none"> <li>• Vacation Rental</li> </ul>	<p><b>DEVELOPMENT VARIANCE AUTHORITY:</b></p> <ul style="list-style-type: none"> <li>• Municipal Planning Commission (MPC)</li> </ul>

Additional Review Considerations

Land Use Bylaw C-8000-2020 was consulted for this application, as the application is to bring the property into compliance with current zoning and setback regulations.



**CONCLUSION:**

Subject to the proposed conditions of approval, the application is recommended for APPROVAL.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

CC/llt

**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 the Vacation Rental may operate on the subject property, within the proposed Accessory Dwelling Unit, in accordance with the approved site plan, floor plans and the conditions of this permit.

**Prior to release:**

- 2) That prior to release of this permit, that Development Permit PRDP20210917 shall be issued.

**Permanent:**

- 3) That no off-site advertisement signage associated with the Vacation Rental shall be permitted.
- 4) That there shall be no non-resident employees at any time, with the exception of cleaning companies (if required).
- 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 any minimal exterior modification of the structure or grounds may be considered by the County upon request, to ensure that no additional permits are required and that it is not changing the residential character of the property.

**Advisory:**

- 10) That a Building permit and applicable subtrade permits shall be obtained through Building Services, if required, prior to commencement of the Vacation Rental.
- 11) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 12) That the site shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 13) That if the Development Permit is not issued by **September 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- 14) That this Development Permit shall be valid until **May 26, 2024**, at which time a new application shall be submitted. Note, that the County will take into consideration any enforcement action of this Vacation Rental prior to considering subsequent applications



## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Grant Chapman/ Jenna Lyn Latham	<b>OWNER:</b> Grant Chapman/ Jenna Lyn Latham
<b>DATE APPLICATION RECEIVED:</b> February 28, 2021	<b>DATE DEEMED COMPLETE:</b> February 28, 2021
<b>GROSS AREA:</b> ± 24.24 hectares (± 59.90 acres)	<b>LEGAL DESCRIPTION:</b> SE-28-25-04-W05M
<b>APPEAL BOARD:</b> Municipal Government Board	
<p>Planning Applications</p> <ul style="list-style-type: none"> <li>• There are no Planning related application on file for this parcel</li> </ul> <p>Development Permits</p> <ul style="list-style-type: none"> <li>• PRDP0210760 Vacation Rental (on same MPC date)</li> <li>• PRDP20210901 Existing Dwelling, Tiny (on same MPC date)</li> <li>• PRDP20210917 Accessory Dwelling Unit Conditionally-Approved April 20, 2021 by Administration</li> </ul> <p>Building Permits</p> <ul style="list-style-type: none"> <li>• PRBD20193728 As built garage (In compliance)</li> <li>• PRBD20193741 3 Farm Building Location Permits (Closed-Complete)</li> </ul>	

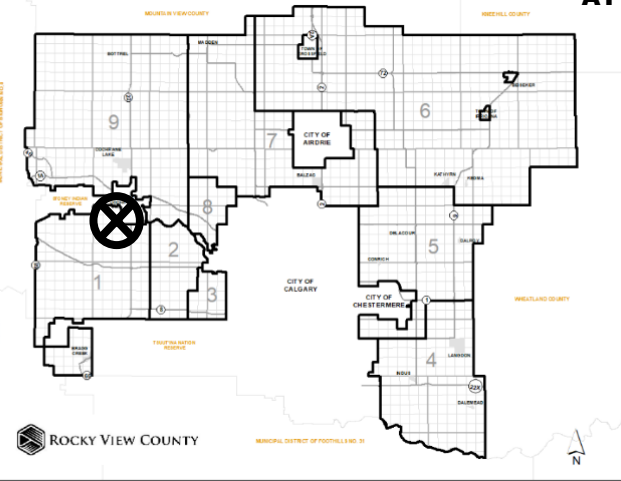




## Location & Context

### Development Proposal

The operation of a  
Vacation Rental within a  
proposed Additional  
Dwelling Unit.



