MUNICIPAL PLANNING COMMISSION AGENDA SUMMER VILLAGE OF SUNBREAKER COVE ADMINISTRATION OFFICE MAY 15, 2023 @ 9:00 A.M.

- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- c. **DEVELOPMENT ITEMS**
 - 1) 609 Fox Crescent
- D. ADJOURNMENT

Summer Village of Sunbreaker Cove – Municipal Planning Commission

May 15, 2023

Agenda Item

609 Fox Crescent (Lot 4, Block 1, Plan 1823MC)

Development Permit Application

Background:

The registered owner of 609 Fox Crescent (Lot 4, Block 1, Plan 1823MC), in the village of Sunbreaker Cove has applied 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 2 bedrooms and the proposed maximum amount of people staying overnight is 6. Parking will take place on the driveway of the property which provides ample off-street parking. Guests will not have access to a private dock, and there is proper fire safety in place for the property.

Discussion:

This application is before MPC for the following reason:

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

Recommendation:

After reviewing the application and all relevant planning documents, it is the recommendation of administration to approve the application. The tourist home operation is within the Land Use Bylaw regulations and does not require any variances. This is the first application for a tourist home application for this property, adjacent landowners have been notified and no response has been received.

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 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.
- 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.

Authorities:

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).

BUSINESS PROPOSAL LETTER OF INTENT

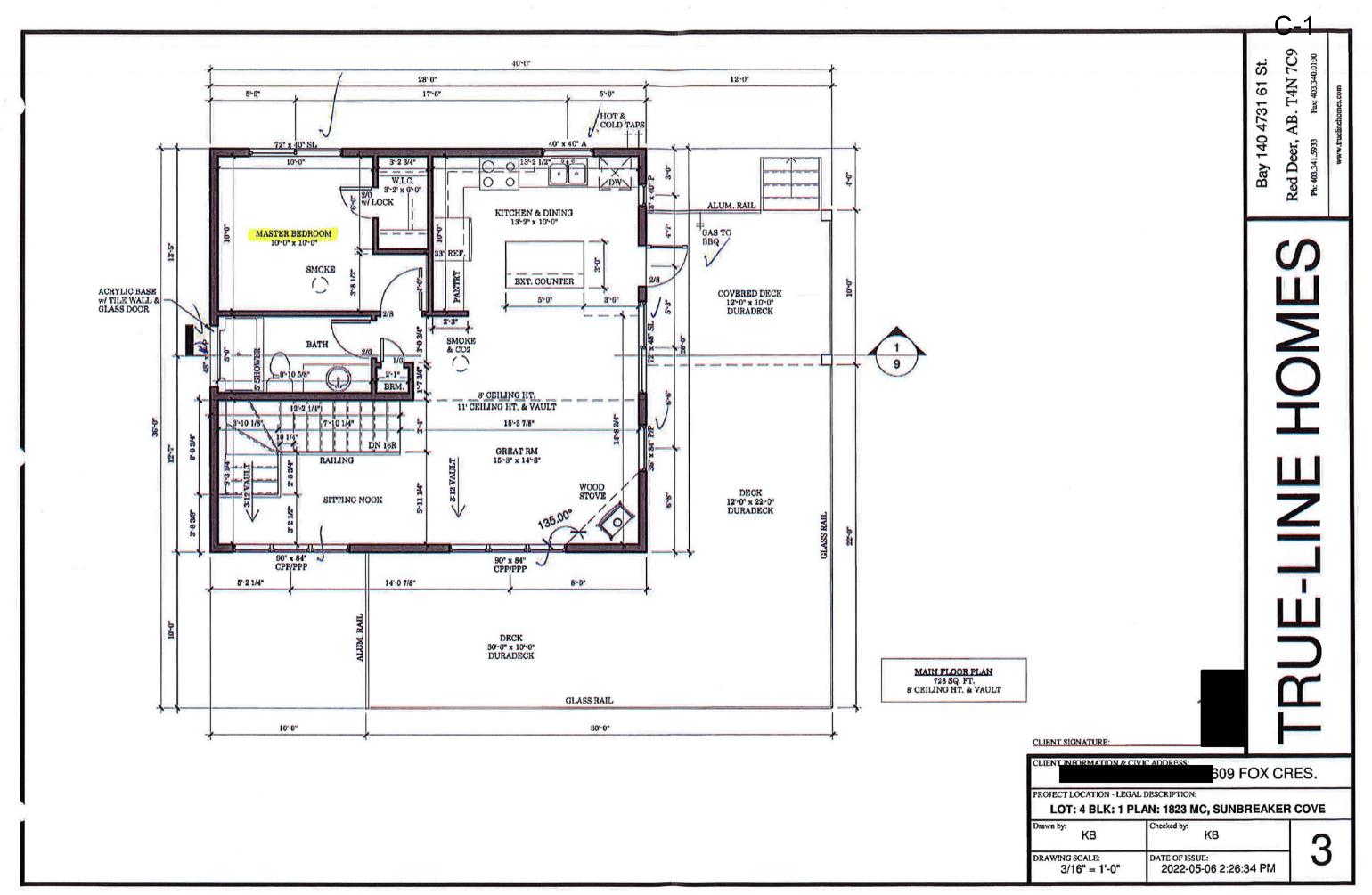
March 28, 2023

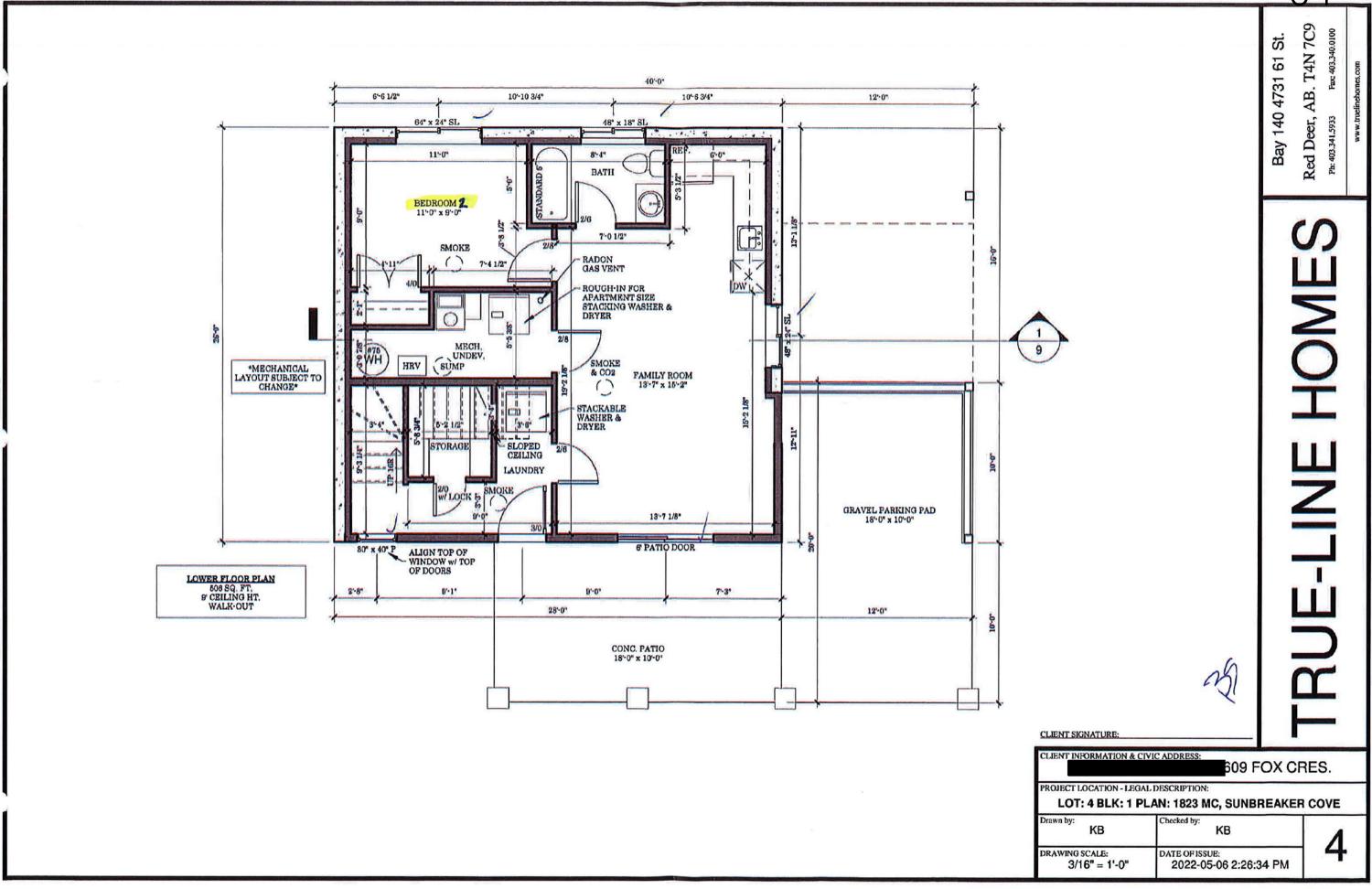
609 Fox Crescent, Sunbreaker Cove

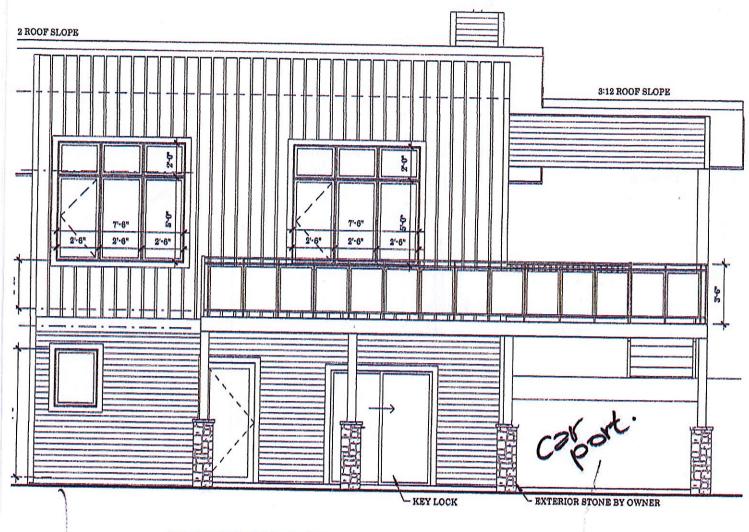
RE: Letter of Intent Requirement

Intent - to engage in rental of property above (discretionary use)

- A small Fire pit will be on the property on east side 15-20 feet from either neigbour's property line
- Fire pit will be covered with a safety screen at all times
- Next to the fire pit is the water hose and a bucket will be next to the fire pit to put out fire at end of use
- Fire pit will never be left unattended
- A fire extinguisher will also be available
- Docking facilities launching a boat will be through public use boat launches in area
- There will be no dock provided to guests
- Smoke detectors are installed as per code throughout property
- Fire extinguisher will be available on property
- Safety plan smoke detectors and escape routes available on all levels and in all bedrooms
- Access in case of emergency out of the property is available through three main doors as well as numerous large windows throughout property as per fire code
- Smoke detectors are installed as per code 2023
- No signage will be posted on site
- Length of stay would be as outlined in the Summer Village regulations







FRONT ELEVATION

FINAL GRADES MAY ALTER EXTERIOR APPEARANCE

pada g







House, deck are and retaining walls with driveway Lot Coverage is 42.8%

We blending into the existing grade on the lot as the owner want to maintain the trees where we can, so not planning to add new tre completed on the lot as noted on the plan, to maintain the naturalize trees.

