

## PLANNING AND DEVELOPMENT SERVICES

---

**TO:** Municipal Planning Commission  
Development Authority  
**DIVISION:** 2

**DATE:** January 27, 2021  
**APPLICATION:** PRDP20203760

**FILE:** 05714020

**SUBJECT:** Vacation Rental / Discretionary use, with no Variances

---

**APPLICATION:** Vacation Rental (within an existing dwelling, single detached)

**GENERAL LOCATION:** Located approximately 2.02 km (1 1/4 mile) north of twp. Rd. 252 and on the east side of Springbank Heights Way

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

**EXECUTIVE SUMMARY:** The application is to accommodate a *Vacation Rental* within an existing dwelling, single detached. The dwelling, single detached is approximately 255.48 sq. m (2,750.00 sq. ft.) in habitable floor area and includes a basement level.

The *Vacation Rental* will operate as defined in the Land Use Bylaw and will be a short-term rental unit for visitors or travelling guests. At this time, the days and hours of operation are unknown and would be dependent on interest. The property has been continuously rented since 2018. As the Owner of the property resides on a separate property, there is no permanent resident's onsite and there would be no resident employees. Owner or employee attendance would only occur for cleaning purposes or check-ins etc. as required.

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

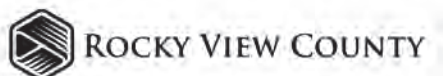
### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203760 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203760 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



**Administration Resources**  
Jacqueline Targett, Planning & Development Services



**APPLICATION EVALUATION:**

The application was evaluated based on the application details submitted with the application and the applicable County policies and regulations.

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Municipal Development Plan;</li> <li>• Central Springbank ASP</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• <i>Vacation Rental</i></li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> Municipal Planning Commission

Additional Review Considerations

The subject application is a result of Enforcement Action. If approved, the property would become in compliance with the Land Use Bylaw. No site or structural changes are being proposed with the application. There are no technical considerations that warranted additional discussion or conditioning.

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

---

Executive Director  
Community Development Services

---

Chief Administrative Officer

JT/sl

**ATTACHMENTS:**

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



ROCKY VIEW COUNTY

## ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Option #1:

Approval, subject to the following conditions:

**Description:**

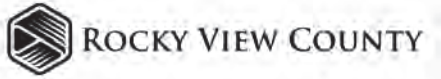
1. That a Vacation Rental (Airbnb) may operate on the subject property, within the existing dwelling, single detached, in accordance with the approved site plan, floor plans and the conditions of this permit.

**Permanent:**

2. That no off-site advertisement signage associated with the Vacation Rental shall be permitted.
3. That there shall be no non-resident employees at any time, with the exception of support staff such as cleaning companies (if required).
4. That the *Vacation Rental* shall be limited to the dwelling, single detached.
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 the operation of the *Vacation Rental* shall be subordinate and incidental to the principal use of the dwelling unit as an owner-occupied residence.
10. 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:**

