

**MUNICIPAL PLANNING COMMISSION AGENDA  
SUMMER VILLAGE OF SUNBREAKER COVE  
SUMMER VILLAGES ADMINISTRATION OFFICE  
SEPTEMBER 14, 2021 @ 9:00 A.M.**

- A. CALL TO ORDER**
- B. ADOPTION OF AGENDA**
- C. DEVELOPMENT ITEMS**
  - 1) 641 Fox Crescent
  - 2) 685 Fox Crescent
- D. ADJOURNMENT**

## **Summer Village of Sunbreaker Cove – Municipal Planning Commission September 14, 2021**

### **Agenda Item**

### **Development Permit Application**

#### **Background:**

The registered owner of 641 Fox Crescent (Lot 5, Block 2, Plan 1823MC), 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 3 bedrooms and the proposed maximum amount of people staying overnight is 8. Parking will take place on the existing driveway of the property which provides ample off-street parking.

#### **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 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 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.

### **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.

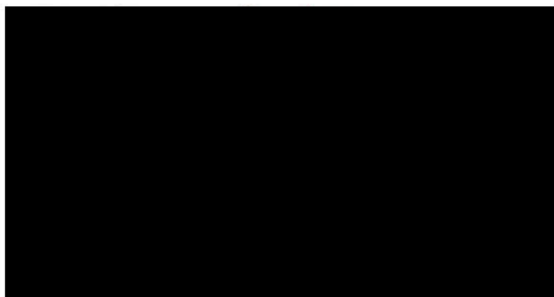
### **Decision:**

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*).

## Letter of intent

July 20, 2021



Dear Kara Kashuba,

We are writing to request a tourist home permit for our home at 641 Fox Crescent.

The goal of rental income is to offset our mortgage payments as we have done significant repairs to the home since we purchased it April 2021. The home is primarily used by us and our extended family. We would have it rented for a maximum of two months of the year. Our longterm goal is to pass the home on to our young children once they are grown.

Please see attached drawings. We prefer parking option #2 but either parking option would work well as there is much space.

Sincerely,





**Kara Kashuba**

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**From:** [REDACTED]  
**Sent:** August 11, 2021 10:29 PM  
**To:** Kara Kashuba  
**Subject:** additional info for tourist home application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Kara,

It was nice to meet you today. Thank you for the information it has helped us to make some decisions about the docks and we have decided to wait and to not spend money on a dock until the summer village has some more defined guidelines for us all to follow.

Dock/Lake access for out tourist home guests:

