

# Wheatland County

## Request for Decision

### Municipal Planning Commission

August 11, 2020

Report prepared by: Suzanne Hayes



## DP 2020-078

<b>File Number:</b>	DP 2020-078	<b>Division:</b>	6
<b>Proposal:</b>	Bed & Breakfast		
<b>Location:</b>	Within the Hamlet of Rosebud on the East Side of Hwy 840		
<b>Legal Description:</b>	5756AW, Lot 94		
<b>Title Area:</b>	1.52 Acres		
<b>Existing Land Use:</b>	Residential		
<b>Proposed Parcels:</b>	N/A		

### Report

The applicants received a permit for a Dwelling, Single Detached in 2014. The intention was that the family would live in the basement level with the interior of the upper two levels being constructed over time. The applicants are proposing to use the 3 bedrooms which have been constructed on the second floor with a fourth to be completed within the next year for the bed and breakfast suites. This meets the Land Use Bylaw maximum of 4 bedrooms for a bed and breakfast.

The kitchen and family residence in the basement are separated from the guest areas by fire doors. Additionally, if approved, the applicants will require the appropriate Safety Code permit for a Bed & Breakfast.

A variance is required in order to allow the guest parking to be located on the gravelled area in front of the existing shop on the applicant's adjacent parcel to the south, with space for six parking stalls of a 10 ft. width. Guest numbers are expected to be a maximum of eight guests at a time (total), possibly three to four nights a week.

Access to the property will be via the existing service road off Highway 840 (30km/hour zone).

Initially the employees will be the two owners who reside on the parcel, with intentions to employ at least one person (preferably a Rosebud School of the Arts student) who will also live in the dwelling, accessory proposed for the same parcel. No new construction will occur aside from the ongoing efforts to complete the interior finishes of the home including those in the living room, an additional main-floor half-bath for guest use, and the fourth bedroom. No structural work is outstanding.

Hours of operation will be flexible, to accommodate overnight guests. Check-in times will be between 4:00 pm and 9:00 pm and check out between 9:00 am to 12:00 pm. Food preparation and service will be offered in the mornings before check-out. January to March are anticipated to be the slowest season with expectations of November, December, July, and August to be the busiest.

The parcel was previously serviced by a well and septic but has since been tied into municipal servicing. The applicants are in the process of having the existing water well decommissioned.

## **Recommendation from Administration**

THAT Municipal Planning Commission approve DP 2020-078 for a Bed & Breakfast, subject to the following conditions:

1. This Development Permit is issued solely for the purpose of a bed and breakfast to be located within the existing Single Family Dwelling – Defined as a Bed & Breakfast.
2. A variance has been granted allowing the parking area to be located on the adjacent parcel to the south (Plan 1895 JK, Block 1) with a total of six parking spaces as per the applicant's Letter of Intent.
3. Development shall proceed according to Hamlet Residential General (HRG) requirements and all applicable provisions of the Land Use Bylaw.
4. No permanent development shall occur on or over any utility right of way or easement.
5. Prior to operating, applicant to submit documentation confirming all provisions of Alberta Health Services have been met.
6. Development to remain consistent with submitted application, Letter of Intent, and all approved plans and procedures which form the application and have been deemed to be appropriate.
7. Any expansion or intensification of the business beyond the criteria of a Bed and Breakfast as defined in the Land Use Bylaw may require redesignation of the property and/or re-application to a more appropriate use.
8. Prior to operating, applicant to provide documentation confirming all safety code requirements for a Bed & Breakfast have been met.
9. Prior to operating, applicant to provide documentation confirming all requirements of Alberta Transportation have been met for the expanded use and any proposed signage.
10. Prior to operating, applicant/landowner to provide documentation confirming the water well located on the property has been decommissioned.

## **Policy Analysis**

**CALGARY METROPOLITAN REGIONAL BOARD (CMRB):** The application falls outside of the plan area.

### **MUNICIPAL DEVELOPMENT PLAN (MDP)**

The proposed Bed & Breakfast aligns with Section 3.7.1 and 3.7.3 of the MDP as it facilitates employment for residents within close proximity of their home, and is an economic development opportunity.

### **ROSEBUD AREA STRUCTURE PLAN (ASP)**

Part 2 - Community Vision for Sustainability: Rosebud will remain a safe and welcoming place for residents and visitors, and will have added capacity through new bed and breakfasts and other small scale lodging operations. Growth will be important, but not at the detriment of the current scenic and quaint valley community.