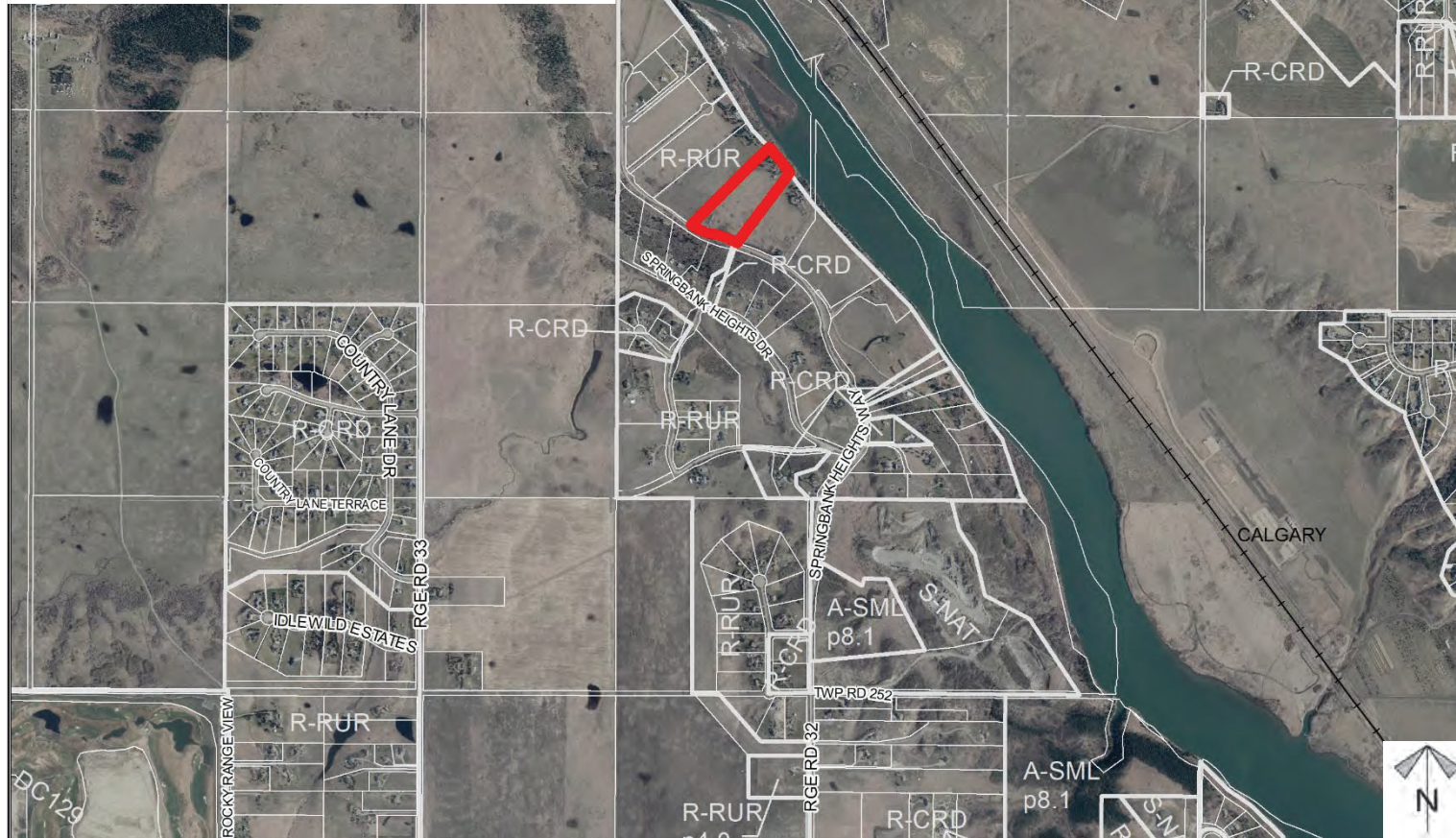
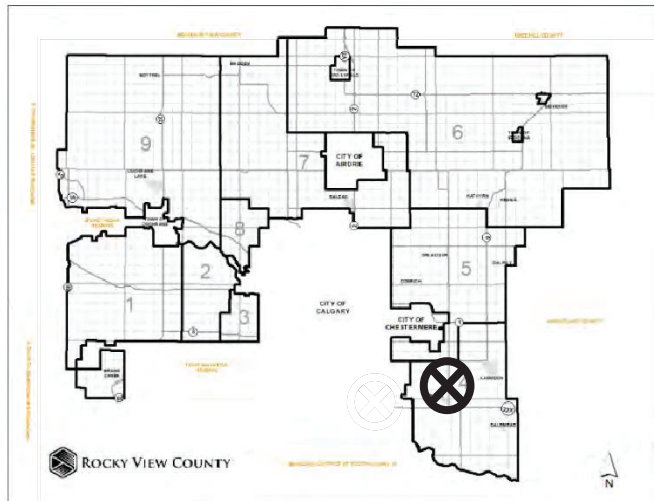
11. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
12. That this Development Permit shall be valid until **FEBRUARY 22, 2022**, at which time a new application shall be submitted. *Note, that the County will take into consideration any enforcement action of this Vacation Rental prior to considering subsequent applications.*



## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Amaresh & Ruchika Swaro	<b>OWNER:</b> Amaresh & Ruchika Swaro
<b>DATE APPLICATION RECEIVED:</b> November 20, 2020	<b>DATE DEEMED COMPLETE:</b> November 20, 2020
<b>GROSS AREA:</b> ±6.77 hectares (±16.73 acres)	<b>LEGAL DESCRIPTION:</b> Lot 8, Plan 7510146; NE-14-25-03-5 (3084 Springbank Heights Way)
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> <i>Building Permits:</i> <ul style="list-style-type: none"> <li>• PRBD20191107 (Basement Renovation); Final occupancy issued May 17, 2019;</li> <li>• FBLP20090504_888 (Farm Building (Barn)); Issued May 4, 2009;</li> <li>• 1983-BP-9470 (Dwelling, Single Detached); No information</li> </ul>	
<b>AGENCY SUBMISSIONS:</b> The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	