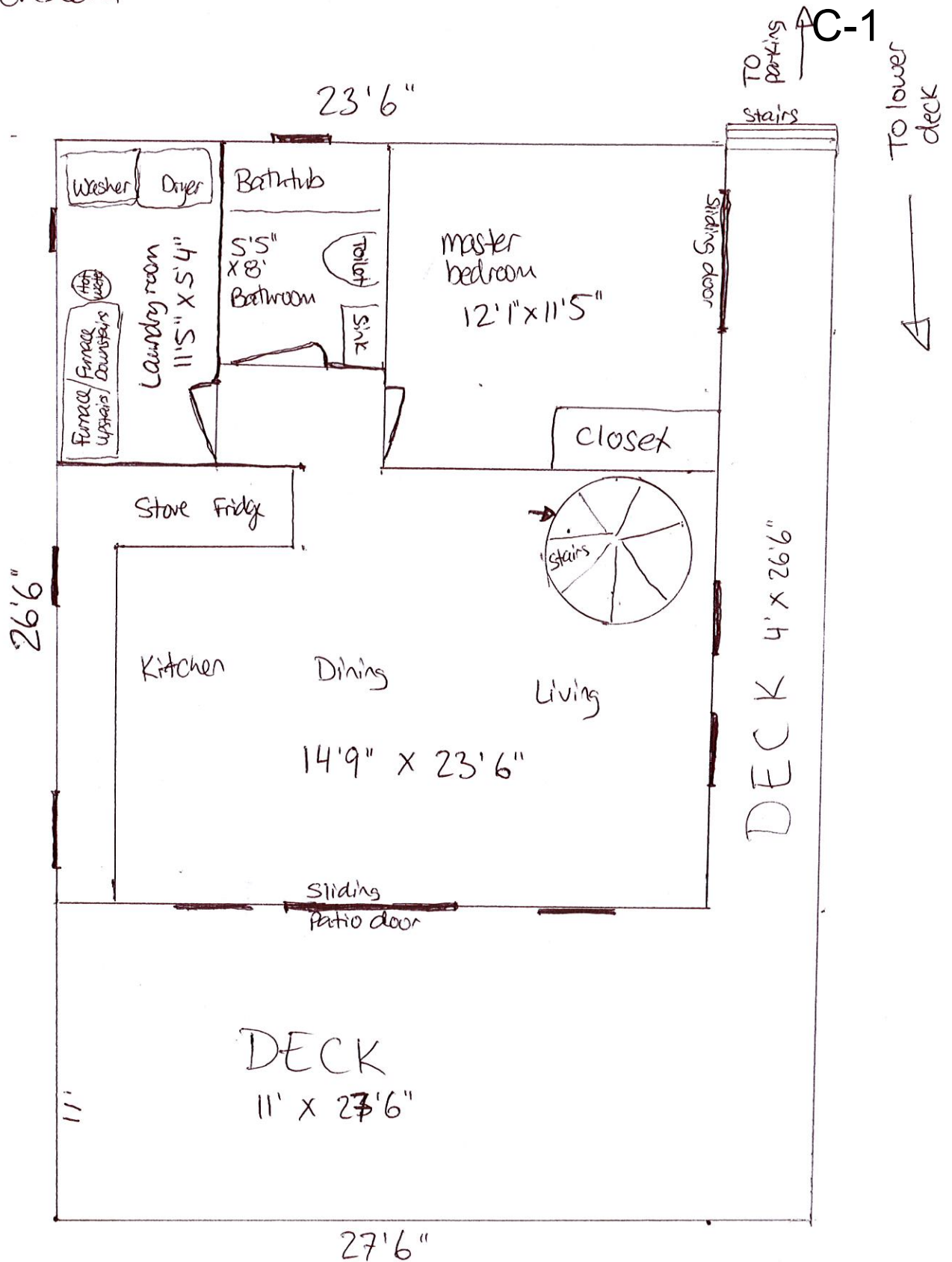
We will notify our guests of access to the lake (walking down to the water, that the docks are private, that there is a public beach and how to get to it, that there is a boat launch.)

At this time Matt and I do not have a dock and we plan to wait to purchase one until there are more clear guidelines as to what is required to have a dock given the new provincial guidelines.

We would like to get a dock for our family use but we are still trying to find a location for this dock as the area is quite packed with docks.

I am hopeful there will be some legislation to require shared docks or community access docks as this would allow for more space for people (like us) who would like to access the lake from the shore in kayaks and paddle boards. We are also in support of a community dock for boats as this seems to work well down by Elk street. Having two large docks, a community boat dock and a community swim/suntan dock might work well.

