



Summer Village of Half Moon Bay
#2 Erickson Drive
Sylvan Lake, AB T4S 1P5
Ph: 403-887-2822

HMB COUNCIL MEETING HIGHLIGHTS – MAY 17, 2022

Hello Residents,

Council met and discussed various legislative and planning items required and timely as it relates to HMB. The following is a brief summary of the key discussion points.

LEGISLATIVE

Bylaw Enforcement Officer Bylaw & Subdivision Authority Bylaw Amendment

Flowing from the Municipal Accountability Program Review (MAP) completed in April, 2021, various gaps in our bylaws needed to be fixed. To that end, council voted in the Bylaw Enforcement Officer bylaw, as required by the Municipal Government Act. While we do not currently employ a bylaw enforcement officer, our CAO fills this role for the time being. It was further discovered through MAP that an amendment to our Subdivision Authority bylaw was needed to avoid a conflict of interest with a council member sitting on this board and the Subdivision and Appeal board. The amendment was voted in to ensure that this cannot occur.

Tourist Home Land Use Bylaw Amendment

In keeping with the other 4 Sylvan Summer Villages, and as response from the Tourist Home Survey completed in December, 2020, Council decided to move forward with an amendment to our land use bylaw that deals with tourist homes. The following clauses encompass the proposed amendment:

“tourist home” means a discretionary use wherein a dwelling unit is offered for rent to guests for less than thirty (30) days.

(a) A development permit is required to operate a tourist home. Tourist Homes will be issued for twelve (12) months. Registered owners cannot operate more than one (1) tourist home in the Residential District (R).

(b) Tourist homes shall be contained within the principal building and therefore garage suits shall not be used.



Summer Village of Half Moon Bay
#2 Erickson Drive
Sylvan Lake, AB T4S 1P5
Ph: 403-887-2822

(c) Notwithstanding part three, section 2(3)*, no recreation vehicle shall be used as accommodation for tourist home guests.

(d) The maximum number of people staying overnight in a tourist home shall be two (2) times the number of bedrooms plus two (2). Floor plan is to be submitted at the time of application.

(e) The operator of a tourist home shall provide the Summer Village Office with the name and phone number(s) of at least one person (adult) that is authorized to act on the owner/operator's absence. The owner/operator is responsible for informing the Summer Village Office of any changes in this information.

(f) The minimum length of stay shall be no less than 30 days in the peak season between May 15 until September 15.

(g) The tourist home shall always abide by the existing community bylaws and policies. A summary of key bylaws will be provided by administration.

(h) In residential districts tourist homes shall not display any sign advertising the tourist home.

(i) Adequate parking must be in place on the property with a minimum of one stall per bedroom.

(j) Approval of a development permit does not exempt the owner/operator of a tourist home from complying with any federal, provincial, or other municipal legislation.

*please refer to our land use bylaws

In addition to these clauses, there will be a corresponding yearly application and \$500 administration fee as well as corresponding enforcement fees should it be necessary. We encourage any resident who wishes to provide written feedback and it will be presented to council at the next meeting. If council moves forward with a first reading of this amendment, the next step is a public hearing.



Summer Village of Half Moon Bay
#2 Erickson Drive
Sylvan Lake, AB T4S 1P5
Ph: 403-887-2822

PLANNING

Village Stormwater Drainage Problem

As part of our ongoing commitment to find solutions to various drainage problems in HMB, and as identified by the Stantec Drainage Assessment completed in January 2021, an opportunity to correct one of these areas has arisen with a development occurring on Lakeview Road. Council agreed to support swale work up to an amount of \$4,000, which will in turn assist with the drainage issues in area B-1 as per the assessment. Please refer to the December, 2021 agenda on our website for the full assessment.

West EOS Tree Removal

Approximately 12 dead and dangerous trees have been identified for removal in this area. The work is expected to be completed in the next month.

As always, if you have questions or concerns, please feel free to reach out to us. Our email addresses are below:

Mayor Jon – jjohnston@sylvansummervillages.ca

Deputy Mayor Andrea – aremington@sylvansummervillages.ca

Councilman Mike – mike.pashak@shaw.ca

Cheers!

Andrea Remington