Minutes of a Municipal Planning Commission Meeting of the Summer Village of Half Moon Bay, Province of Alberta, held August 27, 2026, at the Summer Villages on Sylvan Lake Administration Office in Sylvan Lake, Alberta.

PRESENT:	Chair:	Mike Pashak
	Council Member:	Garth Dushanek
	Member at Large:	Greg Davidson via Zoom
	Development Officer:	Emily Damberger
	Junior Development Officer:	Sarah Cheney
	Recording Secretary:	Teri Musseau
	Applicant:	Kristy Buller via Zoom
		Marty Buller via Zoom

CALL TO ORDER: Chair Pashak called the meeting to order at 9:00 a.m.

AGENDA:

MPC-26-001 Moved by Member Dushanek to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATION

1. 3 Hummingbird Lane (Lot 10, Block 1, Plan 2741MC)

Application for approval for the operation of a tourist home at 3 Hummingbird Lane (Lot 10, Block 1, Plan 2741MC).

2. 8 Hummingbird Lane (Lot 11A, Block 2, Plan 4240NY)

Application for approval for an existing hot tub at 8 Hummingbird Lane (Lot 11A, Block 2, Plan 4240NY).

Sarah Cheney, applicants and gallery left the meeting at 9:08 a.m.

DECISION

1. 3 Hummingbird Lane (Lot 10, Block 1, Plan 2741MC)

MPC-26-002 Moved by Member Davidson that the Municipal Planning Commission approve the application for the operation of a tourist home at 3 Hummingbird Lane subject to the following conditions being met to the satisfaction of the Development Officer:

- The development commences and continues in the manner applied for and that all development complies with the regulations and

specifications of the Land Use Bylaw under which this permit was issued.

- 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 principal building and therefore garage suites shall not be used.
- Notwithstanding part three, section 2(3), 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 6.
- The operator of a tourist home shall provide the Summer Village Office with the name and phone number(s) of at least one person (adult) that is authorized to act on the owner/operator's absence. The registered owner is responsible for informing the Summer Village Office of any changes in this information.
- The minimum length of stay shall be no less than 30 days in the peak season between May (15) until September (15) and 3 days minimum during off season. This must be reflected in the listing of the tourist home.
- The tourist home shall always abide by the community bylaws and policies. A summary of key bylaws will be provided by administration.
- Tourist homes shall not display any sign advertising the tourist home.
- Adequate parking must be in place on the property; parking shall not be in the ditches or road right of way.
- The development permit does not exempt the owner/operator of the tourist home from complying with any federal, provincial, or other municipal legislation.

CARRIED

MPC-26-003

2. 8 Hummingbird Lane (Lot 11A, Block 2, Plan 4240NY)

Moved by Member Dushanek that the Municipal Planning Commission approve the application for an existing hot tub at 8 Hummingbird Lane subject to the following conditions being met to the satisfaction of the Development Officer:

- A hot tub shall be located in the front or side yard. Variance granted by the Municipal Planning Commission for the hot tub to be located within the rear yard.
- The hot tub area must be enclosed on three sides with the installation of permanent solid screening walls. The side adjacent to the deck and house is not to be included as one of the sides,
- The exterior of the permanent solid screening walls must be finished to match or complement the exterior finish of the main building.
- The solid screening walls shall be a minimum of 2 meters in height from the hot tub base to ensure the hot tub is not viewable from the road.
- The hot tub and lid must be secured as per HMB Land Use Bylaw, 4(2)(c) A private pool (*hot tub*) shall be enclosed by a secure

lockable lid or fencing equipped with gates that lock in accordance with the Alberta Building Code in effect at the date of the application for Development Permit.

CARRIED

ADJOURNMENT:

Moved by Chair Pashak that the Municipal Planning Commission meeting be adjourned at 9:21 a.m.

CARRIED

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MIKE PASHAK, CHAIR

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TANNER EVANS, CAO