

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 1

DATE: May 12, 2021
APPLICATION: PRDP20210965

FILE: 05828006

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

APPLICATION: The application is for the development of a Bed & Breakfast within an existing building.

GENERAL LOCATION: located approximately 1.21 km (3/4 mile) west of Hwy. 22 and 0.20 km (1/8 mile) north of Towers Trail.

LAND USE DESIGNATION: Agricultural, Small Parcel District (A-SML) under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: The Applicant is proposing to establish a Bed and Breakfast within an existing dwelling. This application is the result of an enforcement investigation.

The Bed and Breakfast utilizes a lower walk out level, approximately 1,030.00 sq. ft. (95.69 sq. m) of a 1,552.00 sq. ft. (144.18 sq. m) single detached dwelling. Three (3) out of five (5) bedrooms are occupied by guests. There is one (1) customer visit per day and two to three (2-3) per week. Parking is available in the front circular driveway with space for up to four (4) cars. There is one (1) part-time employee who lives on site. The Bed and Breakfast operates an average of three to four (3-4) days per week. There is no signage requested.

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20210965 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20210965 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

Bronwyn Culham, Planning & Development Services



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> • Municipal Development Plan; • Cochrane Intermunicipal Development Plan • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Site Plan
DISCRETIONARY USE: <ul style="list-style-type: none"> • Bed and Breakfast is a discretionary use in the A-SML District 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

The application appears to comply with sections 125 – 127 of the Land Use Bylaw: Bed and Breakfast General, Site, and Development Permit Requirements.

CONCLUSION:

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



ROCKY VIEW COUNTY

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

BC/llt

ATTACHMENTS

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information



ROCKY VIEW COUNTY

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 (254065 Towers Trail) in accordance with the approved site plan and the conditions of this permit.

Permanent:

- 2) That there shall be no non-resident employees at any time.
- 3) That the Bed and Breakfast shall be limited to the dwelling unit.
- 4) That the operation of the Bed and Breakfast shall be subordinate and incidental to the principal use of the dwelling unit as an owner-occupied residence.
- 5) That a maximum of three (3) bedrooms may be used for the Bed and Breakfast at any time.
- 6) That the only meal to be provided to registered guests shall be breakfast. No food preparation or cooking for or by guests shall be conducted within any bedroom made available for rent.
- 7) That no off-site advertisement signage associated with the Bed and Breakfast shall be permitted.
- 8) That all customer parking shall be on the Owner's property.
- 9) That a maximum stay of fourteen (14) days per person shall be permitted.
- 10) 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 residential dwellings 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 residents.
- 11) That minimal exterior modification of the structure or grounds shall be made and shall be compatible with the character of the area or neighbourhood.
- 12) That this approval does not include a *Vacation Rental*.
- 13) That this Development Permit, shall be valid until **June 9, 2023**

Advisory:

- 14) That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
- 15) That a Building Permit shall be obtained for the Bed & Breakfast use, if required, through Building Services.
- 16) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Note: The municipal address for the Bed & Breakfast is **B 254065 Towers Trail**



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Butler, Gwynneth	OWNER: Butler, Gwynneth
DATE APPLICATION RECEIVED: March 10, 2021	DATE DEEMED COMPLETE: April 1, 2021
GROSS AREA: ± 8.27 hectares (± 20.46 acres)	LEGAL DESCRIPTION: Lot 1 Block 1 Plan 1811055, SE-28-25-04-05; (254065 TOWERS TRAIL)
APPEAL BOARD: Municipal Government Board	
HISTORY: <i>Jul 31, 2020:</i> Building Permit (PRBD20200630) Yurt - Workshop with Wood Fireplace – Waiting for Inspection Request <i>Jul 14, 2005:</i> Building Permit (2005-BP-18421) Single Family Dwelling – Occupancy Granted <i>Mar 23, 1999:</i> Building Permit (1999-BP-12863) Single Family Dwelling – Occupancy Granted	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

Bed and Breakfast



Division: 01
Roll: 05828006
File: PRDP20210965
Printed: April 21, 2021
Legal: Lot:1 Block:1
Plan:1811055 within SE-28-
25-04-W05M



