

Summer Village of Sunbreaker Cove
July 25, 2024
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, 2024, at the Summer Villages on Sylvan Lake Administration Office in Sylvan Lake, Alberta.

PRESENT:

Chair:	Jim Willmon
Member-at-Large:	Debbie Ricalton via Zoom
Member-at-Large:	Fred Barham via Zoom
CAO:	Tanner Evans
Development Officer:	Kara Hubbard
Recording Secretary:	Teri Musseau
Applicant(s):	Paulette Poirer Jason Russo Shannon McMechan, Larkin Homes

CALL TO ORDER: Chair Willmon called the meeting to order at 9:11 a.m.

AGENDA:

MPC-24-010 Moved by Fred Barham to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATION(S)

1. 609 Fox Crescent

Application for 609 Fox Crescent (Lot 4, Block 1, Plan 1823MC) requesting the operation of a tourist home.

Paulette Poirer left the meeting at 9:18 a.m.

2. 1225 Breakers Way

Application for 1225 Breakers Way (Lot 3, Block 4, Plan 5969MC) requesting approval for a detached garage.

Kara and the applicant(s) left the meeting at 9:36 a.m.

DEVELOPMENT DECISION(S)

1. 609 Fox Crescent

MPC-24-011 Moved by Debbie Ricalton that the Municipal Planning Commission 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 payment of all outstanding property taxes or the making of arrangements, satisfactory to the Council, for the payment thereof, prior to the commencement of the development.

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- The development commences and continues in the manner applied for and that all development complies with the regulations and specifications of the Land Use Bylaw under which this permit was issued.
- 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 6.
- The owner/operator of the tourist home is responsible from 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. This must be reflected in the listing of the tourist home.
- 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.
- The development permit does not exempt the owner/operator of the tourist home from complying with any federal, provincial, or other municipal legislation.

CARRIED

2. 1225 Breakers Way

MPC-24-011

Moved by Fred Braham that while the Municipal Planning Commission is reluctant to approve variances on setbacks, the application for a development permit for a detached garage at 1225 Breakers Way is approved with the following conditions being met to the satisfaction of the Development Officer for the following reasons:

- Irregular shaped lot
- Minimum driveway length of 6 meters from property line will be maintained
- Proposed location is preferable to a side oriented garage that would be compliant with the Land Use Bylaw

CONDITIONS:

- The development commences and continues in the manner applied for, including landscaping, and that all development complies with the regulations and specifications of the Land Use By-Law under which this permit was issued.
- The construction shall be completed within 12 months and the landscaping shall be completed within 2 years of the date of permit issuance.

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- All parcels shall be graded to ensure that storm water is directed to a drainage ditch without crossing adjacent land. All maintenance and upkeep shall be the responsibility of the property owner. A lot grade certificate may be required at completion to ensure that proper drainage on the property exists.
- The payment of a \$5,000.00 completions deposit to ensure all conditions of this development permit have been met, including the completion of building construction within a one-year period, landscaping completed within two years, and any or all road damage repaired.
- Any damage to public roads or the carriageways due to the construction shall be repaired immediately at the expense of the permit holder.
- A final as build real property report from an Alberta Land Surveyor at completion of landscaping that includes parcel coverage.
- All road bans to be followed that are implemented by Roadata and the administration office.
- All applicable Superior Safety Codes permits to be completed and submitted to the administration office.
- Landscaping to be followed in accordance with the landscaping plan, and re-planting shall be completed as included in the provided plan.
- The height of the accessory building shall not exceed 5m (16.40ft.) in building height measured from grade.
- An accessory building erected or placed on a parcel shall not be used as a dwelling unit.
- The exterior of an accessory building must be finished to match or compliment the exterior finish of the main building.
- An accessory building's footprint shall be no larger than 8% of the parcels total area.
- Sewer curb stop must remain accessible at all times, during and after construction.
- A detached garage shall be located a minimum of 6.0m (19.68ft.) from the front parcel boundary. Variance of 2.33m (7.64ft.) granted by the Municipal Planning Commission.
- There shall not be more than two accessory buildings on the parcel.

CARRIED

ADJOURNMENT:

MPC-24-009

Moved by Chair Willmon that the Municipal Planning Commission meeting be adjourned at 10:12 a.m.

CARRIED

JIM WILLMON, CHAIR

TANNER EVANS, CAO

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