

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 9
DATE:	April 28, 2021	APPLICATION: PRDP20210822
FILE:	10024004	
SUBJECT:	Vacation Rental / Discretionary use, with no Variances	

APPLICATION: Change of use from Bed and Breakfast to Vacation Rental.

GENERAL LOCATION: Located at the northwest junction of Rge. Rd. 60 and Hwy. 1A.

LAND USE DESIGNATION: Agricultural, General District (A-GEN)

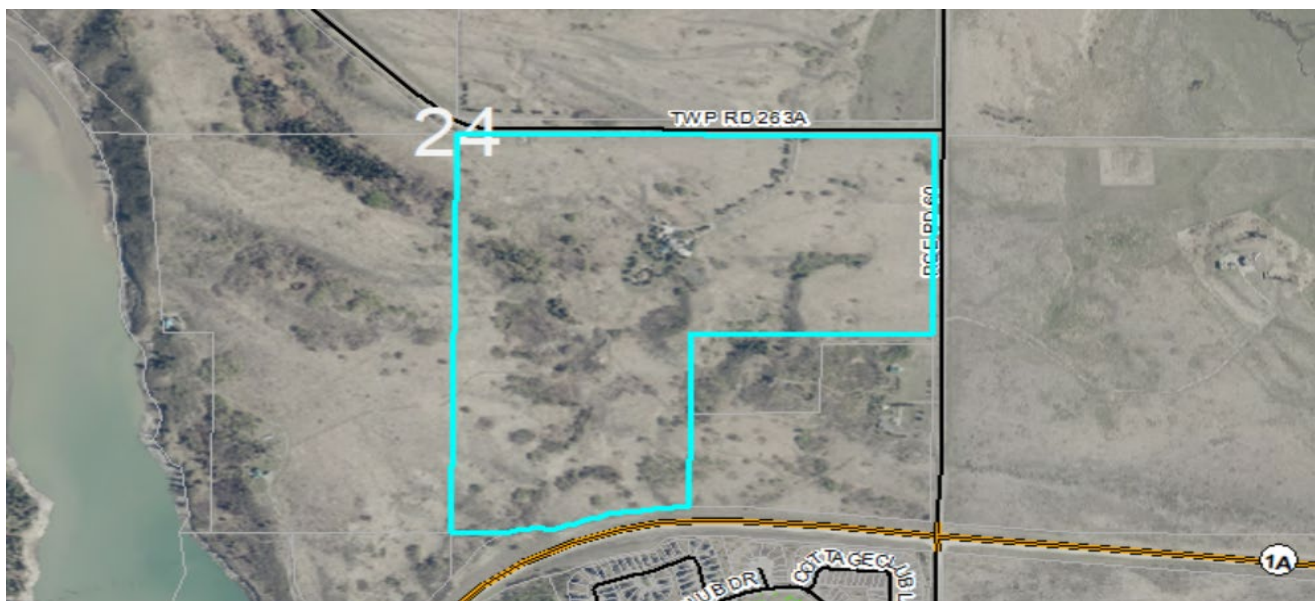
EXECUTIVE SUMMARY: The application is for a Vacation Rental for a property being rented out on Airbnb. The property is developed with a single detached dwelling, which is approximately 1,244.34 sq. m (13,394.00 sq. ft.) in size, a playground, and a tennis court – all of which are available to tenants. The property is available 365 days a year and is maintained by four employees, two of whom reside on the property. The property was previously permitted as a Bed and Breakfast with County approval since May 2018. There have been no enforcement concerns on the property to date.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210822 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210822 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources
Sandra Khouri, Planning & Development Services

**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports 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>; • Subdivision and Development Regulations; • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: Vacation Rental is a discretionary use in the A-GEN district	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Additional Review Considerations

There were no technical considerations that warranted additional discussion or conditioning.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

SK/llt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions
ATTACHMENT 'B': Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That a 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 if any onsite or offsite signage is required, a separate development permit shall be applied for, excluding onsite wayfinding signage (such as parking identification or directions).
4. That there shall be a maximum of two (2) non-resident employees at any time, excluding support staff such as cleaning companies (if required).
5. That the *Vacation Rental* shall be limited to the dwelling, single detached.
6. That the Owner shall be responsible for ensuring that all renters are familiar with the property boundaries, whether that be by way of a fence, signage, or other means, to ensure no trespassing to adjacent properties.
7. That all customer parking shall be on the subject property at all times and that parking is not permitted within County road or highway right-of-ways.
8. That the operation of the vacation rental shall not change the residential character and external appearance of the land and dwellings.
9. 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.
10. That the operation of the Vacation Rental shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
11. 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.
12. 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:

13. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
14. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
15. That this Development Permit shall be valid until **May 31, 2023**, 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.*



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Hongjia Hu	OWNER: HLC Homes Ltd.
DATE APPLICATION RECEIVED: January 12, 2021	DATE DEEMED COMPLETE: March 5, 2021
GROSS AREA: ± 47.72 hectares (± 117.91 acres)	LEGAL DESCRIPTION: SE-24-26-06-W05M
APPEAL BOARD: Municipal Government Board	
HISTORY: <p>April 24, 2019: Development permit (PRDP20190258) issued for the renewal of a Bed and Breakfast Home</p> <p>May 23, 2018: Development permit (PRDP20175079) issued for a Bed and Breakfast Home</p>	
AGENCY SUBMISSIONS: <p>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.</p>	

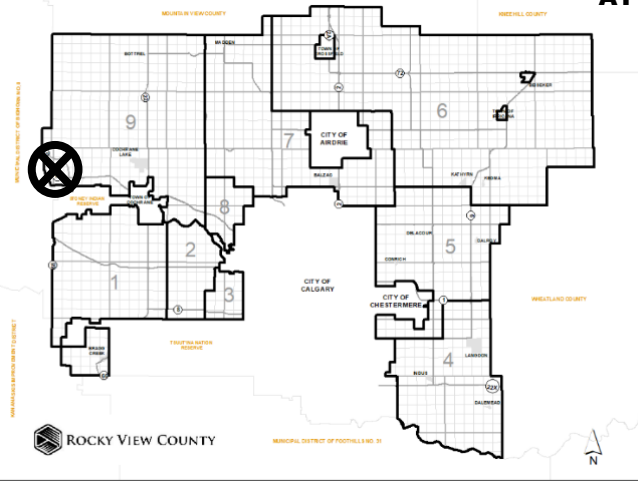


Location & Context

Development Proposal

Change of use from Bed
and Breakfast to Vacation
Rental

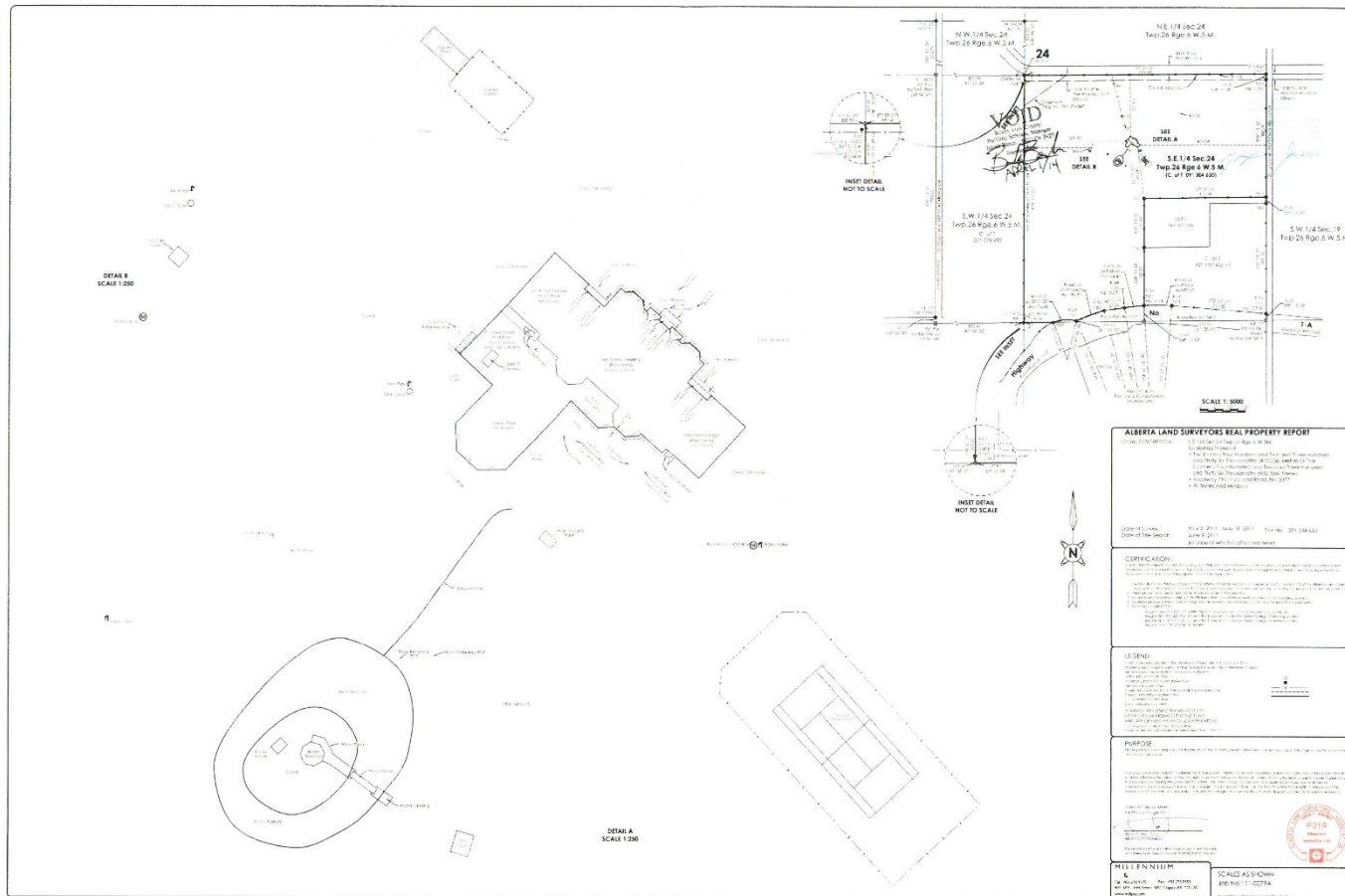
Division: 09
Roll: 10024004
File: PRDP20210822
Printed: March 25, 2021
Legal: SE-24-26-06-W05M



