

**MUNICIPAL PLANNING COMMISSION AGENDA
SUMMER VILLAGE OF SUNBREAKER COVE
ADMINISTRATION OFFICE
JULY 25, 2022 @ 9:00 A.M.**

- A. CALL TO ORDER**
- B. ADOPTION OF AGENDA**
- C. DEVELOPMENT ITEMS**
 - 1) 635 Fox Crescent
 - 2) 1318 Balm Road
- D. ADJOURNMENT**

Summer Village of Sunbreaker Cove – Municipal Planning Commission July 25, 2022

Agenda Item

635 Fox Crescent (Lot 8, Block 2, Plan 1823MC)

Development Permit Application

Background:

The registered owner of 635 Fox Crescent (Lot 8, 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. 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 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 and has previously been in operation for 1 year with no contravention of the development permit conditions and no complaints to administration have 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 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.

July 15, 2022

- 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*).

June 22, 2022

Sunbreaker Cove
#2 Erickson Drive,
Sylvan Lake, AB T4S 1P5

Attention: Kara Kashuba, Development Officer

Dear Kara:

This letter is to advise our intent to continue to rent our property at 635 Fox Crescent, Sunbreaker Cove as a Tourist Home.

As stated in my letter with last year's application, we also have a home at 601 Fox Crescent where we spend all our time. It is a larger home than 635 Fox, so more suited to our family use but allows us to be near by when 635 is rented.

635 Fox has a 3-bedroom home over 3 garages as well as a large storage building. Tenants only have access to the dwelling part of the property. We specify 8 people maximum as that is the number who can sleep in beds. Our minimum rental period is 1 week. There is room for 3 vehicles to park on the property. We specify no smoking and pets are only allowed with special consideration.

There is a covered fire pit on the property which is available for the tenant's use. We provide a small amount of firewood and in our guest manual, give suggestions as to where more can be purchased if required. A picture of the firepit area is attached. We provide a "Fox Den Manual" which I point out to the tenants which includes information regarding local amenities, beach locations, quiet hour rules and much more.

We do not provide access to our dock and advise tenants that if they have a boat, they must use the municipal boat launch and pull the boat out each day. So far, that has been a deterrent for any guests who are boaters.

In addition, there is a smoke detector and fire extinguisher provided inside the house and when welcoming guests, I point it out and give instructions for its use (they are also printed on the fire extinguisher).

There are no changes to the property so please refer to the diagrams and photos as provided last year. My \$500 payment has been sent by e-transfer to your office.

Hoping this answers all your questions.

Thanks, and regards,


Jill Sarluis
780-991-2862



PREPARED: Apr 2021

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.















Summer Village of Sunbreaker Cove – Municipal Planning Commission July 25, 2022

Agenda Item

1318 Balm Road (Lot 5, Block 8, Plan 5969MC)

Development Permit Application

Background:

The registered owner of 1318 Balm Road (Lot 5, Block 8, 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 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.

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 and has previously been in operation for 1 year with no contravention of the development permit conditions and no complaints to administration have 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 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.

July 15, 2022

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 - With or without conditions;
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 - 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:

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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*).



Adèle Poratto beautedecor@gmail.com 403-391-8819
1318 Balm Road
Sunbreaker Cove, AB T0C 0J0
June 20th 2022

Kara Kashuba
Jr. Development Officer
Village of Sunbreaker Cove
kkashuba@sylvansummervillages.ca

Dear Kara Kashuba:

Please except this letter as my **Letter of Intent for the Tourist Home Permit Application** at 1318 Balm Road, Sunbreaker Cove. T0C 0J0

From time to time, when my family is not using the property, I plan to rent it out to tourists. We also have a private quarters downstairs for our use that we live in and don't rent out.

As the house plans indicate, there are 3 bedrooms, a loft area, Kitchen, dining area and living room. This allows up to a maximum of 8 guests.

There is adequate parking in the driveway for 4 vehicles as shown.

Included:

*Parking plan and cottage floor plan.

*\$500.00 cheque deposited on June 20th at the Summer Village of Sunbreaker Cove office.