## Location & Context

### Development Proposal

*Vacation Rental (within an existing dwelling)*

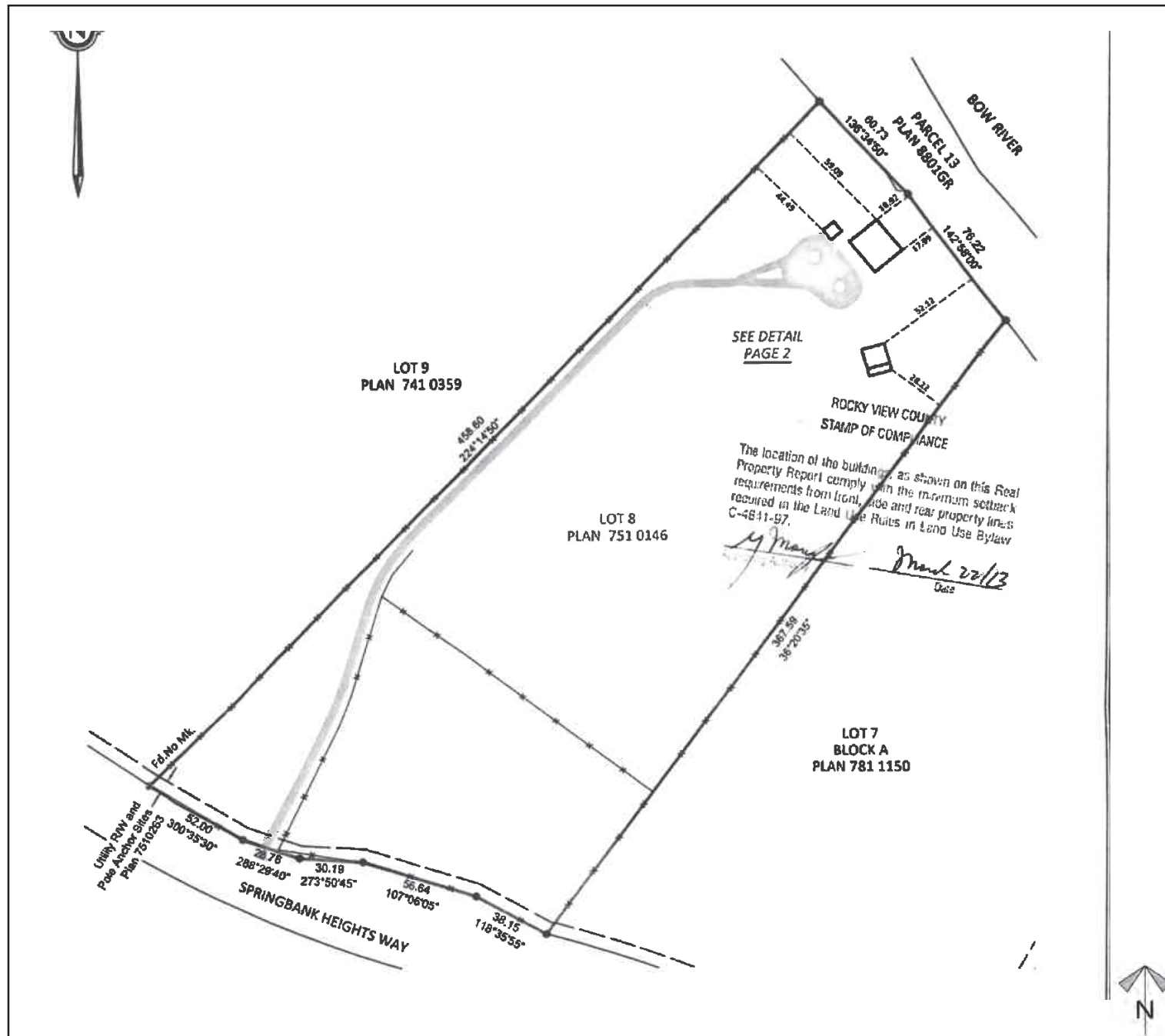
Division: 2  
Roll: 05714020  
File: PRDP20203760  
Printed: Jan 11, 2021  
Legal: Lot:8 Plan:7510146  
within NE-14-25-03-W05M



## Site Plan

### Development Proposal

Vacation Rental (within an existing dwelling)



Division: 2  
 Roll: 05714020  
 File: PRDP20203760  
 Printed: Jan 11, 2021  
 Legal: Lot:8 Plan:7510146  
 within NE-14-25-03-W05M