Division: 01  
 Roll: 05828008  
 File:  
 PRDP20210760/0901/1918  
 Printed: March 31, 2021  
 Legal: Lot:2 Block:1  
 Plan:1811055 within SE-28-  
 25-04-W05M

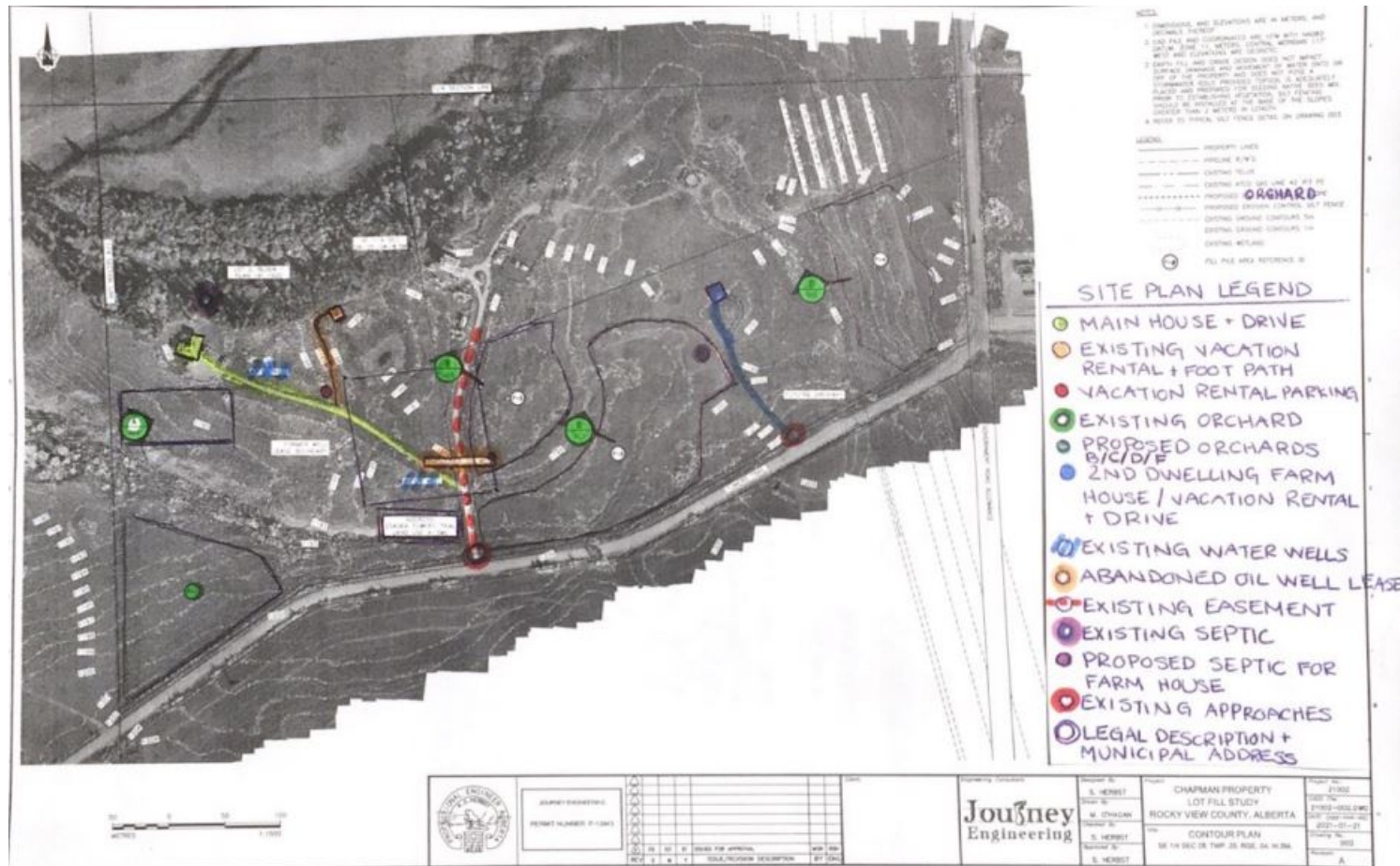




## Site Plan

## Development Proposal

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25-04-W05M



**Concept (ADU)****Development Proposal**

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25-04-W05M*

## Main Level

1,852 SQ. FT.



## Opt. Lower Level

1,068 SQ. FT.



## Floor Plan (ADU)

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