*Copy of Certificate of Title

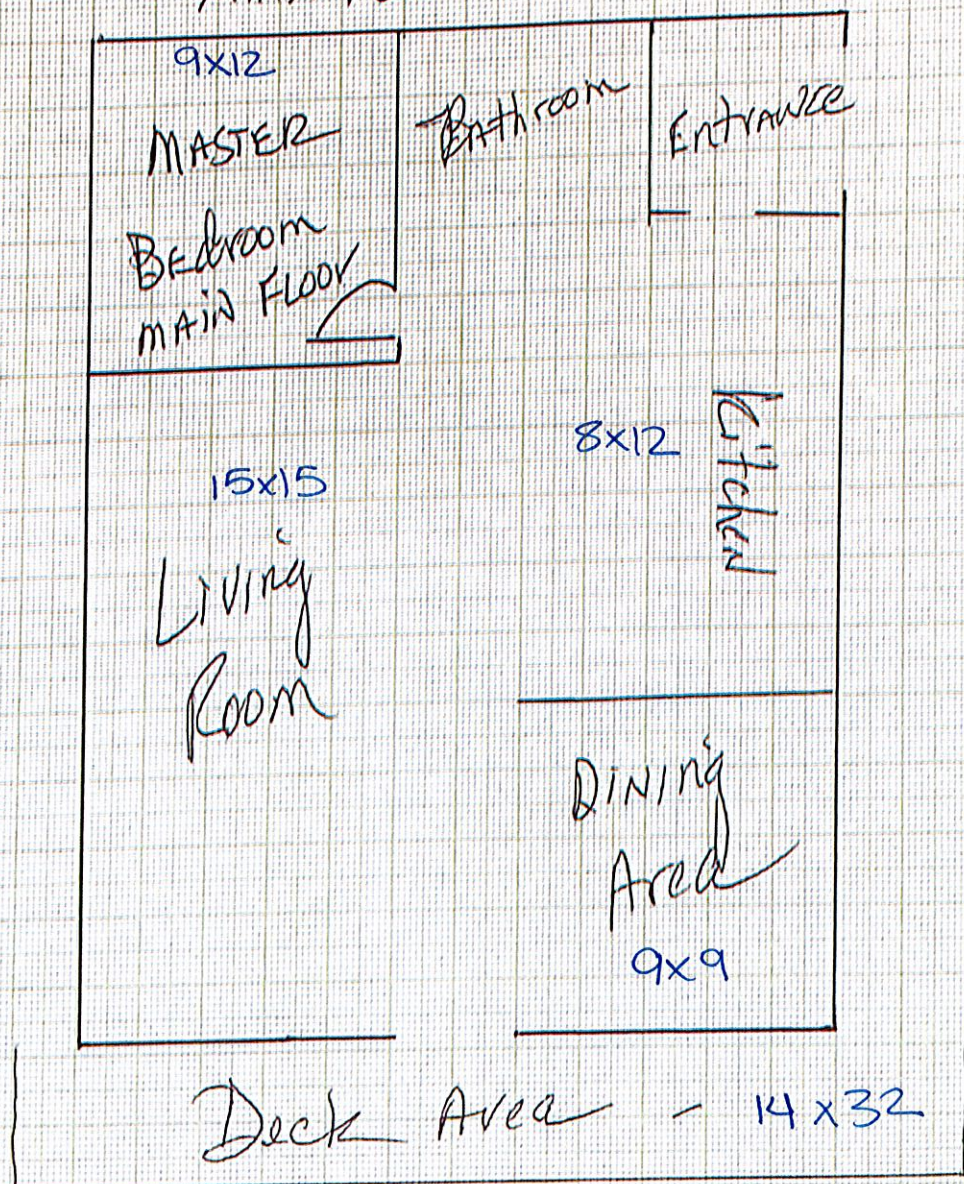
Regards, Adèle

A handwritten signature in dark ink that reads "Adèle Poratto".

