

## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 1
<b>DATE:</b>	January 27, 2021	<b>APPLICATION:</b> PRDP20203500
<b>FILE:</b>	03912007	
<b>SUBJECT:</b>	Vacation Rental / Discretionary Use with no Variances	

**APPLICATION:** Vacation Rental

**GENERAL LOCATION:** Located in the hamlet of Bragg Creek.

**LAND USE DESIGNATION:** Residential, Urban District (R-URB) under Land Use Bylaw C-8000-2020.

**EXECUTIVE SUMMARY:** The Applicant has submitted three concurrent Development Permits for this site: an addition to the existing Dwelling, single detached, an Accessory Dwelling Unit and a Vacation Rental. The subject of this report is the Vacation Rental, which is intended to be located in two areas on the property: the proposed addition (PRDP20203502) and the proposed Accessory Dwelling Unit (PRDP20203504). The Vacation Rental would operate seven days a week and would include one to three business related trips a day. This application was evaluated in accordance with the Land Use Bylaw (C-8000-2020).

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

### OPTIONS:

Option #1: THAT Development Permit Application PRDP20203500 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20203500 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



**APPLICATION EVALUATION:** The application was evaluated based on the information and site plan submitted with the application and the applicable policies and regulations.

### Administration Resources

Scott Thompson, Planning and Development Services



<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"><li>• <i>Municipal Government Act</i></li><li>• Land Use Bylaw</li><li>• Greater Bragg Creek Area Structure Plan</li></ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"><li>• None</li></ul>
<b>DISCRETIONARY USE:</b> Vacation Rental under Residential, Urban district (R-URB).	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> Municipal Planning Commission

Additional Review Considerations

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

**CONCLUSION:**

Subject to the proposed Development Permit condition, this application is recommended for Approval.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

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Executive Director  
Community Development Services

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Chief Administrative Officer

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**ATTACHMENTS:**

ATTACHMENT ‘A’: Development Permit Conditions  
ATTACHMENT ‘B’: Maps and Other Information



ROCKY VIEW COUNTY

## ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

**OPTIONS:**

Option 1: (this would allow the development to proceed)

APPROVAL, subject to the following conditions:

**Description:**

- 1) That the *Vacation Rental* may operate on the subject property, within the proposed addition to the existing dwelling, single detached and accessory dwelling unit, 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 there shall be no non-resident employees at any time, with the exception of cleaning companies (if required).
- 4) 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.
- 5) That all customer parking shall be on the Owner's property at all times.
- 6) That the operation of the vacation rental shall not change the residential character and external appearance of the land and dwellings.
- 7) 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.
- 8) 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.
- 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, including a Roadside Development Permit through Alberta Health Services, 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 this Development Permit shall be valid until **February 24, 2022**, at which time a new application shall be submitted. *Note, that the County will take into consideration*



ROCKY VIEW COUNTY

*any enforcement action of this Vacation Rental prior to considering subsequent applications.*

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

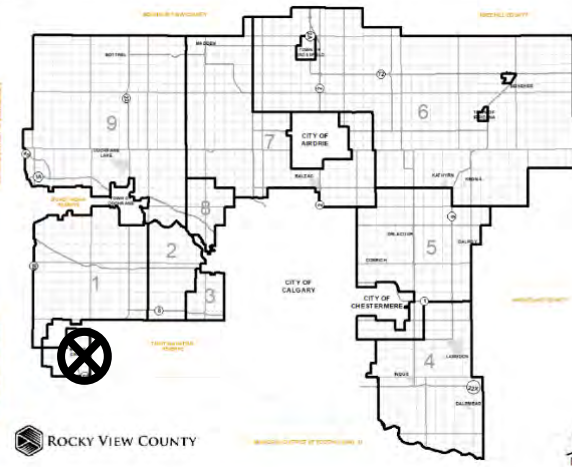
<b>APPLICANT:</b> Sherri Olsen	<b>OWNER:</b> Sherri Olsen
<b>DATE APPLICATION RECEIVED:</b> October 22, 2020	<b>DATE DEEMED COMPLETE:</b> November 10, 2020
<b>GROSS AREA:</b> ± 0.35 hectares (± 0.87 acres)	<b>LEGAL DESCRIPTION:</b> Plan: 1312600 Block 2 Lot 1, SW-5-5-23-W05M
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> <p><b>July 14, 2020:</b> Development permit renewal (PRDP20200606) was conditionally approved by the Municipal Planning Commission for the construction of an accessory dwelling unit (suite within a building) which has been withdrawn.</p> <p><b>November 18, 2009:</b> Development permit (2009-DP-13695) for a dwelling, moved-in was issued.</p>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <p>The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



