

Summer Village of Sunbreaker Cove
July 10, 2023
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 10, 2023, at the Summer Villages on Sylvan Lake Administration Office in Sylvan Lake, Alberta.

PRESENT:

Chair:	Keith Kimball
Member-at-Large:	Debbie Ricalton via Zoom
Member-at-Large:	Fred Barham via Zoom
Development Officer:	Kara Hubbard
Recording Secretary:	Teri Musseau
Applicant(s):	Colette Gilbert via Zoom

CALL TO ORDER: Chair Kimball called the meeting to order at 9:01 a.m.

AGENDA:

MPC-23-007 Moved by Debbie Ricalton to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATION

1. 685 Fox Crescent - Renewal

Application for 685 Fox Crescent (Lot 5, Block 3, Plan 1823MC) requesting a development permit to operate a tourist home.

2. 1126 Breakers Way - Renewal

Application for 1126 Breakers Way (Lot 6, Block 6, Plan 4146RS) requesting a development permit to operate a tourist home.

3. 1323 Birch Road - Renewal

Application for 1323 Birch Road (Lot 15, Block 9, Plan 5969MC) requesting a development permit to operate a tourist home.

Kara Hubbard and applicants left the meeting at 9:15 a.m.

DECISIONS

1. 609 Fox Crescent

MPC-22-008

Moved by Keith Kimball to approve the application for a development permit to operate a tourist home at 609 Fox Crescent with 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 application and approval will be required at that time should the application wish to continue with the tourist home use.

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- Tourist homes shall be contained within the principle building and therefore garage suits shall not be used.
- Notwithstanding part three, section 2(3) of the Land Use Bylaw, no recreational vehicle shall be used as accommodation for the tourist home guests.
- The maximum number of people staying overnight in the tourist home shall be 10.
- 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, a minimum of one stall per bedroom.
- Adjacent landowners to be provided with contact information of the tourist home operator(s) to allow neighbours to address any complaints with renters.

CARRIED

2. 1126 Breakers Way

MPC-22-009

Moved by Debbie Ricalton to approve the application for a development permit to operate a tourist home at 1126 Breakers Way with 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 application and approval will be required at that time should the application wish to continue with the tourist home use.
- Tourist homes shall be contained within the principle building and therefore garage suits shall not be used.
- Notwithstanding part three, section 2(3) of the Land Use Bylaw, no recreational vehicle shall be used as accommodation for the tourist home guests.
- The maximum number of people staying overnight in the 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, a minimum of one stall per bedroom.
- Adjacent landowners to be provided with contact information of the tourist home operator(s) to allow neighbours to address any complaints with renters.

CARRIED

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3. 1323 Birch Road

MPC-22-010

Moved by Keith Kimball to approve the application for a development permit to operate a tourist home at 1323 Birch Road with 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 application and approval will be required at that time should the application wish to continue with the tourist home use.
- Tourist homes shall be contained within the principle building and therefore garage suits shall not be used.
- Notwithstanding part three, section 2(3) of the Land Use Bylaw, no recreational vehicle shall be used as accommodation for the tourist home guests.
- The maximum number of people staying overnight in the tourist home shall be 10.
- 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, a minimum of one stall per bedroom.
- Adjacent landowners to be provided with contact information of the tourist home operator(s) to allow neighbours to address any complaints with renters.
- Applicant to provide the Development Officer with a sketch showing egress windows for each bedroom.
- Applicant to provide the Development Officer with proof from Alberta Safety Codes that the deck railing is up to code.
- Applicant to provide the Development Officer with proof the old firepit has been removed from the property.

CARRIED

ADJOURNMENT:

MPC-23-011

Moved by Chair Kimball that the Municipal Planning Commission meeting be adjourned at 9:21 a.m.

CARRIED

KEITH KIMBALL, CHAIR

TANNER EVANS, CAO

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