

*Summer Village of
Sunbreaker Cove*

**Municipal
Development
Plan**

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1.0 Introduction

1.1 BACKGROUND

Council requested the preparation of its first Municipal Development Plan (M.D.P.) in response to increased development pressures around the Lake and adjacent to the Summer Village's borders. In the past Council relied on the Land Use Bylaw as the tool to guide development decision. The Municipal Development Plan will reflect the kind of community the residents of Sunbreaker Cove would like to see as well as provide the basis for actions and decisions to both protect and improve quality of life now and in the future.

1.2 LEGISLATED FRAMEWORK

The Municipal Development Plan for the Summer Village of Sunbreaker Cove is a statutory document under the *Municipal Government Act, 2000*, Chapter M-26., as amended, and has been adopted as a By-law by the Summer Village municipal council.

The *Act* requires that a Municipal Development Plan *must* deal with:

- II future land use and development;
- II the coordination of land use and future growth with adjacent communities (Lacombe County);
- II the provision of municipal transportation systems; and
- II the provision of municipal services and facilities

The Municipal Development Plan *may* deal with:

- II land use related issues
- II financing of municipal infrastructure
- II co-ordination of physical, social and economic programs and initiatives
- II environmental matters and development constraints.

All statutory planning documents, including Municipal Development Plans, Area Structure Plans, and Land Use Bylaws, have to be consistent with one another.

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1.3 PROCESS

The new Municipal Development Plan needs to reflect the aspirations and quality of life valued by the Sunbreaker Cove residents. The M.D.P. is the key in ensuring that the vision residents want their community to look like in the future will occur. Residents provided input in preparing this Municipal Development Plan through a process of public consultation which started in December of 2001, including a questionnaire, an open house, public meetings, written submissions, a Municipal Development Plan Advisory Committee, and a Public Hearing.

The M.D.P. was prepared by the Committee members as well as the administrator and reviewed by Parkland Community Planning Services.

Involvement opportunities were provided at key stages to residents, adjacent municipalities, various agencies and interest groups.

1.4 PUBLIC INVOLVEMENT

Specific opportunities for the public to make suggestions and representation included:

- II a community survey distributed to all ratepayers in December of 2001.
- II an Advisory Committee was formed in January of 2002.
- II a public information open house was held May 4, 2002. to discuss growth and development issues.
- II a public hearing was held on August 11, 2003.
- II the enabling bylaw was passed on August 11, 2003.

2.0 Overview

2.1 LOCATION

The Summer Village of Sunbreaker Cove is a country residential community situated on the shores of Sylvan Lake, a beautiful Alberta lake and a very popular recreation area because of its physical characteristics and its central location in Alberta's Parkland.

The Summer Village is located within the Lacombe County and shares the Lake with other municipalities, including the Summer Villages of Birchcliff, Half Moon Bay, Jarvis Bay, Norglenwold, the Town of Sylvan Lake, and the Counties of Lacombe and Red Deer. Primary road access is from the County of Lacombe main road known as Rainy Creek Road which ties in with the broader transportation system of Highway 20 and Highway 11A.

Sunbreaker Cove enjoys approximately 1.95 kilometers of shoreline within its boundaries, all of which is designated as Environmental Open Space District (E.O.S.). The total area of lands within the municipal boundary is 57.5 ha. Approximately 18.6 % is dedicated to roads, 59.8% is in private ownership, 3 % is in Provincial ownership (boat launch, camp kitchen area and parking spaces, 12% is walkways and green space, designated as Community Recreation District (C.R.), remaining 6.6% is designated as Environmental Open Space (E.O.S.). The Open space Community Recreation Districts and walkway system plays an important role as they form an integral part of the overall community.

The Summer Village is surrounded by agricultural lands. Seasonal cabins in the area date back to the sixties, when most of the developments consisted of recreational cottages. Today, the Summer Village consists of a mixture of seasonally occupied cabins and permanent residences.

Relationships with neighboring municipalities and other governing bodies are important to Sunbreaker Cove and Council will continue to support mutually

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beneficial planning and operating procedures.

2.2 HISTORICAL OVERVIEW

Sunhaven Beach, Plan of Subdivision was created in 1960, while in the County of Lacombe, followed by the first phases of The Breakers -Sylvan Lake plan in 1963. The Summer Village of Sunbreaker Cove was incorporated as a Summer Village by Provincial Order in Council, dated January 1, 1991.

