

Summer Village of Sunbreaker Cove
September 19, 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 September 19, 2022, 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:	Marny Paul via Zoom
CAO:	Tanner Evans
Development Officer:	Kara Kashuba
Recording Secretary:	Teri Musseau
Applicant(s):	Wes Baird Ashley Morgan via Zoom Rhys Morgan via Zoom

CALL TO ORDER: Chair Kimball called the meeting to order at 8:30 a.m.

AGENDA:

MPC-22-015 Moved by Debbie Ricalton to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATION

1. 717 Sunhaven Way

Application for 717 Sunhaven Way (Lot 9, Block 5, Plan 1823MC) requesting a variance for an existing shed permit in the Summer Village of Sunbreaker Cove.

Wes Baird left the meeting at 8:40 a.m.

2. 1314 Balm Road

Application for 1314 Balm Road (Lot 4, Block 8, Plan 5969MC) requesting a tourist home permit in the Summer Village of Sunbreaker Cove.

Kara Kashuba, Ashley Morgan, and Rhys Morgan left the meeting at 8:48 a.m.

DECISIONS

1. 717 Sunhaven Way

MPC-22-016 Moved by Councillor Kimball that the Municipal Planning Commission deny the development permit for a variance for an existing shed permit and advise applicant the shed must be brought into compliance for the following reasons:

- The shed was originally erected without compliance with the Land Use Bylaw

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- The requested variance should have been requested at the time the shed was erected
- The Municipal Planning Commission's direction is to bring non-compliant developments into compliance when development applications are brought forward

CARRIED

2. 1314 Balm Road

MPC-22-017

Moved by Debbie Ricalton that the Municipal Planning Commission approve the development permit for a tourist home at 1314 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 12.
- 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.
- Adjacent landowners to be provided contact information of the tourist home operator(s) to allow neighbours to address any complaints with renters.

CARRIED

ADJOURNMENT:

MPC-22-018

Moved by Chair Kimball that the Municipal Planning Commission meeting be adjourned at 9:05 a.m.

CARRIED

KEITH KIMBALL, CHAIR

TANNER EVANS, CAO

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