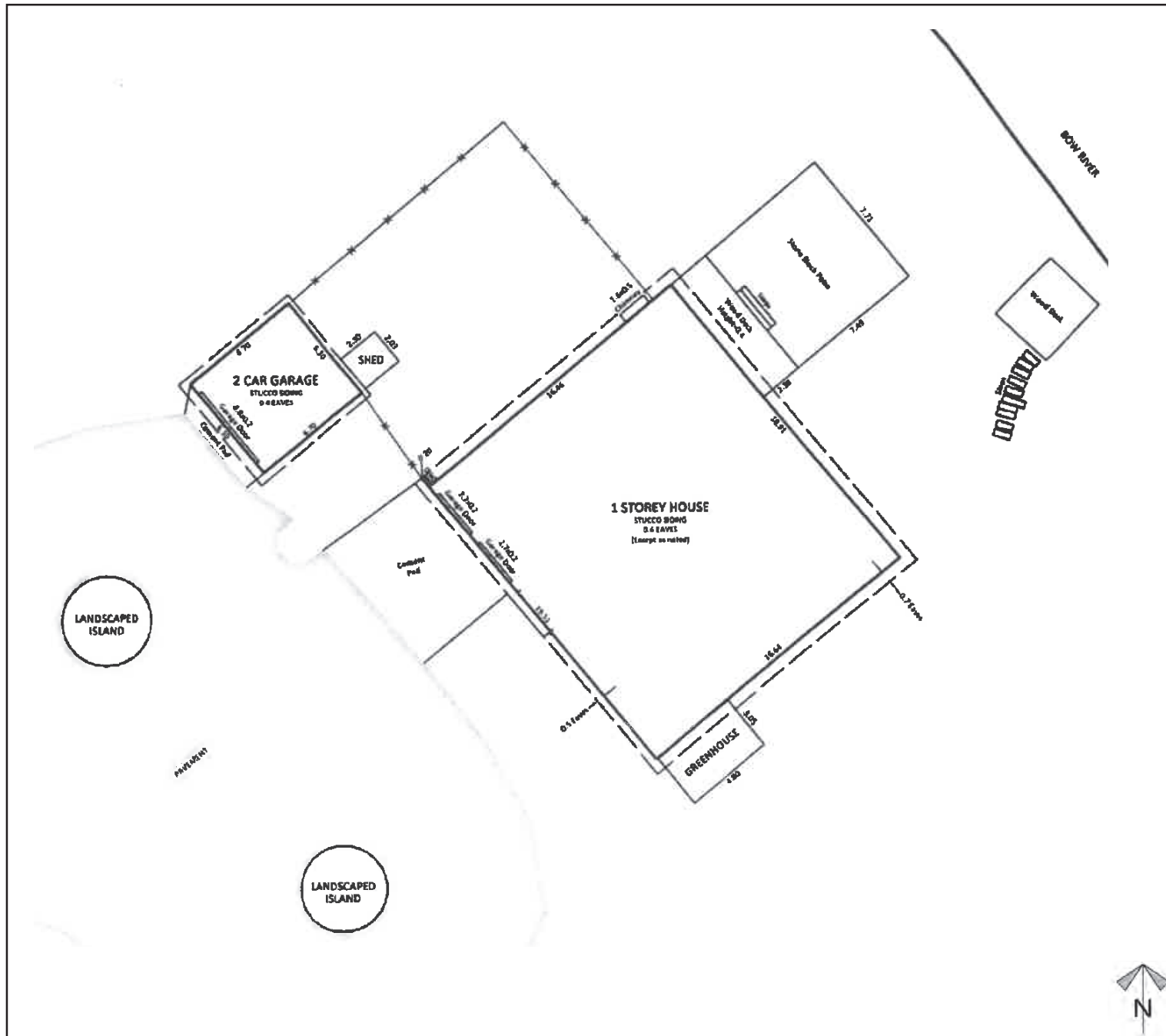




## Site Plan

### Development Proposal

*Vacation Rental (within an existing dwelling)*



Division: 2  
 Roll: 05714020  
 File: PRDP20203760  
 Printed: Jan 11, 2021  
 Legal: Lot:8 Plan:7510146  
 within NE-14-25-03-W05M

INSPECTION PHOTOS <sup>8 of 11</sup>

DECEMBER, 2020





INSPECTION PHOTOS <sup>8 of 11</sup>

*DECEMBER, 2020*





INSPECTION PHOTOS <sup>18 of 11</sup>

DECEMBER, 2020





INSPECTION PHOTOS <sup>41 of 11</sup>

*DECEMBER, 2020*