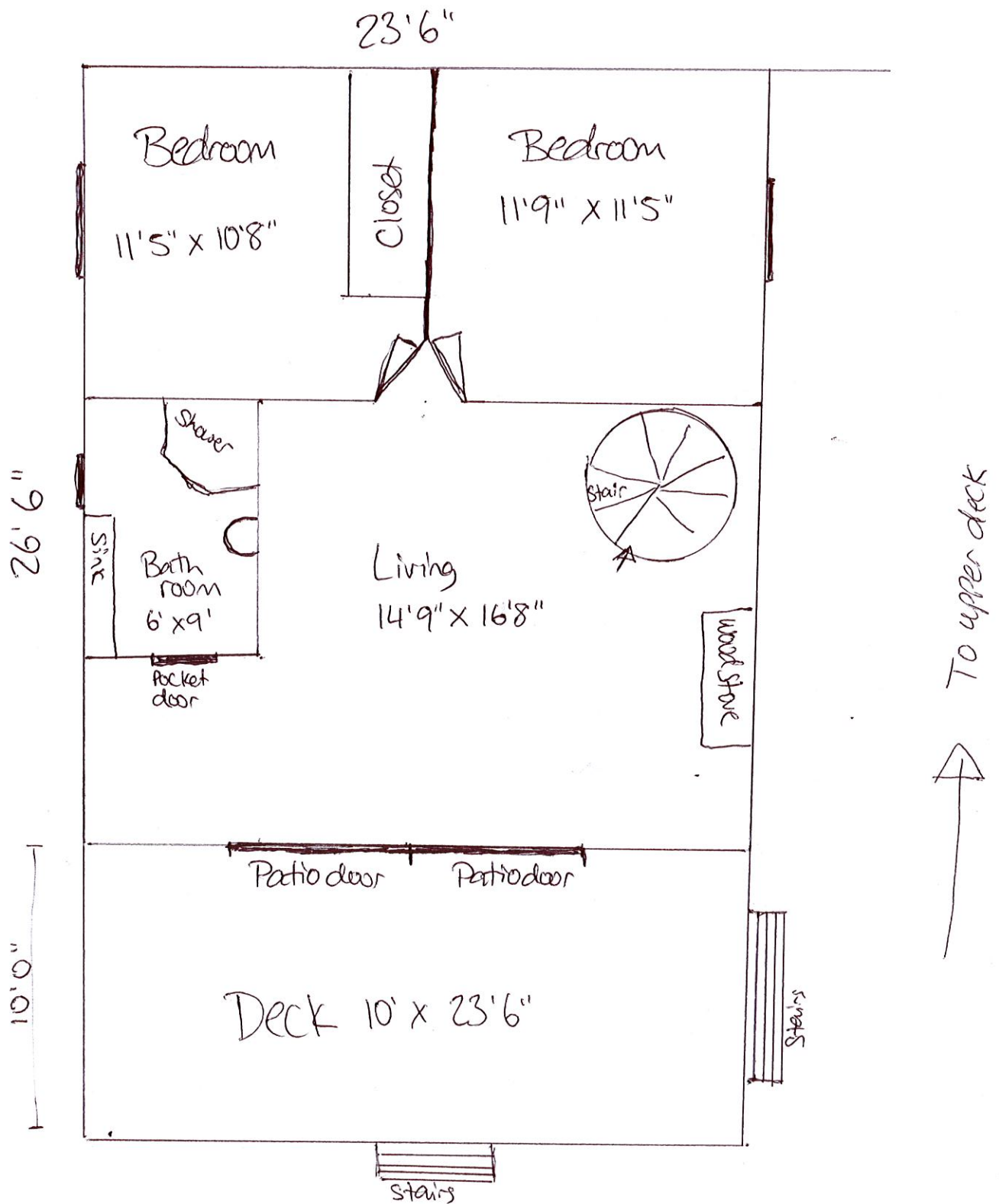
Thank you,



Every room has opening window

upstairs

0.5 cm = 1 foot



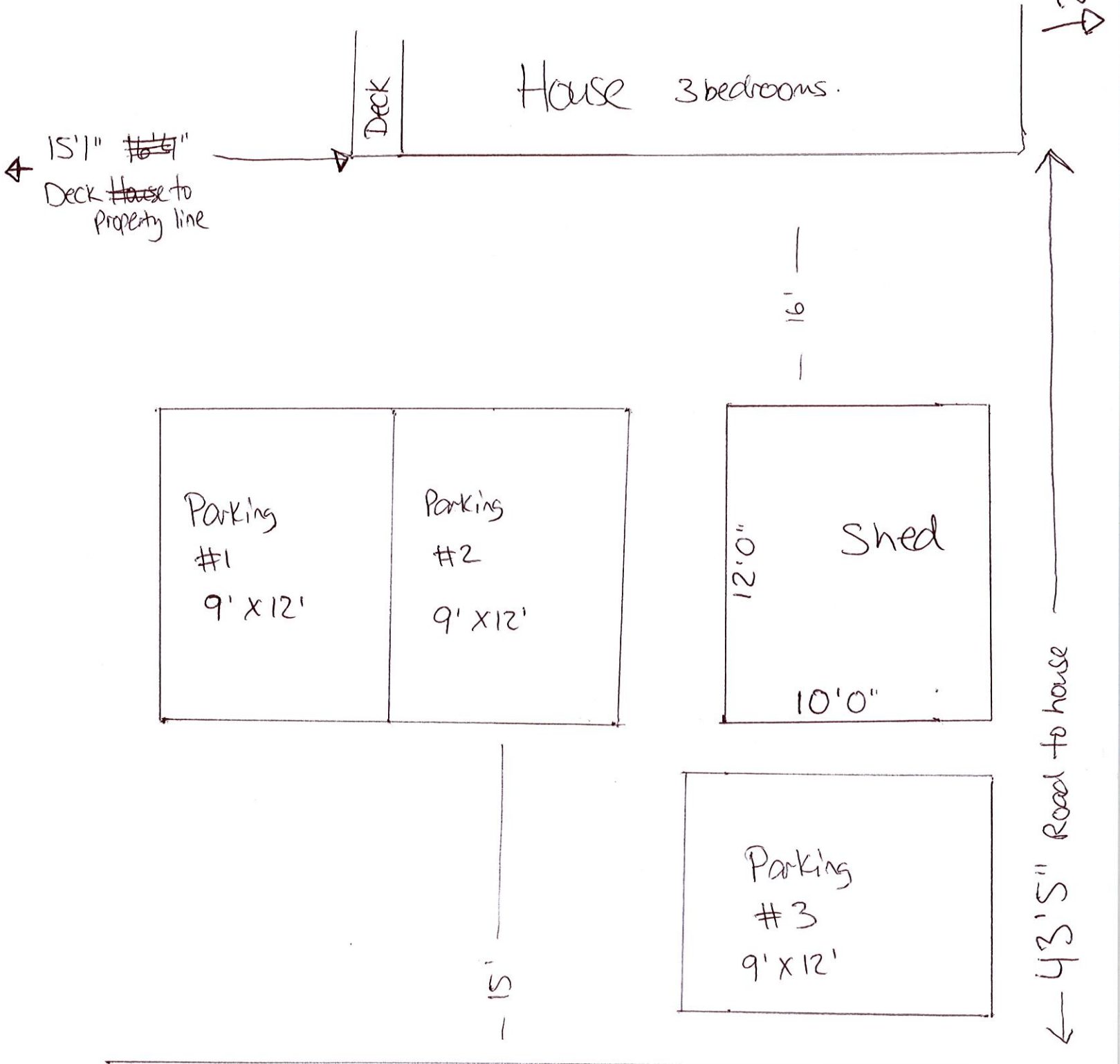
Downstairs

All windows are  
opening  
0.5 cm = 1 foot

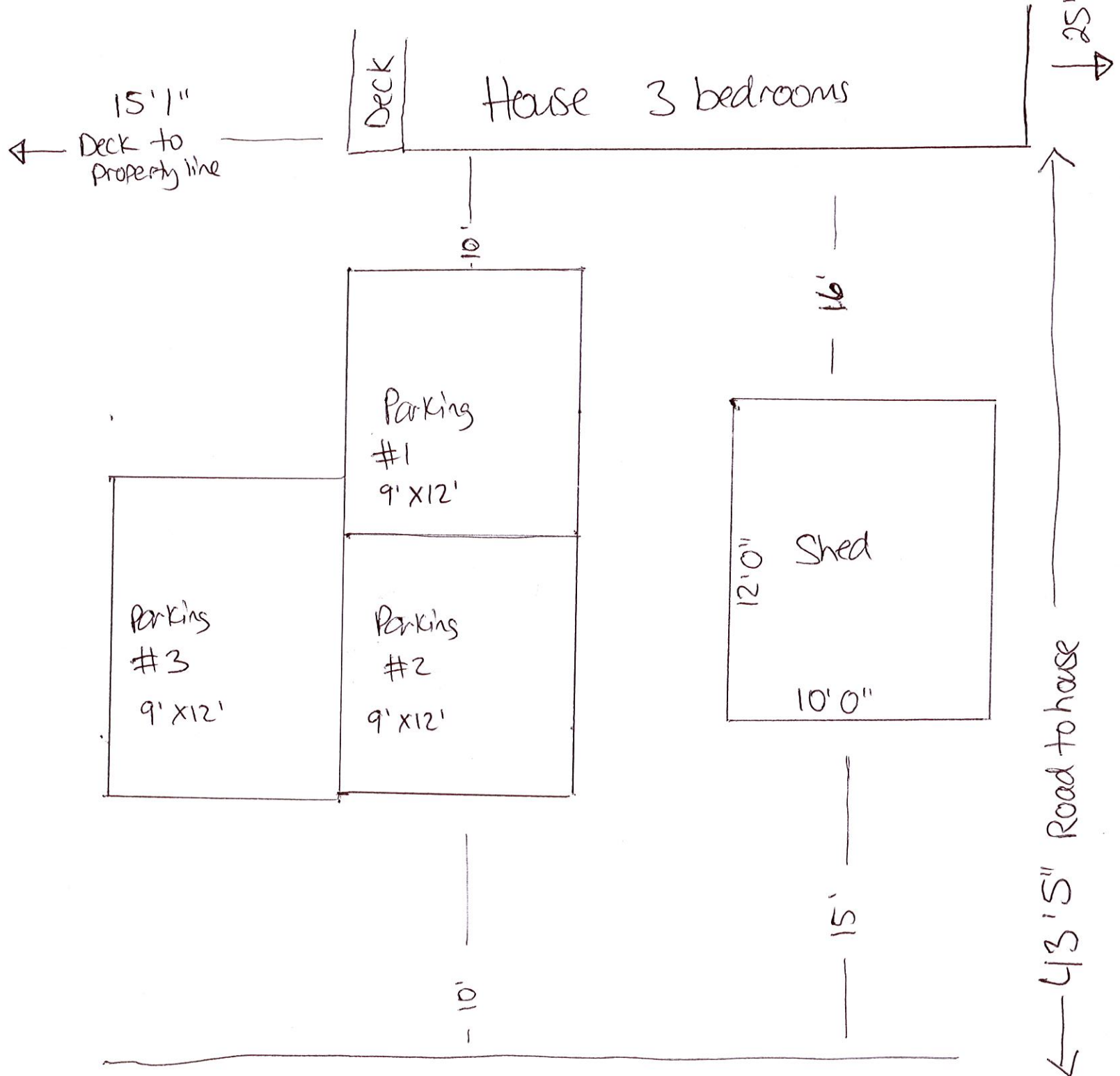
641 Fox Crescent

Proposed parking  
option #1

C-1



Fox Crescent.







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Lot 5





## **Summer Village of Sunbreaker Cove – Municipal Planning Commission**

### **September 14, 2021**

#### **Agenda Item**

#### **Development Permit Application**

#### **Background:**

The registered owner of 685 Fox Crescent (Lot 5, Block 3, Plan 1823MC), 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 4 bedrooms and the proposed maximum amount of people staying overnight is 10. Parking will take place on the existing driveway of the property which provides ample off-street parking. As for docking facilities the homeowners will not be providing their dock for use to tourist home guests.

#### **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 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 10.
- 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.

### **Authorities:**

The MPC may:

For a discretionary use in any district:

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  - 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*).



LETTER OF Intent      June 27, 2021

Dear Sirs/Madam

Please find attached our application for a Tourist Home Licence for our property at 685 Fox cres. Sunbreaker Cove. We are experienced tourist home operators with over 20 years experience. We are respectful of our community. Our property has up to five bedrooms available. Our maximum occupancy is 10 persons.