The name ■Sunbreaker Cove • was derived from Glenn Cove beach and the two subdivisions named Sunhaven and the Breakers.

There has always been a strong collective sense of independence by the residents of Sunbreaker Cove. Even the original two ■communities• which formed the Summer Village felt uniquely different from one another and this continues to this date.

Range Road 2-2 leading to the lake has always been used by the public for boat launch access. Lacombe County, transferred the titles of two Municipal Reserve lots situated on either side of the range road, adjacent to the lake to the Province on August 13, 1990 just before the incorporation of the Summer Village. The boat launch is extensively used as a major public access point to the lake. Today, the high volume of traffic and demand for parking space as a result from the heavy use of the boat launch, certainly impacts the local residential property owners of the Summer Village.

The initial purpose of the Sunbreaker Cove Ratepayers Association application to become a Summer Village in 1990 was:

- II The ability to govern democratically and represent the interests and welfare of the community.*
- II To provide services and infrastructure necessary and/or desirable for the ratepayers.*
- II Getting the maximum benefit from municipal taxes which were paid to the Lacombe County.*

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Today, Sunbreaker Cove, with its country residential setting and recreational lifestyle, has become an attractive and popular place to live and own property. The demand for lake lots has resulted in a sharp increase in property values. It is believed that the Summer Village will remain a low density, single family, mostly seasonal residential community.

3.0 Vision

3.1 BACKGROUND

The vision statement is used to facilitate a common understanding of the community in terms of what qualities are important to the residents.

3.2 VISION STATEMENT

The Summer Village of Sunbreaker Cove is a quiet country residential community, striving to keep it safe and secure while meeting the needs of both the permanent and seasonal residents. The Summer Village is committed to be a good steward of the environment and encourages passive, family-oriented uses and activities.

3.3 CORE VALUES

- II The Summer Village to maintain a low density, single family residential community within a recreational environment.
- II The Summer Village wishes to maximize the continued enjoyment of Sylvan Lake by monitoring lake water quality, water safety, and shoreline management in conjunction with other Municipalities.
- II The Summer Village's natural environment including the municipal green spaces, environmental open spaces, public roadways, walkways and drainage areas are to be preserved in a natural state wherever possible for the enjoyment of future generations.
- II The Summer Village will continue to strive towards keeping the community safe and secure.

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- II Sunbreaker Cove's residents value the Summer Village's Municipal status of independence.

3.4 GUIDING PRINCIPLE

- II Sunbreaker Cove is committed to working together with neighboring municipalities regarding land use planning, municipal services and environmental health and protection of Sylvan Lake.

4.0 Goals and Objectives

4.1 GOALS OF THE MUNICIPAL DEVELOPMENT PLAN:

- II To develop a plan for the community which reflects the inherent qualities of Sylvan Lake and lake living as a low density, single family residential community within a seasonal recreational environment.
- II To encourage high standards for new and existing development that compliments and protects the existing character of the Summer Village.
- II To preserve and protect the existing public E.O.S. districts, walkways and C.R. districts within the Summer Village and manage environmentally sensitive areas within the plan area.
- II To encourage residents to become more environmentally aware and to become good stewards of the natural environment and Sylvan Lake as a whole.

4.2 OBJECTIVES OF THE MUNICIPAL DEVELOPMENT PLAN:

- II To identify problems and areas of further study.
- II To provide the policy framework, which will be used to guide the form, sizes and quality, for development within the Summer Village.
- II To harmonize residential and recreational interests, with the first priority given to the majority of the residents.
- II To ensure that the environmental integrity of the lakeshore, water and

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wooded areas are not adversely impacted by the type of development occurring in the Summer Village.

- II To promote and provide efficient and effective transportation and municipal services.

5.0 Reserves and Open Space

5.1 GOAL

To encourage preservation and protection of walkways, environmental open spaces (E.O.S.) and green areas as much as practical, in its natural condition.

5.2 BACKGROUND

Preservation of the natural environment continues to be one of the most important contributors to maintaining Sunbreaker Cove's quality of life and recreational environment. The balance between *protecting* and *using* municipal reserves, walkways and environmental open spaces is a constant challenge. Sunbreaker Cove's priority is to preserve walkways and open spaces in their natural state wherever practical.

