

**MUNICIPAL PLANNING COMMISSION AGENDA  
SUMMER VILLAGE OF SUNBREAKER COVE  
ADMINISTRATION OFFICE  
FEBRUARY 5, 2024 @ 9:00 A.M.**

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

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

### **February 5, 2024**

#### **Agenda Item**

#### **641 Fox Crescent (Lot 5, Block 2, Plan 1823MC)**

#### **Development Permit Application**

#### **Background:**

The registered owner of 641 Fox Crescent (Lot 5, Block 2, Plan 1823MC), in the village of Sunbreaker Cove is seeking development approval 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. 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.

#### **Application Review:**

The tourist home is proposed to comply with the regulations, does not require any variances and administration has not received any complaints for this tourist home operation in the past. This is the third tourist home 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.

January 17, 2024

- 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.
- Adjacent landowners to be provided with contact information of the tourist home operator(s) to allow neighbours to address any complaints with renters.

### **Authorities:**

The MPC may:

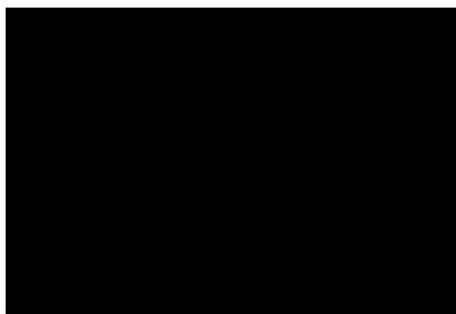
For a discretionary use in any district:

- 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*).



December 18, 2023

Dear Summer Village of Sunbreaker Cove,

We are looking to again license for a tourist home for the upcoming year. We have a three bedroom and two bathroom home located at 641 Fox Cres. in Sunbreaker Cove, which we have rented out part time through AirBnb. Our plan to rent out the home part time is to put towards our mortgage payments. We hope to keep the home and pass it down to our children when they are grown. This property was quite run down and we have worked very hard to make improvements since purchasing it in early 2021. Some neighbors have commented that it is nice to see the place being cared for after all these years.

Overall it has been a positive experience renting through AirBnb and we are very happy about the new rules and guidelines that Airbnb has set into place this year to ensure that the homes are respected and that there are no parties.

We have a hot tub that was newly installed in 2022 and attached is a notice at the hot tub for guests so that they are aware of the noise bylaw. This bylaw is also posted inside the home and in our welcome binder that we ask all guests to read.

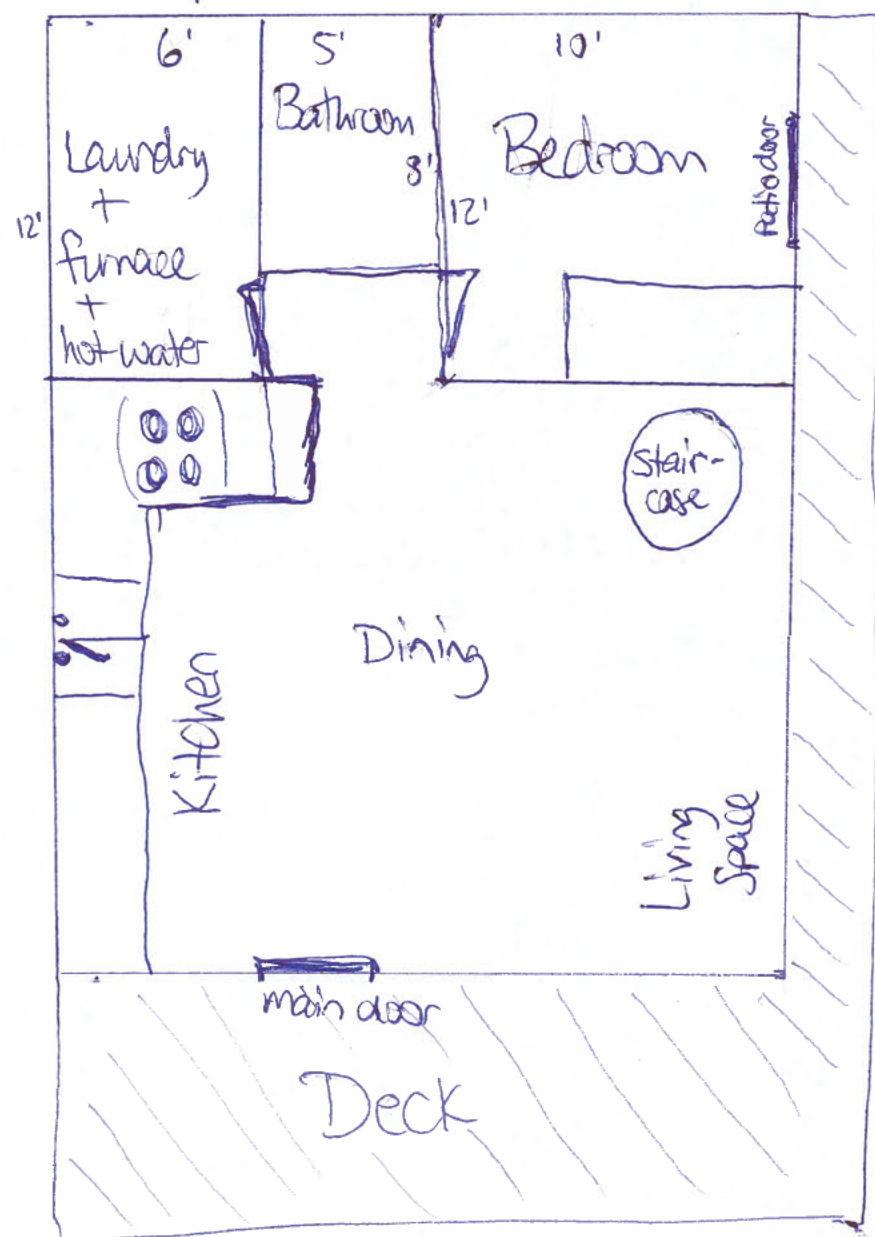
Our fire pit is as it was last year with an enclosed unit that is covered by a spark screen (as per bylaw requirements.) It is central on the property and away from any major structures and trees.