Adèle Poratto beautedecor@gmail.com 403-391-8819

Floor Plan 1318 Sunbreaker Cove

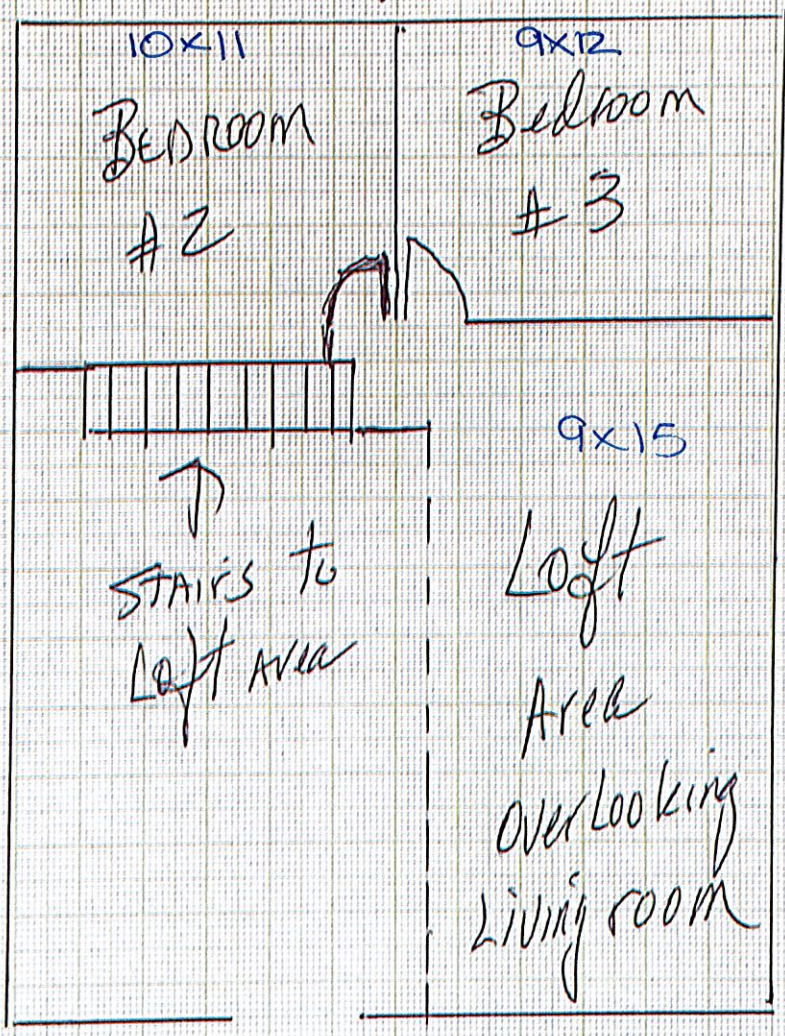
main floor



1318 Palm Road Sunbreaker Cove

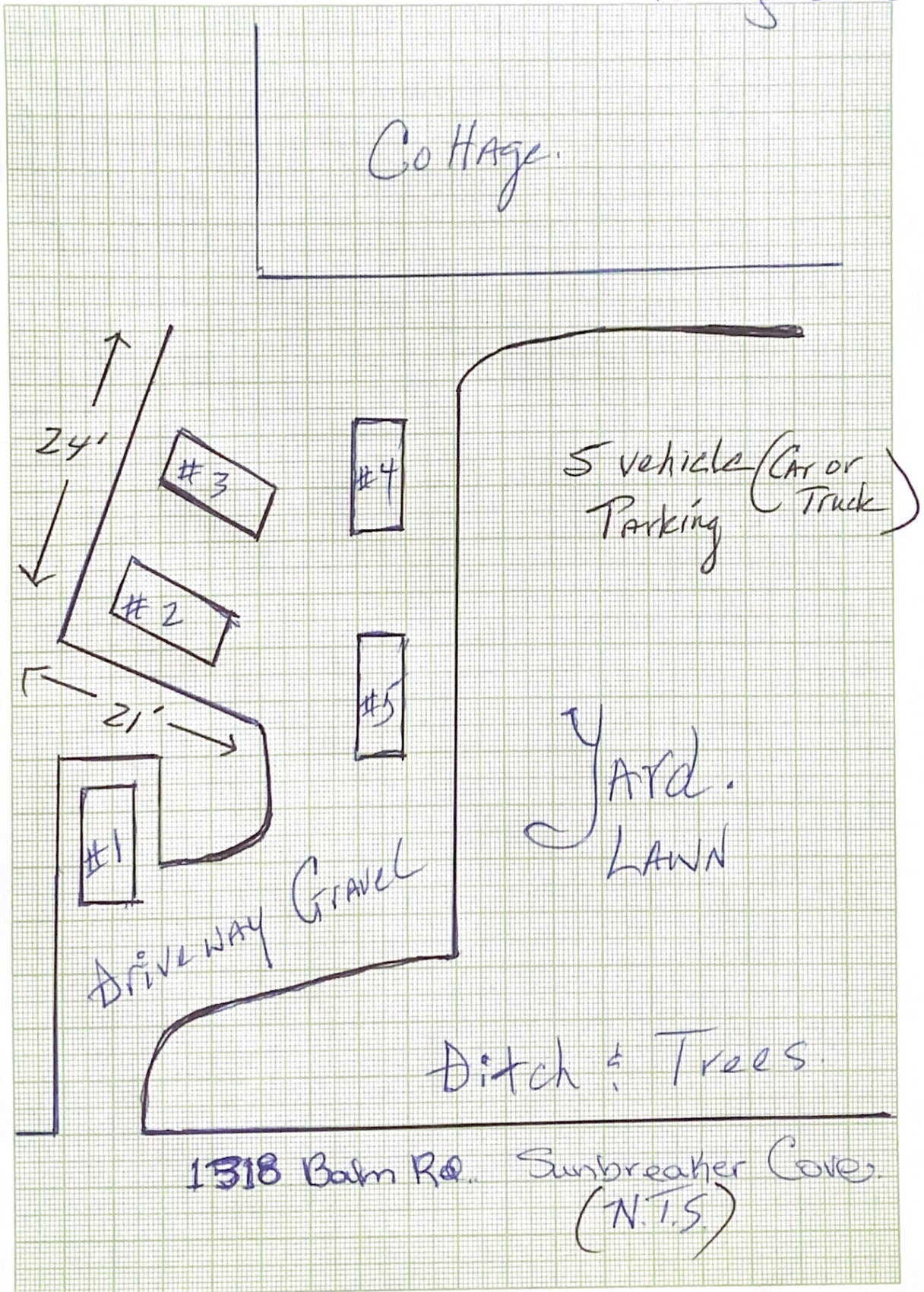
Loft Area Floor Plan
2nd floor

1318 Sunbreaker
Cove



1318 Palm Rd Sunbreaker Cove

Parking Plan



10 MM/CM