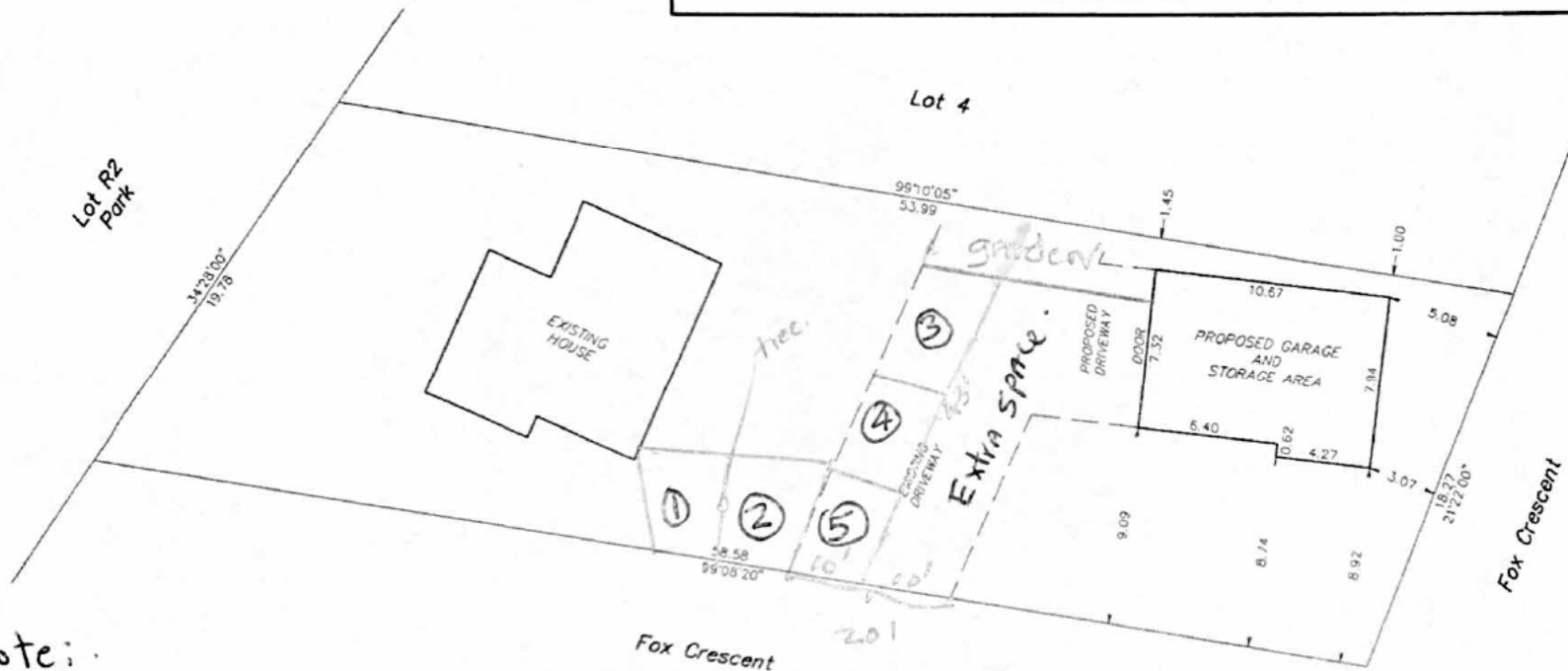


September 2011.

# Parking Plan. - Tourist Home.

KS

## PLOT PLAN



Note:  
Parking spaces labelled.

① to ⑤.

	Sq.Ft.	Sq.m
House	990	92
Garage	869	81
Lot	10824	1006
% Coverage	17	

<p align="center"><u>LEGAL DESCRIPTION</u></p> <p>Lot(s) <u>5</u> Block <u>3</u> Plan <u>1823 MC</u></p>		<p>Drawn By: DF Chk'D: MY</p> <p>Date: February 23, 2012</p> <p>Scale: 1 : 250</p> <p>File No.: C-329-02</p>
<p align="center"><u>REGISTERED OWNER(s)</u></p> <p align="center">[REDACTED]</p>		<p><b>BEMOCO LAND SURVEYING LTD</b> 100, 6040-47th Avenue Red Deer, Alberta PHONE: 342-2611</p>
<p align="center"><u>MUNICIPAL ADDRESS</u></p> <p>685 FOX CRESCENT, SUMMER VILLAGE OF SUNBREAKERS COVE, ALBERTA</p>		