Site Plan

Development Proposal

Change of use from Bed
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Rental

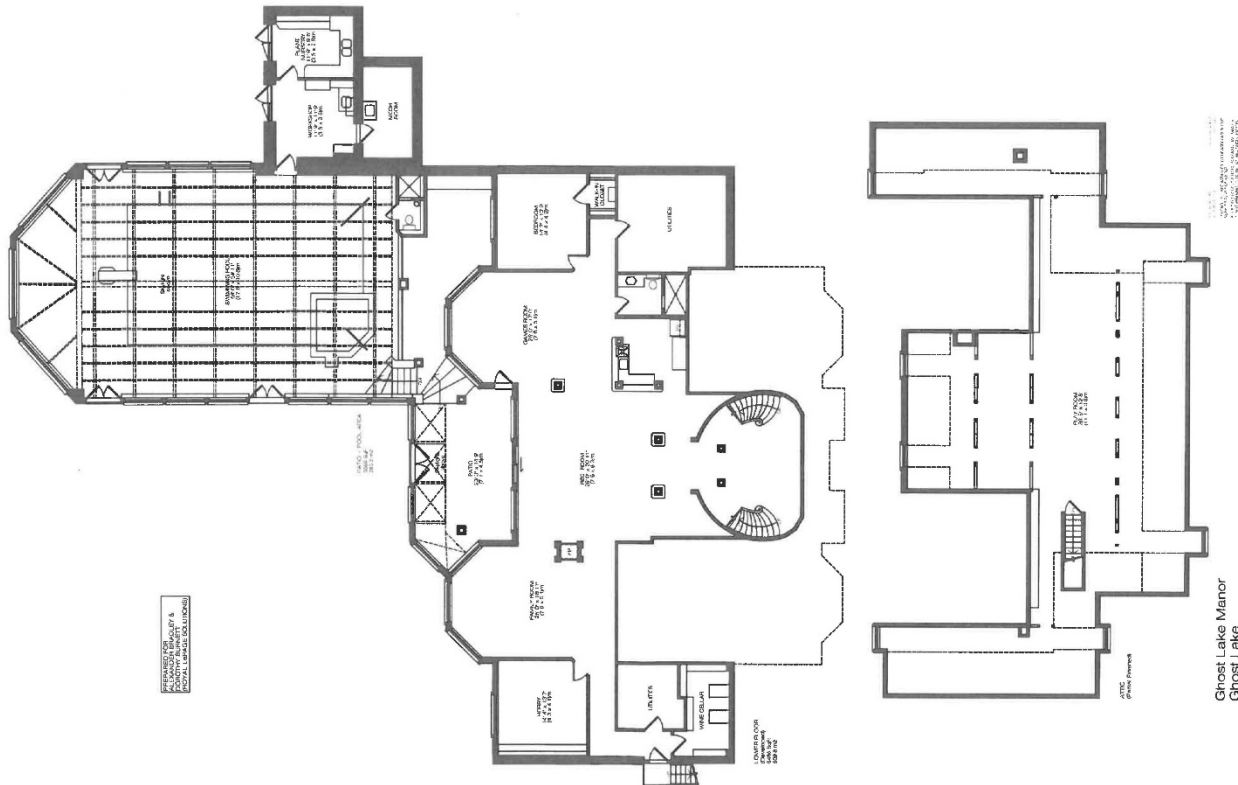


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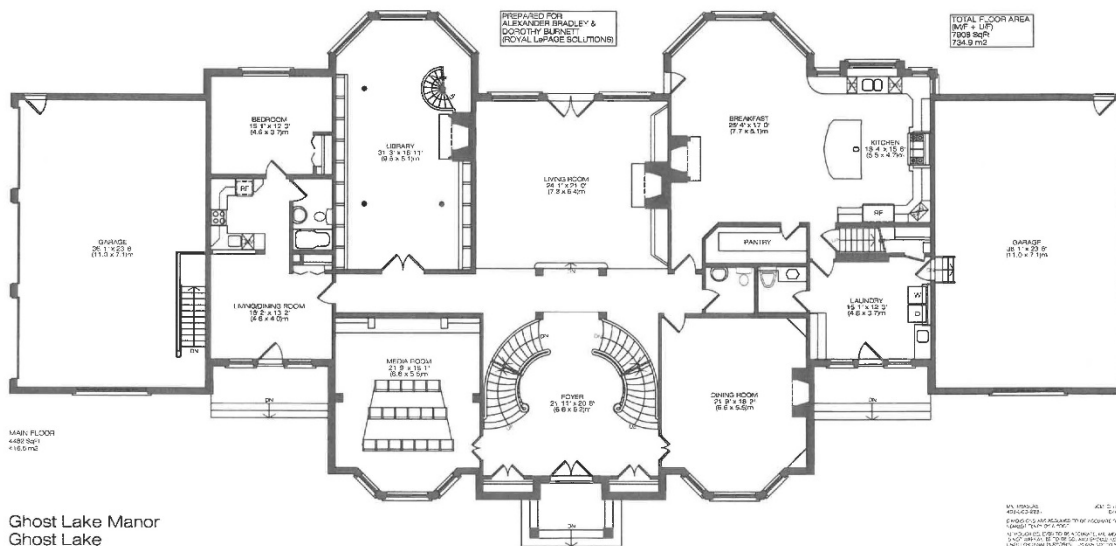


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Ghost Lake Manor
