



# Tourist Homes in Foothills County

## Land Use Bylaw Regulations & Applications

[www.foothillscountyab.ca](http://www.foothillscountyab.ca)

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**TOURIST HOME** means a dwelling unit operated with the intent of a vacation rental or lease, on a short-term basis, that is occupied by a guest or guests for a period not to exceed 30 days. Tourist homes are categorized as follows:

- a. **UNHOSTED** accommodation whereby the dwelling owner/operator is not residing in the dwelling during the period it is being occupied by guests.
- b. **HOSTED** accommodation whereby the dwelling owner/operator is residing in the dwelling during the period it is being occupied by guests.

More information on Tourist Homes can be found in Section 10.25 of the Land Use Bylaw.

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*Tourist Homes are defined in Foothills County's Land Use Bylaw and include two categories - hosted and un-hosted. Tourist homes, hosted which meet the requirements of a Bed and Breakfast in accordance with Section 10.4 of the Land Use Bylaw, may be applied for through a development permit for a Bed and Breakfast. All tourist homes, un-hosted or tourist homes, hosted that exceed the requirements of a Bed and Breakfast in accordance with Section 10.4, may be applied for by making application for site-specific amendment to the applicable land use district in advance of a Development Permit application. A public hearing shall be undertaken as part of a site-specific amendment to a property, giving neighboring residents the opportunity to submit feedback as part of the approval process.*

1. The operation of a tourist home un-hosted and/or a tourist home, hosted which exceeds the requirements of a Bed and Breakfast, shall require a site-specific amendment to the Land Use Bylaw and an approved Development Permit under all land use districts.
2. Development Permits for tourist homes will only be permitted for a temporary period of 12 or 24 months, which will be determined by the Development Officer at the time of the application. Future applications may be considered at the Development Officer's discretion based past performance, permit compliance, and complaint history.
3. Where approved, tourist homes shall be developed and operated in accordance with the following regulations in order to ensure that the impacts of this commercial use do not unduly affect the amenities of the residential neighborhood in which they are located:
  - a. The intent is for visitors to stay for short term vacation purposes rather than use the property as a residence;
  - b. None of the sleeping unit(s) within the dwelling are permitted to contain a kitchen or kitchen facilities;
  - c. Tourist homes shall not interfere with the rights of other residents to quiet enjoyment of a residential neighborhood;
  - d. Only an approved dwelling, by way of building permit, is permitted to be used for overnight accommodations, no sleeping accommodations are permitted in any garage or accessory building on site;
  - e. Provide one on-site parking stall per bedroom;
  - f. Ensure that the dwelling conforms to the Alberta Safety Codes and any other provincial regulations;

- g. Ensure that the dwelling is inspected and signed off on by the M.D. of Foothills Fire Inspector;
  - h. Where food is being prepared by the owner of the home, Alberta Health approvals may be required, where food is being prepared by the renters, no approvals are required;
  - i. Shall not display any form of signage unless approved under the Development Permit or is permitted under Section 4.2.1.39.
4. Upon issuance of the required site-specific amendment and/or development permit for a tourists home, the applicant shall obtain a business licence from the County. If the business licence is not obtained or is revoked or suspended, the development permit shall be and remain suspended until the business licence is obtained or re-instated.

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### **APPLICATION REQUIREMENTS:**

The Development Permit Application **must be** accompanied with the following information:

1. A site plan (can be hand drawn) showing:
  - a. the entire parcel.
  - b. north at the top of the page.
  - c. identify and show all existing structures with measurements from the same, in feet or metres, to all parcel lines.
  - d. Identify which dwelling is to be utilized for the tourist home, if more than one dwelling exists on the parcel;
  - e. show all existing wells, septic tanks, disposal fields, dugouts on the parcel and storage areas.
2. Stipulate if the Tourist Home is to be hosted or un-hosted accommodation as per the definition for Tourist Home?
3. Number of people to be employed, if any.
4. Provisions for parking.
5. Access locations to and from the lot including roads and highways to be used.
6. Vehicle trip generation anticipated on a daily basis.
7. Will there be deliveries to the site, if so, how many and how often.
8. Is this operation seasonal or full time. Please specify the months open if it is seasonal.
9. Maximum day stays by guests.
10. Amount of water required for this business.
11. Garbage and storage areas and the fencing and screening proposed for same, and methods for disposing of garbage.
12. How many guest rooms are available for the guests?
13. Maximum number of guests based on number of guest rooms?
14. How many bathrooms are available for the guests, are they attached to the bedroom (ensuite) or is a communal bathroom provided.
15. What meals are provided to the guests if accommodation is hosted, if any.
16. Are there any other services or activities provided to the guests? please explain.
17. If this parcel is not owned by the applicant, written consent from the landowner is required.
18. Is there any signage proposed in conjunction with the Tourist Home? If so, please give sign dimensions and describe signage type, design, and location.