

Summer Village of Sunbreaker Cove Special Meeting Minutes August 31, 2020

Minutes of a Regular Council Meeting of the Summer Village of Sunbreaker Cove, Province of Alberta, held August 31, 2020 in the Summer Village Administration Office at Sylvan Lake, Alberta.

IN ATTENDANCE

Mayor:	Teresa Beets
Deputy Mayor:	Jim Willmon via Zoom
Councillor:	Keith Kimball
CAO:	Tanner Evans via Zoom
Junior Development Officer:	Kara Kashuba
Recording Secretary:	Teri Musseau
Gallery:	Lene Jorgensen
	Natalie Sugden
	Michael Wuetherick
	Kim Schmitt
	Harald Muller
	Charlotte White
	Colette Gilbert via Zoom
	Barry Gilbert via Zoom
	Adele Poratto via Zoom

CALL TO ORDER The Meeting was called to order at 10:00 a.m. by Mayor Beets.

AGENDA APPROVAL

SBC-20-129 MOVED by Councillor Kimball that the agenda be adopted as presented.
CARRIED

REQUEST FOR DECISION

PLANNING & DEVELOPMENT

Land Use Bylaw Amendment Bylaw #152-20

Mayor Beets explained the purposed of the hearing was for Council to receive comments regarding the proposed amendment to the Land Use Bylaw #99-13.

Kara Kashuba gave her presented outlining the proposed changes.

PROPOSED REGULATONS

Part One: General

1.3 Definitions add:

“tourist home” means a discretionary use wherein a dwelling unit is offered for rent to guests for a period of between seven (7) to thirty (30) days and not include a Bed and Breakfast.

Part Three: Supplementary Regulations

4. Miscellaneous (9) add:

Tourist Homes

- a) A development permit is required to operate a tourist home. Tourist Homes will be issued for twelve (12) months.

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- b) Tourist homes shall be contained within the principal building and therefore garage suits shall not be used.
- 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 not exceed eight (8) at any time.
- 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. The minimum length of stay shall be no less than seven (7) days.
- f) The tourist home shall always abide by the community standards bylaw regardless of who is occupying the home. This includes noise, nuisance, littering, etc. A summary of key bylaws will be provided by administration.
- g) In residential districts, tourist homes shall not display any sign other than on board or window sign not exceeding 3.23 ft² advertising the tourist home.
- h) Adequate parking must be in place.
- i) 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.

Part Four: Land Use District Regulations

Residential District (R1) under discretionary uses add:

Tourist Home

Mayor Beets asked if any written submissions had been received.

Kara read the submissions in the order they were received.

Jan Heck – 1217 Breakers Way

- tourists/non-residents don't always pay attention to the values and expectations that the residents/owners have
- when advertised elsewhere they attract more "outsiders"
- contribute to vandalism, disrespect for rules, overcrowding at boat launch and beaches
- residents value the quiet of countryside atmosphere
- how many will be allowed, and will there be architectural guidelines, outbuilding restrictions, garage frontage and parking space limits?

Rob Parenteau – 1317 Willow Road

- Opposed to influx of tourist rentals

Colette Gilbert – 1126 Breakers Way

- why impose bylaw when no issues
- Renters and residents should be treated the same
- proposed amendments to include all homes not just tourist homes
- doesn't think there should be a dictated minimum stay
- guests deter theft/vandalism to properties
- rentals stabilize income for families
- opposed to any regulations

Neil & Valerie Dowell – 705/707 Elk Street

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- agree with proposed regulations
- tourist homes should be required to have permit with yearly renewal
- should pay business tax
- need restriction on number of tourist homes
- no RV use on property for rental accommodation
- maximum number of people should be 8 and minimum stay of 7 days

Michael Wuetherick – 725 Sunhaven Way

- support homeowners renting property out on occasion but discourage rapid conversion into a series of for-profit business ventures
- must consider excessive partying, noise, overcrowding, traffic and parking congestions, intrusion on public spaces
- should charge an annual fee for license
- additional fee for wastewater services
- minimum stay should be 7 days and maximum 30 days
- suggestions on number of people per residence based on bedrooms
- no RV rentals onsite
- owners held responsible for damages done to public lands
- only one permitted per property
- limit number in an area
- no signage or advertising on property

Fred & Katrin Barham – 731 Elk Street

- support tourist homes
- development permit sign must be posted for 3 weeks during summer months, so neighbors are aware
- tourist home should have septic field inspection based on sustained occupancy
- street parking only permitted in front of tourist home

Natalie Sugden – 743 Elk Street

- owns tourist home
- suggests amending definition to a minimum of 2 nights
- no permitting
- allow for more than 8 people to stay at a time

Kim & Gail Schmitt – 685 Fox Crescent

- owns tourist home
- suggests amending minimum number of nights

Gina McKay – 1205 Breaker Way

- against tourist homes
- ruins sense of community
- would like to see steep development permit cost to deter people
- what are the fines from not complying?

Tina Nielsen – 749 Elk Street

- want ban on any Airbnb's
- propose higher tax rate to rental properties

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Christen Family – 801/805 Sunhaven Way

- would like rentals banned
- increase noise and vehicle traffic
- create parking issues

Mayor Beets asked if anyone from the floor would like to make comments.

Charlette White – 751 Elk Street

- rentals are issue but not opposed
- in favour of tourist home bylaw
- should have separate tax
- development charge is appropriate and should be substantial
- don't allow RV rentals on property
- address parking issues

Lene Jorgensen – 757 Elk Street

- against tourist homes
- need business tax

Kim Schmitt – 685 Fox Crescent

- advises Council not to overreact on this issue
- bylaw is required
- families can be louder than renters
- income will be lost if forced to only rent weekly
- don't need extra tax or rules

Harald Muller – 929 Sunhaven Way

- Council needs to implement video surveillance

Natalie Sugden – 743 Elk Street

- hers is referred to as a problem property
- 7 days too long in winter

Mayor Beets asked if anyone online would like to provide comments.

Colette Gilbert – 1126 Breakers Way

- asked Council not to overreact from comments made
- there is conceived notion with renters
- renters are not always the issue with noise

Adele Poratto – 1318 Balm Road

- normal company adds to additional noise
- agrees there are conceived notion with renters
- bylaw violators should be charged

Darryl Poratto – 1318 Balm Road

- regulations would inhibit his vision
- violators should suffer consequences
- shouldn't ban rights of owners

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SBC-20-130

Mayor Beets asked if there were any further comments. Hearing none the public hearing was closed at 11:14 a.m. and the meeting adjourned.

CARRIED

MAYOR BEETS, MAYOR

TANNER EVANS, CAO