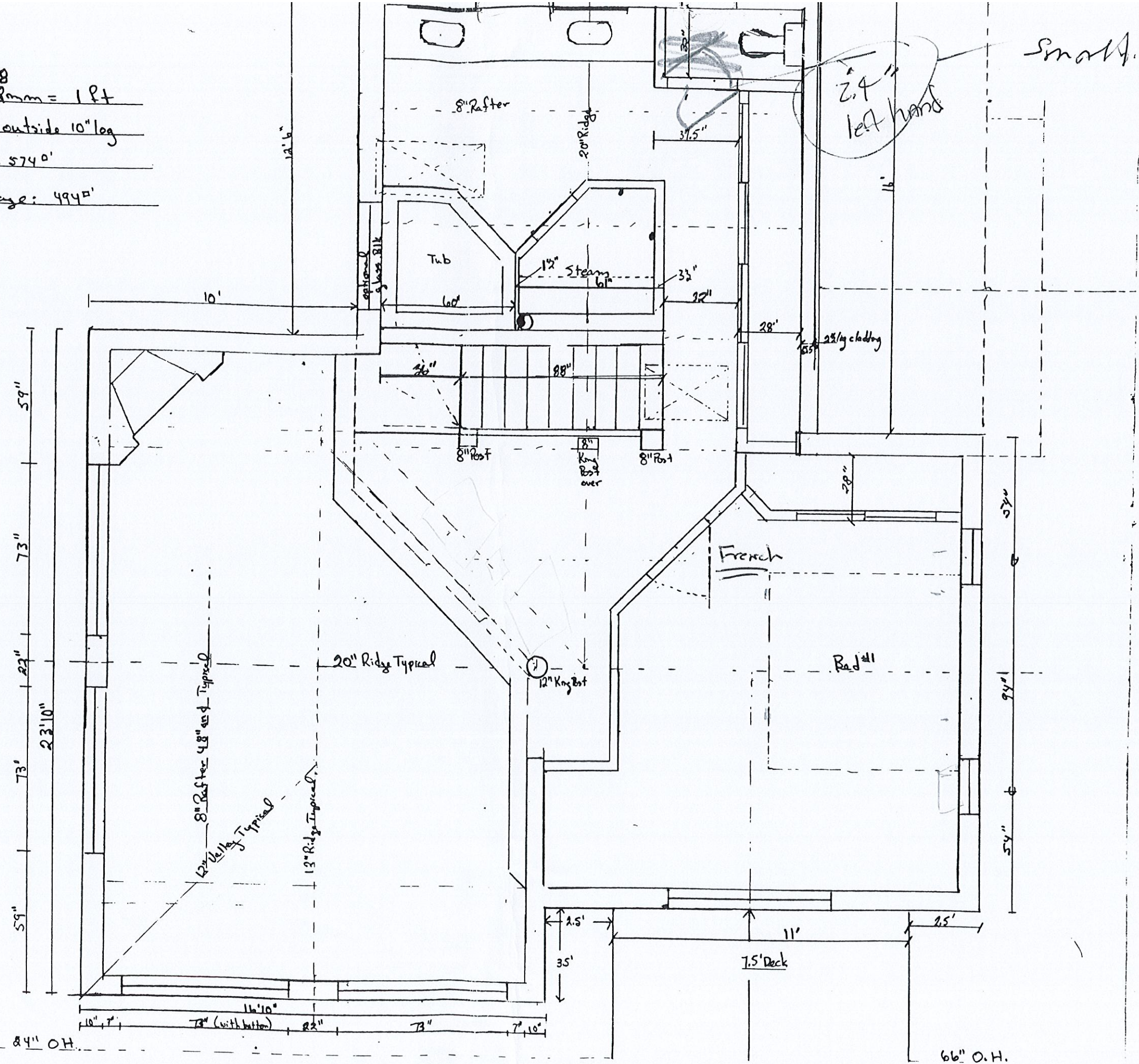


2nd Floor Scale:  $\frac{6.8}{8} \text{ mm} = 1 \text{ ft}$

All Exterior Measurement outside 10" log

Exterior Square Footage : 5740'

