*Minutes of a Municipal Planning Commission Meeting of the Summer Village of Sunbreaker Cove, Province of Alberta, held June 8, 2026, at the Summer Villages on Sylvan Lake Administration Office in Sylvan Lake, Alberta.*

| **PRESENT:** | | |
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| | Chair: | Kelsey Finch via Zoom |
| | Member-at-Large: | Colette Gilbert via Zoom |
| | Member-at-Large: | Debbie Ricalton via Zoom |
| | Development Officer: | Kara Hubbard |
| | Junior Development Officer: | Sarah Cheney |
| | CAO: | Tanner Evans |
| | Recording Secretary: | Vicki Hensley |
| | Applicant(s): | Darrel Fedor |

**CALL TO ORDER:** Chair Finch called the meeting to order at 9:02 a.m.

**AGENDA:**

**MPC-26-008** Moved by Chair Finch to approve the agenda as presented.
CARRIED

**DEVELOPMENT APPLICATION(S)**

**1. 605 Fox Crescent (Lot 6, Block 1, Plan 1823MC)**

Application for 605 Fox Crescent (Lot 6, Block 1, Plan 1823MC) requesting a development permit for the operation of a tourist home.

Kara Hubbard, Sarah Cheney and applicant(s) left the meeting at 9:11 a.m.

**DEVELOPMENT DECISION(S)**

**1. 605 Fox Crescent (Lot 10, Block 6, Plan 1823MC)**

**MPC-26-009** Moved by Chair Finch that the Municipal Planning Commission approve the application for the operation of a tourist home at 605 Fox Crescent with the following conditions being met to the satisfaction of the Development Officer:

- The payment of all outstanding property taxes or the making of arrangements, satisfactory to the Council, for the payment thereof, prior to the commencement of the development.
- 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 only. Tourist homes shall not be developed within guest house suites and recreational vehicles.
- A tourist home shall comply with all food storage, serving, and preparation requirements in Part 6 of the Alberta Food Regulation.
- The maximum number of people staying overnight in the tourist home shall be 6.
- 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. This must be reflected in the listing of the tourist home.
- 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. Any parking within the road allowance shall not extend into the travelled portion of the road.
- Any damage to the road allowance shall be repaired immediately at the expense of the permit holder.
- Adjacent landowners to be provided with contact information of the tourist home operator(s) to allow neighbours to address any complaints with renters.
- The development permit does not exempt the owner/operator of the tourist home from complying with any federal, provincial, or other municipal legislation.
- Proof of short-term rental/vacation property insurance coverage to be provided.

CARRIED

**ADJOURNMENT**:

Moved by Chair Finch that the Municipal Planning Commission meeting be adjourned at 9:16 a.m.

CARRIED

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KELSEY FINCH, CHAIR

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TANNER EVANS, CAO

Initials