

Summer Village of Sunbreaker Cove
July 25, 2022
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 July 25, 2022, at the Summer Villages on Sylvan Lake Administration Office in Sylvan Lake, Alberta.

PRESENT:

Chair:	Keith Kimball
Member-at-Large:	Fred Barham via zoom
Member-at-Large:	Colette Gilbert via zoom
CAO:	Tanner Evans via Zoom
Development Officer:	Kara Kashuba
Recording Secretary:	Carolyn Widmer
Applicant(s):	Adele Porato via Zoom (1318 Balm Rd)
Gallery:	Donalda Hargrove

CALL TO ORDER: Chair Kimball called the meeting to order at 9:02 a.m.

AGENDA:

MPC-22-011 Moved by Fred Barham to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATION

1. 635 Fox Crescent

Application for 635 Elk Street (Lot 8, Block 2, Plan 1823MC) requesting a tourist home permit in the Summer Village of Sunbreaker Cove.

2. 1318 Balm Road

Application for 1318 Balm Road (Lot 5, Block 8, Plan 5969MC) requesting a tourist home permit in the Summer Village of Sunbreaker Cove.

Donalda Hargrove left the meeting at 9:18 a.m.

Kara Kashuba and Adele Porato left the meeting at 9:24 a.m.

DECISIONS

1. 635 Fox Crescent

MPC-22-012 Moved by Councillor Kimball that the Municipal Planning Commission approve the development permit for a tourist home at 635 Elk Street subject to the following conditions being met to the satisfaction of the Development Officer:

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- 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.
- 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 per bedroom.

CARRIED

2. 1318 Balm Road

MPC-22-013

Moved by Debbie Ricalton that the Municipal Planning Commission approve the development permit for a tourist home at 1318 Balm Road 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.
- 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 per bedroom.

CARRIED

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ADJOURNMENT:

MPC-22-014

Moved by Chair Kimball that the Municipal Planning Commission meeting be adjourned at 9:40 a.m.

CARRIED

KEITH KIMBALL, CHAIR

TANNER EVANS, CAO

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