We do not have a dock. We would like to have one at some point but will need to get funds to purchase the dock first and this will probably take us a few years yet. I have provided directions with drawings for locations to the boat launch and the Sunhaven Beach area for our guests. As well as Sylvan Lake Provincial park and Gull lake.

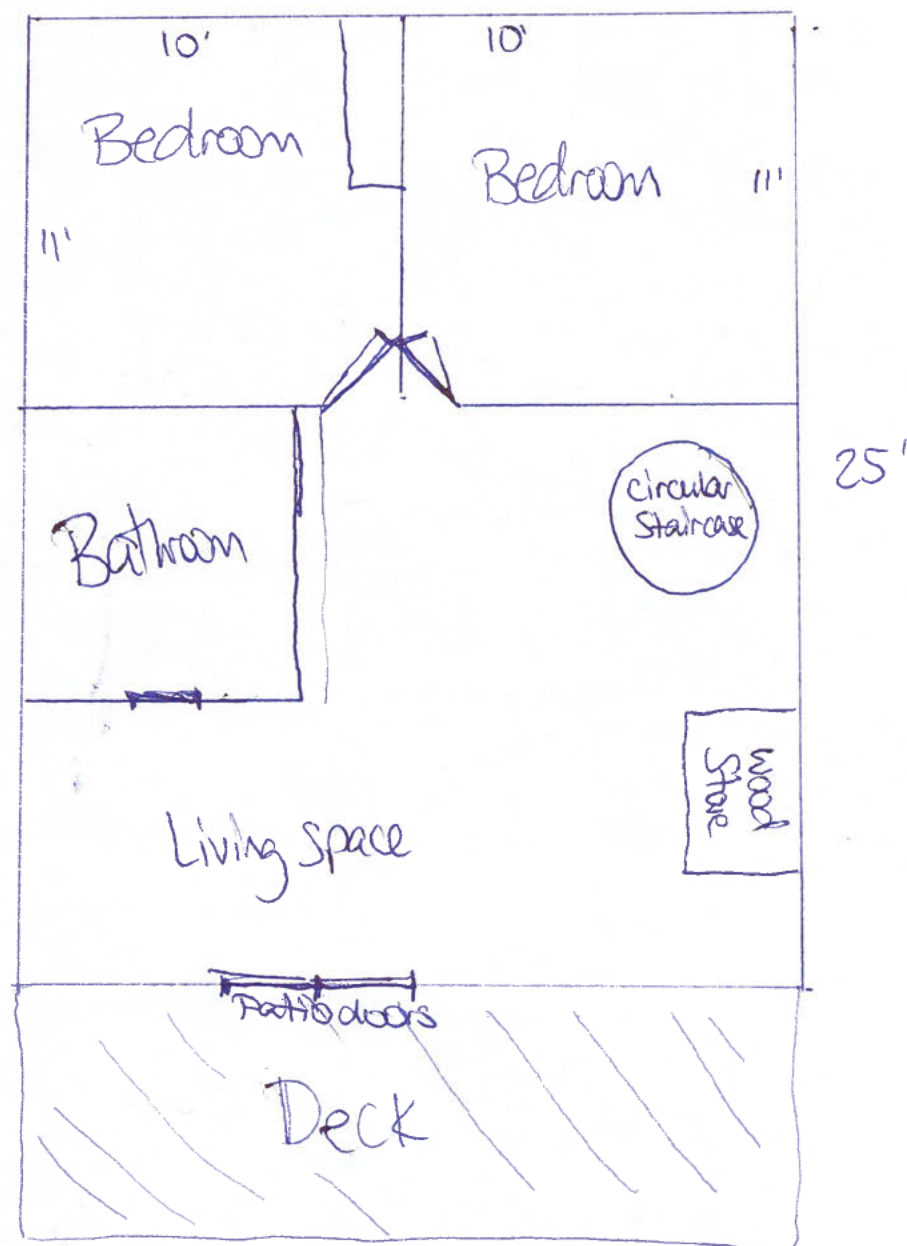
Thank you,



## Upper Floor



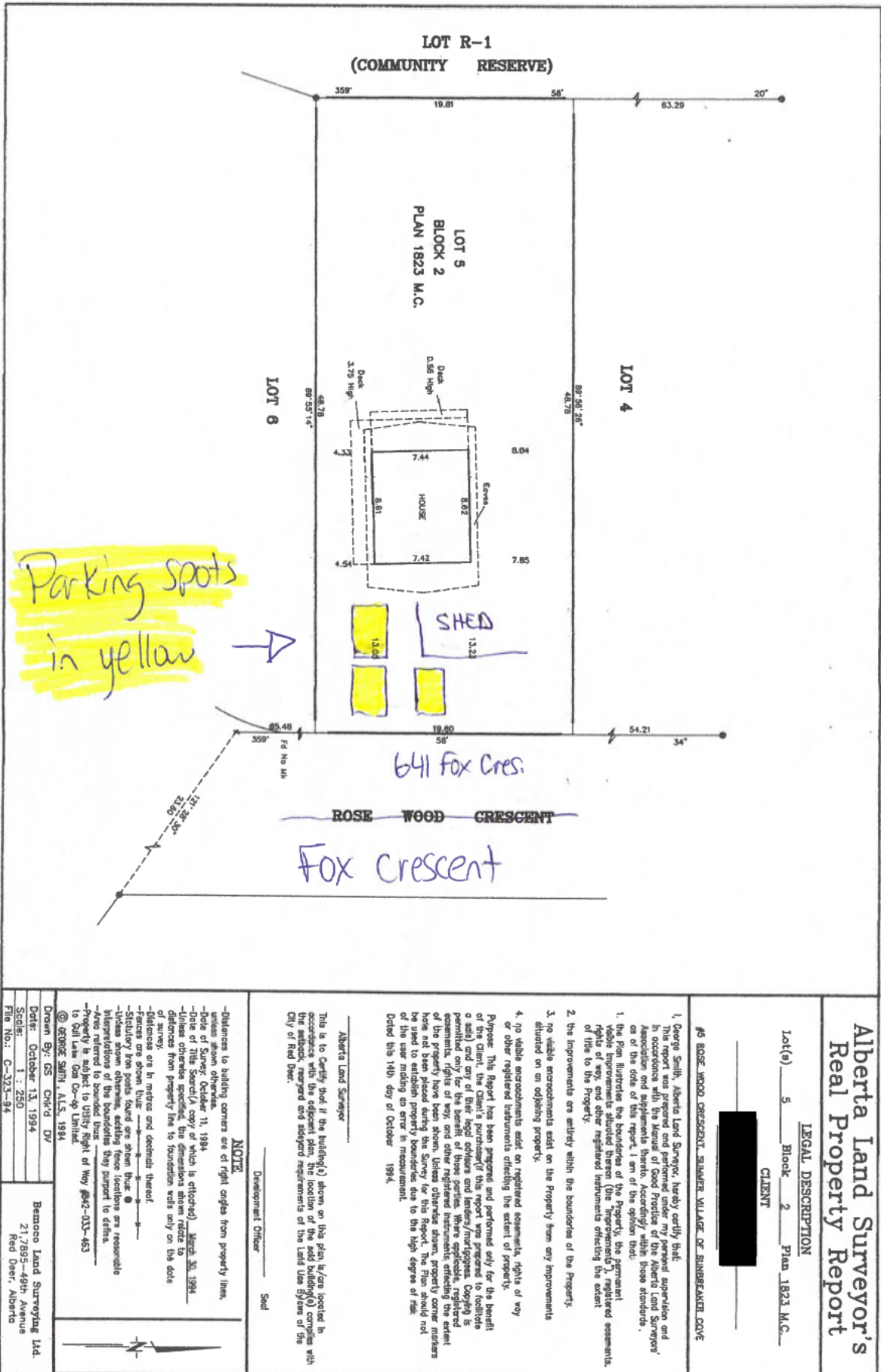
## Lower Floor



21'

641 Fox Crescent

21'



# Hot Tub closed at 1030 P.M.

Hot tub and fire pit are not to be used after  
11PM.

- Bylaws state that quiet time is 11PM to 8AM and we absolutely need to respect that.
- Unfortunately we have had a few guests be out here until well into the early morning hours making excessive noise and it is disruptive to the neighbors.
- We regret having to set this rule as the majority of our guests are incredibly respectful.

Thank you,  
[REDACTED]









AUG 11 2021





AUG 11 2021





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Lot 5