# Location & Context

## Development Proposal

Vacation Rental

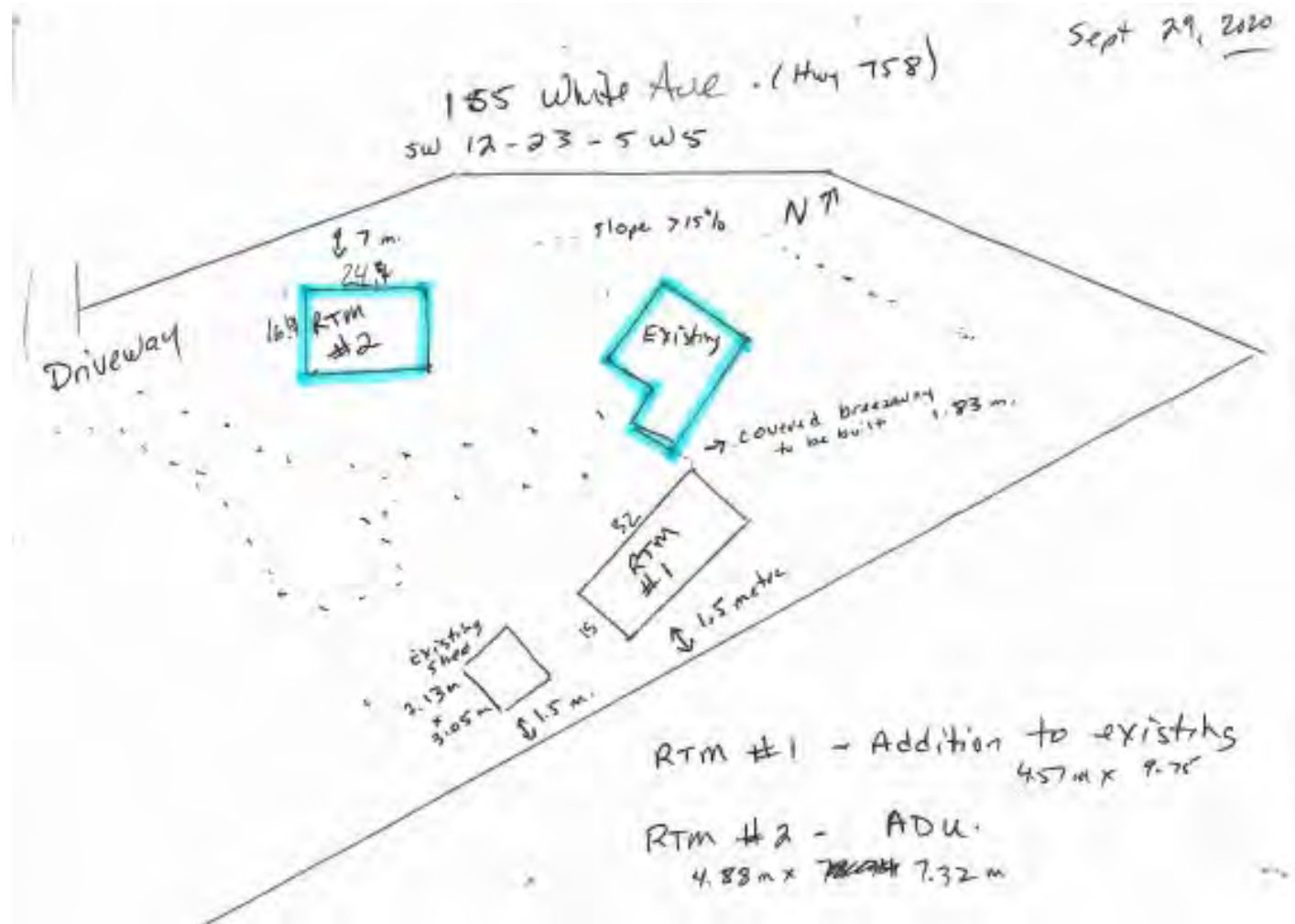


Division: 1  
Roll: 03912007  
File: PRDP20203500  
Printed: January 27, 2021  
Legal: SW-12-23-05-W05M  
Lot: 1 Block: 2 Plan: 1312600

# Site Plan

## Development Proposal

Vacation Rental



Division: 1  
 Roll: 03912007  
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 Lot: 1 Block: 2 Plan: 1312600