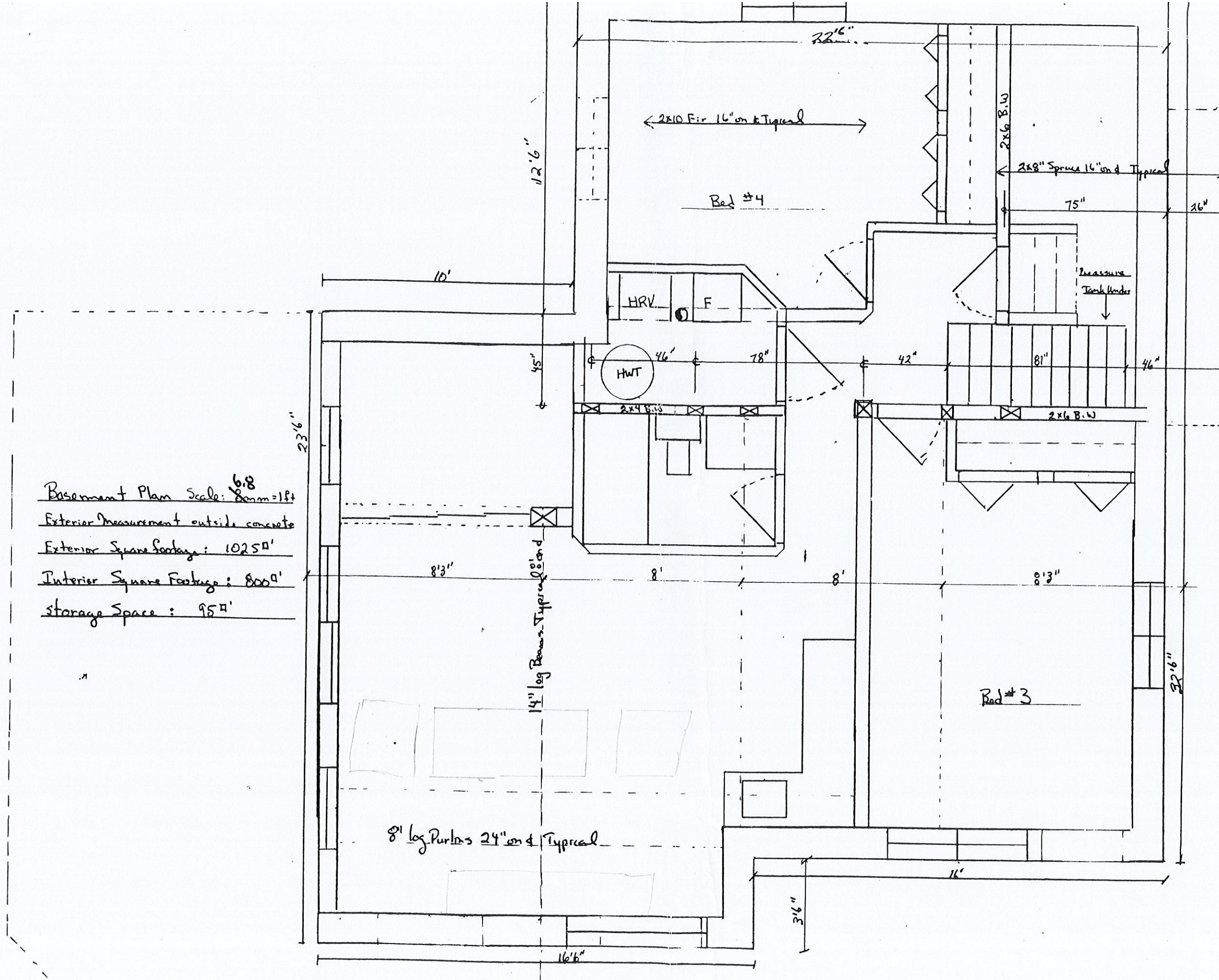
Interior Square footage: 4940'















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