Development Proposal

Bed and Breakfast

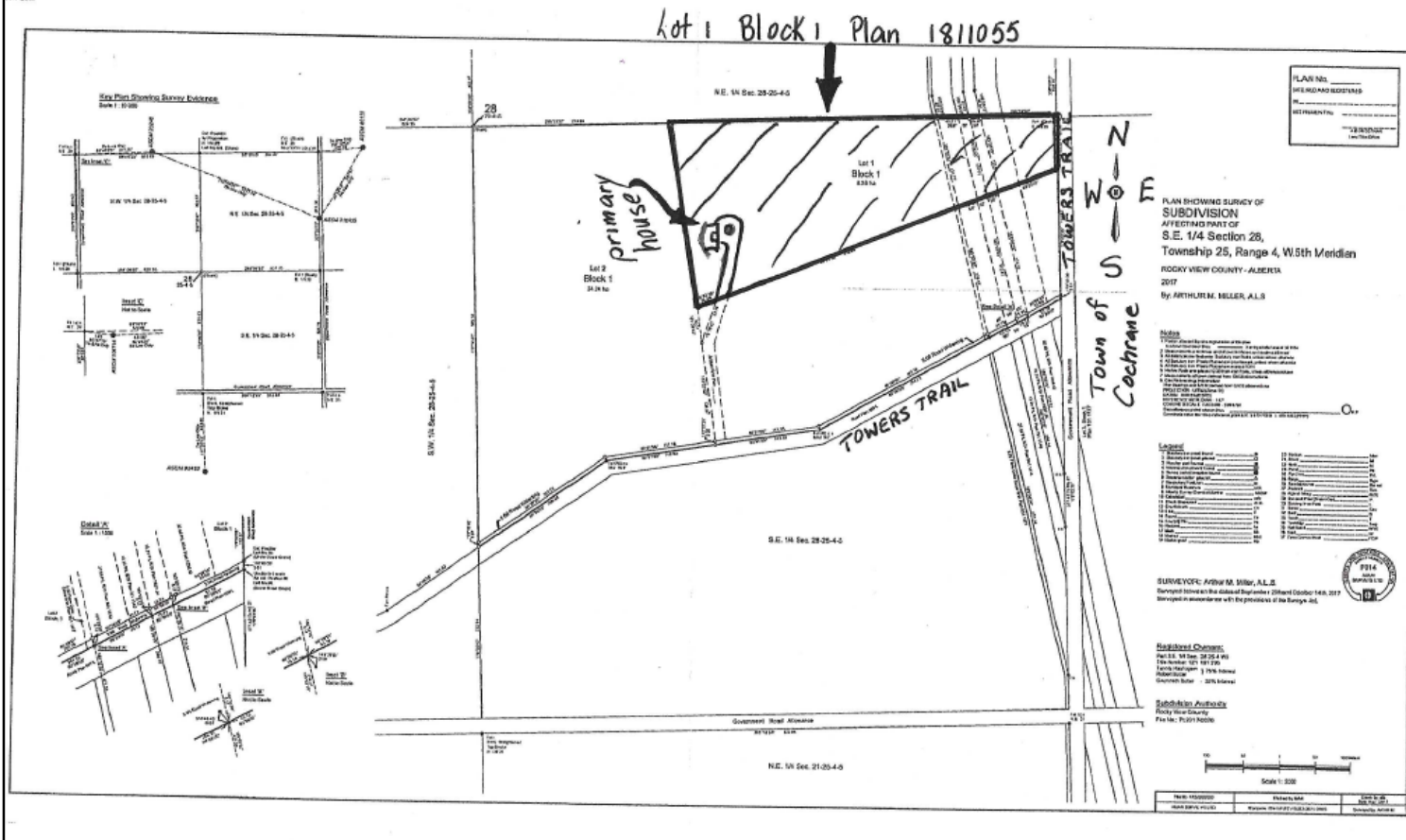


Division: 01
Roll: 05828006
File: PRDP20210965
Printed: April 21, 2021
Legal: Lot:1 Block:1
Plan:1811055 within SE-28-
25-04-W05M

Site Plan

Development Proposal

Bed and Breakfast



Division: 01
Roll: 05828006
File: PRDP20210965
Printed: April 21, 2021
Legal: Lot:1 Block:1
Plan:1811055 within SE-28-
25-04-W05M

Inspection Photos
April 22, 2021



Inspection Photos
April 22, 2021



Inspection Photos
April 22, 2021



Inspection Photos
April 22, 2021

