

Summer Village of Sunbreaker Cove  
July 4, 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 4, 2024, at the Summer Villages on Sylvan Lake Administration Office in Sylvan Lake, Alberta.*

**PRESENT:**

Chair:	Jim Willmon via Zoom
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):	Colette Gilbert via Zoom

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

**AGENDA:**

**MPC-24-007** Moved by Debbie Ricalton to approve the agenda as presented.  
CARRIED

**DEVELOPMENT APPLICATION**

**1. 1126 Breakers Way**

Application for 1126 Breakers Way (Lot 6, Block 6, Plan 4146RS) requesting the operation of a tourist home.

Kara Hubbard and the applicant left the meeting at 9:23 a.m.

**MPC-24-008** Moved by Fred Barham that the Municipal Planning Commission 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 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.
- 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.

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- The maximum number of people staying overnight in the tourist home shall be 8.
- 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

**ADJOURNMENT:**

**MPC-24-009**

Moved by Chair Willmon that the Municipal Planning Commission meeting be adjourned at 9:31 a.m.

CARRIED

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JIM WILLMON, CHAIR

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TANNER EVANS, CAO

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