Ghost Lake

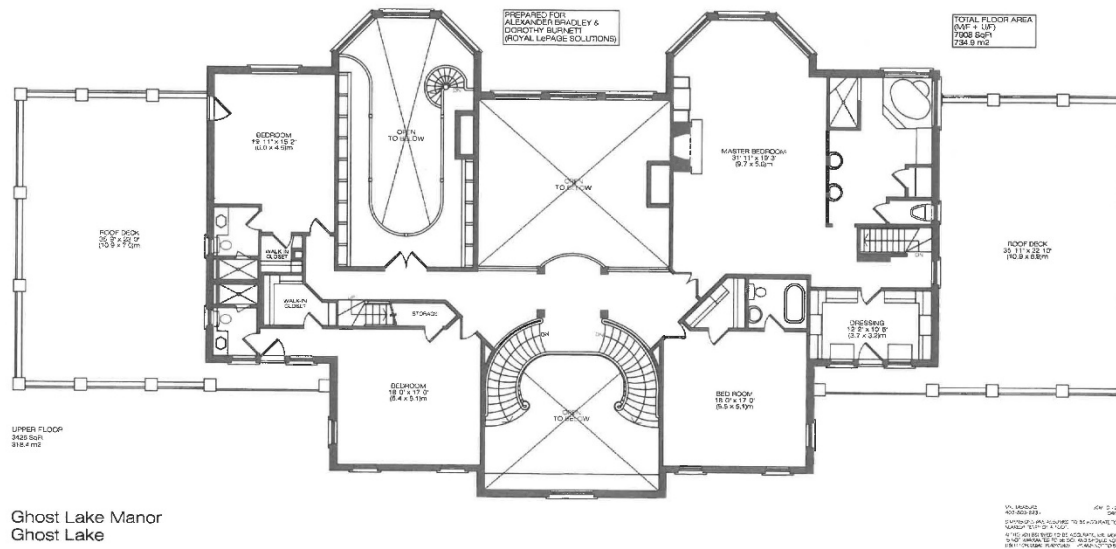
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401-403-2721 ENCL
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AS MUCH AS POSSIBLE TO BE A "COMPLETE" AND
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