

Summer Village of Sunbreaker Cove
June 28, 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 June 28, 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:	Fred Barham via Zoom
CAO:	Tanner Evans via Zoom
Development Officer:	Kara Kashuba via Zoom
Recording Secretary:	Teri Musseau
Applicant(s):	Valentyna Naboka via Zoom Jill Sarlius via Zoom

CALL TO ORDER: Chair Kimball called the meeting to order at 9:03 a.m.

AGENDA:

MPC-21-008 Moved by Fred Barham to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATIONS

1. 635 Fox Crescent – Tourist Home

Application for a Tourist Home at 635 Fox Crescent (Lot 8 Block 2 Plan 1823MC)

Adele Poratto joined the meeting at 9:12 a.m.

2. 1318 Balm Road – Tourist Home

Application for a Tourist Home at 1318 Balm Road (Lot 5 Block 8 Plan 5969MC)

3. 1323 Birch Road – Tourist Home

Application for a Tourist Home at 1323 Birch Road (Lot 15 Block 9 Plan 5969MC)

Kara Kashuba, Valentyna Naboka, Adele Poratto, and Jill Sarlius left the meeting at 9:33 a.m.

DECISIONS

MPC-21-009 Moved by Keith Kimball to approve the application for a tourist home at 635 Fox Crescent 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

MPC-21-010

Moved by Fred Barham to approve the application 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.
- Utilization of lake by use of boat must be launched at Lacombe County dock and use of dock facilities by owner upon prior

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agreement. In shared dock situations, renter(s) must be respectful to other dock owners.

- Owner monitors fire pit for safety compliance with provincial regulations.
- Property up to standards with safety codes for compliance with deck. Current photos show deck under construction.

CARRIED

MPC-21-011

Moved by Debbie Ricalton to approve the application for a tourist home at 1323 Birch 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 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.
- Not more than 10 people maximum sharing the accommodations at one time.

CARRIED

ADJOURNMENT:

MPC-21-012

Moved by Chair Kimball that the Municipal Planning Commission meeting be adjourned at 9:56 a.m.

CARRIED

KEITH KIMBALL, CHAIR

TANNER EVANS, CAO

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