The future land use concept identifies the parcel as "Mixed Use" (3.6) and states that mixed use development can help create complete, sustainable communities by providing for development that blends a combination of residential, commercial, cultural, and institutional uses. Many examples of mixed-use development already exist within the Hamlet, situated along Main Street and 1st Ave. All new mixed-use development should continue to maintain a similar scale and orientation to ensure the charm of the Hamlet of Rosebud is maintained.

### **LAND USE BYLAW:**

Bed & Breakfast is a Discretionary Use in the Hamlet Residential General District.

### **Definition:**

**Bed and Breakfast** means a Dwelling, Single Detached which provides short-term lodging to members of the general public for compensation with no more than 4 commercial units. This use class does not include motel, hotel or boarding houses.

**8.1 Bed and Breakfast**

- 8.1.1 Bed and breakfast must have one of the following housing types: Dwelling, Single Detached, Dwelling, Modular.
- 8.1.2 A bed and breakfast is to be operated by the live-in-owner.
- 8.1.3 A bed and breakfast will provide short-term accommodation to patrons for a maximum stay of 30 days.
- 8.1.4 The bed and breakfast will not change the external appearance of residence or property.
- 8.1.5 A bed and breakfast cannot be located on a property where there currently exists one of the following:
  - a) Home-Based Business Type 3
  - b) Dwelling, Secondary Suite

**7.14 Parking and Loading Requirements**

- 7.14.1 Applicability
- a) The off-street parking and loading requirements and design standards apply to:
    - i. All new buildings and uses;
    - ii. The expansion or enlargement of existing buildings or uses.
  - b) In the case of expansion or enlargement of an existing building or use, additional off-street parking spaces will be required to serve the expanded or enlarged area. The calculation shall be based on the number of additional parking spaces required as a result of the enlargement, or change in the use of the building.

7.14.7 Special Circumstances

- a) In the case where an existing building or development cannot accommodate the on-site parking/loading requirements in this bylaw, the Development Authority may allow parking/loading variances. However, should new construction occur, the site will be required to conform to the parking/loading requirements stated in this bylaw.

Bed & Breakfast	◦ Must combine residential requirement with the proposed commercial use for total parking and loading requirements
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Considerations:

- The parcel is located in an area that is separate from the rest of the residential area of the hamlet.
- The Rosebud ASP identifies this parcel as Mixed Use in the future land use concept which may allow for future expanded uses.

### **Technical Review**

- This B & B will utilize municipal water and wastewater services.
- The B & B will be accessed via the existing approach off the service road adjacent to Hwy 840.
- B & B Parking is proposed to be located on the adjacent parcel owned by the applicant.

### **Circulation Comments**

AGENCY CIRCULATION	
Alberta Health Services Alberta Transportation	No Comments Received at the time of this report.  Have requested that the applicants apply for a new Roadside Development Permit. Discussions are ongoing regarding location of signage.
INTERNAL CIRCULATION	
Internal File Review	No Comments
NEIGHBOUR CIRCULATION	
To adjacent neighbors within 1 mile	No Comments Received at the time of this report.

### **Response Options**

Option 1: THAT MPC accepts/approves the recommendation as proposed.

Option 2: THAT MPC does not accept/approve the recommendation as proposed.

Option 3: THAT MPC accepts/approves an alternate recommendation of MPC's choosing.

### **Follow-up Action / Communications**

Notify the applicant of the decision.

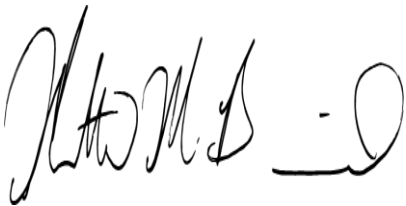
## Report Approval Details

Document Title:	DP 2020-078.docx
Attachments:	- Appendices for Report DP 2020-078.docx
Final Approval Date:	Jul 29, 2020

This report and all of its attachments were approved and signed as outlined below:

A handwritten signature in black ink, appearing to read "Sherry Baers". The script is cursive and fluid.

Sherry Baers

A handwritten signature in black ink, appearing to read "Matthew Boscarol". The script is cursive and fluid.

Matthew Boscarol