

Summer Village of Sunbreaker Cove
April 12, 2021
Municipal Planning Commission Minutes
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Minutes of a Municipal Planning Commission Meeting of the Summer Village of Sunbreaker Cove, Province of Alberta, held April 12, 2021, at the Summer Village Administration Office in Sylvan Lake, Alberta.

PRESENT: Chair: Keith Kimball via Zoom
Member-at-Large: Debbie Ricalton via Zoom
Member-at-Large: Harald Mueller via Zoom
CAO: Tanner Evans via Zoom
Development Officer: Kara Kashuba via Zoom
Recording Secretary: Teri Musseau
Applicant(s): Robert Christen via Zoom
Colette Gilbert via Zoom
Gallery: Andrea Hunt via Zoom

CALL TO ORDER: Chair Kimball called the meeting to order at 9:04 a.m.

AGENDA:

MPC-21-004 Moved by Debbie Ricalton to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATIONS

1. 1126 Breakers Way – Tourist Home

Application for a Tourist Home at 1126 Breakers Way (Lot 6 Block 6 Plan 4146RS)

2. 805 Sunhaven Way – Detached Garage with Guest House

Application for a Tourist Home at 1309 Breakers Way (Lot 10 Block 7 Plan 1823MC)

Kara Kashuba, Robert Christen, Colette Gilbert, and Andrea Hunt left the meeting at 9:12 a.m.

DECISIONS

MPC-21-005 Moved by Keith Kimball to approve the application for a tourist home at 1126 Breakers Way subject to the following conditions being met to the satisfaction of the Development Officer:

- The development permit is only valid for 1 year from the date of issuance. A new development approval will be required at the time should the applicant wish to continue with the tourist home use.
- Tourist homes shall be contained within the principle building and therefore garage suites shall not be used.
- Notwithstanding part three, section 2(3) of the Land Use Bylaw, no recreation vehicle shall be used as accommodation for tourist home guests.

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- The maximum number of people staying overnight in a tourist home shall be 8.
- The owner/operator of the tourist home is responsible for informing the Summer Village Office of any changes in the alternate owner/operator's information.
- The minimum length of stay shall be no less than 7 days in the peak season between May 1 until September 30. Otherwise, it shall be no less than 3 days.
- The tourist home shall always abide by the community standards bylaw regardless of who is occupying the home.
- Tourist homes shall not display any sign advertising the tourist home.
- Parking must be in place on the property or the road allowance in front of the property, of a minimum of one stall.

CARRIED

MPC-21-006

Moved by Debbie Ricalton to deny the application for a detached garage with guest house at 825 Sunhaven Way subject to the following reasons:

- Proposed development is in contravention of the setbacks as defined in the Land Use Bylaw
- The proposed 50% reduction of the front yard setback in combination with the proposed building height is considered to be excessive and may cause sightline issues along Sunhaven Way.

CARRIED

ADJOURNMENT:

MPC-21-007

Moved by Chair Kimball that the Municipal Planning Commission meeting be adjourned at 9:39 a.m.

CARRIED

KEITH KIMBALL, CHAIR

TANNER EVANS, CAO

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