

**MUNICIPAL PLANNING COMMISSION AGENDA
SUMMER VILLAGE OF SUNBREAKER COVE
SUMMER VILLAGES ADMINISTRATION OFFICE
MARCH 15, 2021 @ 9:00 A.M.**

- A. CALL TO ORDER**
- B. ADOPTION OF AGENDA**
- C. DEVELOPMENT ITEMS**
 - 1) 1309 Breakers Way
- D. ADJOURNMENT**

Summer Village of Sunbreaker Cove – Municipal Planning Commission

March 15, 2021

Agenda Item

Development Permit Application

Background:

The registered owners of 1309 Breakers Way (Lot 2, Block 9, Plan 5969MC), in the village of Sunbreaker Cove submitted an application for the operation of a Tourist Home. This property is located in the R1 District (Residential District). The dwelling on the property proposed to be used for the tourist home operation, consists of one bedroom and the proposed amount of people staying overnight is 4. Parking will take place on the existing driveway of the property.

Discussion:

This application is before MPC for the following reasons:

- Tourist Home is listed as a discretionary use; therefore, the decision must come from the Municipal Planning Commission.

Recommendation:

After reviewing all relevant planning and other statutory documents, it is the recommendation of administration to approve the application. The tourist home is proposed to comply with the regulations. This is the first tourist application for this property.

Conditions:

If approved, Administration would recommend the following conditions:

- 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 4.
- 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.

March 5, 2021

- 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.

Authorities:

The MPC may:

For a discretionary use in any district:

- The Municipal Planning Commission may approve an application for a Development Permit:
 - With or without conditions;
 - Based on the merits of the proposed development, including it's relationship to any approved statutory plan, non-statutory plan, or approved policy, affecting the site;
 - Where the proposed development conforms in every respect to this Land Use Bylaw; or
- May refuse an application for a development permit based on the merits of the proposed development, even though it meets the requirements of the Land Use Bylaw; or
- Subject to provisions of section 2.4 (2), the Municipal Planning Commission shall refuse an application for a development permit if the proposed development does not conform in every respect to the Land Use Bylaw.

Decision:

In order to retain transparency of the Commission, Administration recommends one of the following:

1. Approve the application with or without conditions (*Section 642 of the MGA*), or
2. Deny the application stating reasons why (*Section 642(4) of the MGA*).



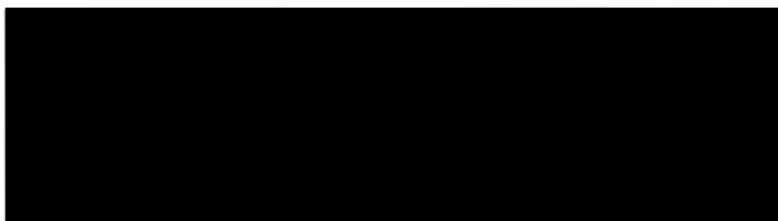
January 19, 2021

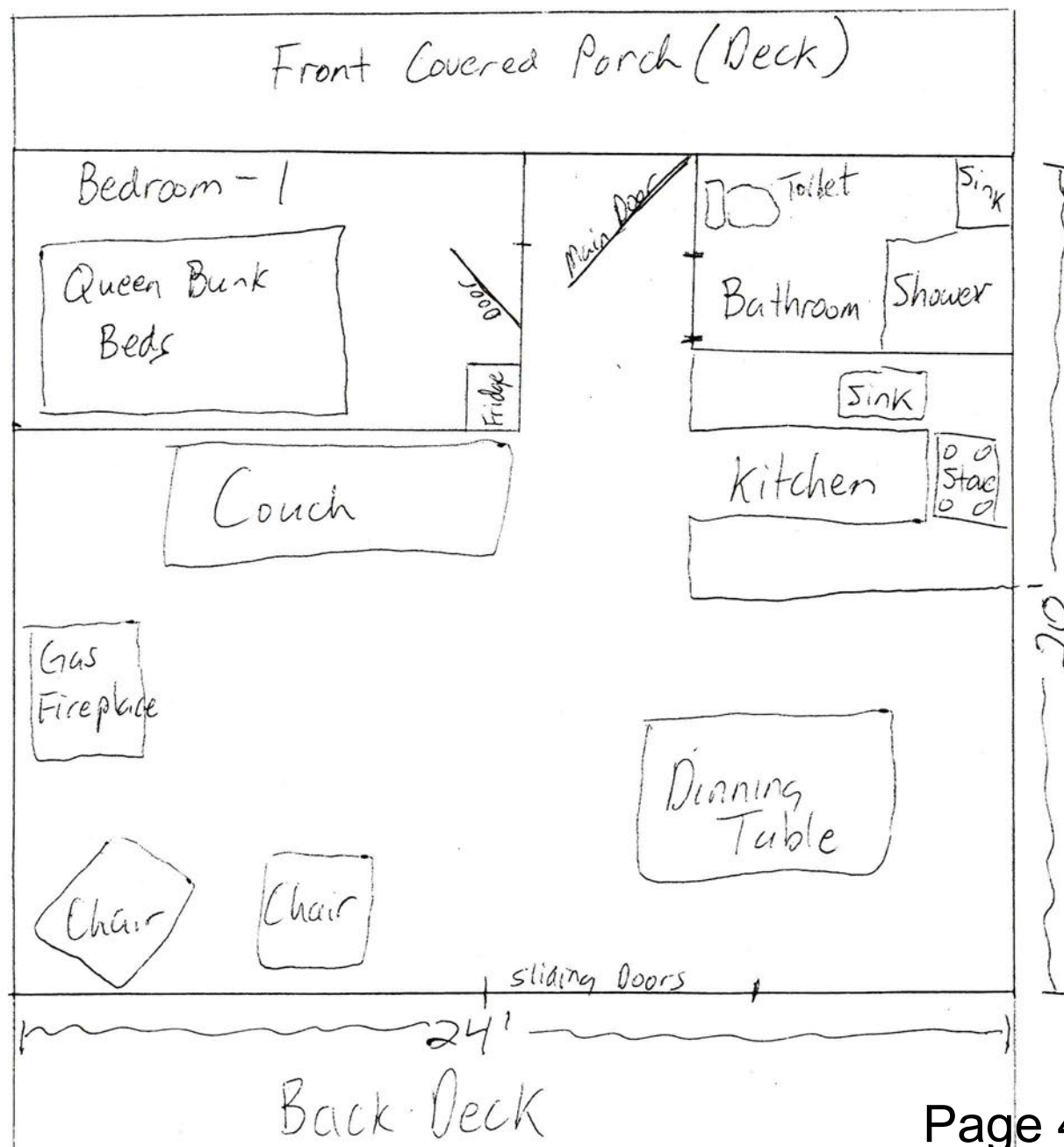
Re: Letter of Intent for Discretionary Use

To Whom It May Concern:

Our intent for our cozy little cabin is to rent it for short term (1 week) or long term (up to 1 month) for the summer season starting after Victoria day long weekend up until just before Thanksgiving.

Please feel free to contact me at [REDACTED] with any questions.









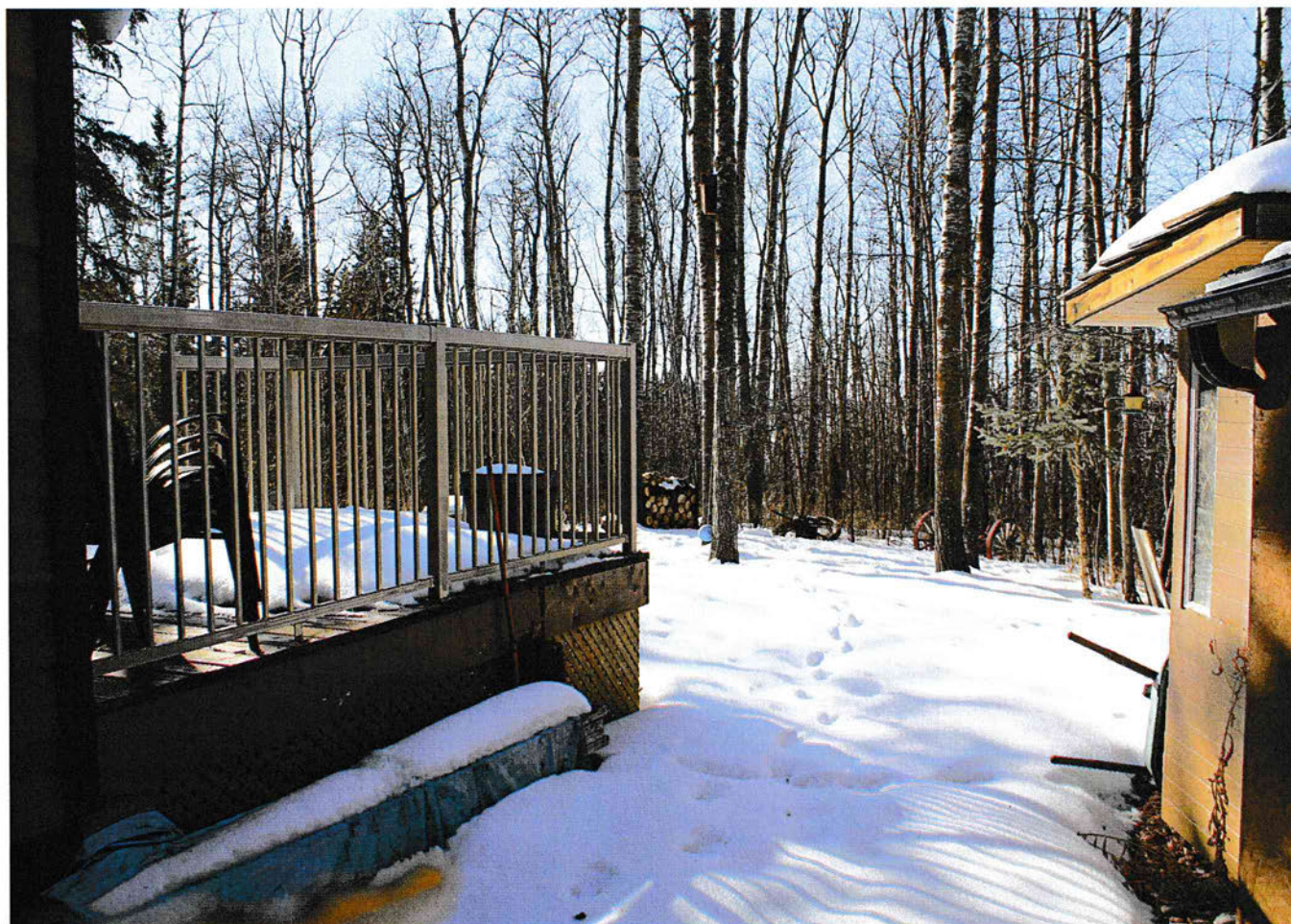
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