5.3 OBJECTIVES

- II Provide Summer Village residents with passive recreational opportunities.
- II Protect and maintain the vegetation, including trees, of all Summer Village reserves and environmental open spaces.
- II Ensure that the public areas do not become an economic burden on local ratepayers and ensure that negative impacts of non-resident users are mitigated.

5.4 POLICIES

- II Walkways are to be of minimal width and maintained with the clearing of rubbish and undergrowth when required. To insure safety on the pathways, gravel for cover will be used where deemed necessary. The Summer Village is committed to make walkways accessible and linked to other reserves and existing walkway systems.
- II Tree cutting on all walkways and reserve lands is prohibited except for those trees that are dead or diseased and/or approved by Council to be removed. Trees shall be allowed natural re-growth on reserve lands.

6.0 Environmental Protection

6.1 BACKGROUND

The majority of residents of Sunbreaker Cove have chosen the Summer Village because of the recreational lifestyle that the Sylvan Lake area offers. The Lake and the lakeshore areas offer many benefits, including the opportunity to experience and respect nature. Protection and preservation of the lakeshore, water and the reserve lands contributes to the quality of life for the residents.

6.2 OBJECTIVES

- II Protect lake escarpment, natural areas, fish and wildlife habitats.
- II Support initiatives that increase awareness and public involvement in environmental issues.

6.3 POLICIES

- II Native, natural and existing vegetation shall be preserved on all municipal parcels. The removal or alteration of any vegetation on reserve land for the creation or enhancement of views of the lake shall be strictly prohibited.
- II There shall be no dumping of any material, including, grass clippings on municipal reserves.
- II Environmental stewardship is a shared responsibility and requires the commitment of the residents and the municipalities around the lake.
- II Support local and provincial environmental groups with efforts to test and monitor the quality of lake water, shoreline preservation and wildlife habitat protection.
- II Support a regional approach to identify and promote an additional boat launches for the lake to alleviate the congestion and pollution of the boat launch situated in the Summer Village. The over use of the public boat launch causes environmental concerns of the existing eco system.
- II Ensure that lake front maintenance is only carried out for the protection and preservation of the shoreline.

7.0 Existing and Future Land Development

7.1 GOALS

To adopt high standards for new and existing developments that complements the ■country-like• residential community and enhance the existing character of the Summer Village of Sunbreaker Cove.

7.2 BACKGROUND

Sunbreaker Cove is a quiet country residential community and seeks to maintain the quality of life its residents currently enjoy. The majority of its citizens do not wish for the Summer Village to grow outside its present borders and oppose annexation. The nature of the growth and the pending developments adjacent to the Summer Village will therefore be under the complete control of the Lacombe County.

7.3 EXISTING AND FUTURE LAND USE

The 2002 tax roll shows the Summer Village has a total of 270 residential lots, of which 233 are developed (84.4%). There are 37 undeveloped lots scattered throughout Sunbreaker Cove (4.5%). Present restrictions for minimum lot size will limit any further subdivision. The remaining 11.1 % are made up of walkways, open spaces, and municipal owned properties.

Existing subdivisions were approved under the Planning Regulations of that time and the former Red Deer Regional Planning Commission. All the lots manage their own sewer and water supply. Some properties in the Summer Village are large enough to allow septic fields under the current regulation, however, most lots require septic pump-out tanks.

High density residential redevelopment is not allowed.

7.4 OBJECTIVES

The main function of the Municipal Development Plan is to maintain the quiet country residential setting and ensure that new residential developments are attractive and compliment the existing and surrounding areas in the community.

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7.5 POLICIES

- II Single detached dwellings will be the exclusive form of development within the Summer Village of Sunbreaker Cove. High density residential redevelopment is not allowed.
- II All residential lots will be required to maintain an appropriate appearance from all access roads.
- II Detached garages may be permitted if they are architecturally compatible with the main dwelling and adjacent developments.
- II Soft sided shelters are not allowed.
- II Commercial uses of residential property is not encouraged and will generally not be permitted, except as provided in the Land Use By-law.
- II Holiday trailers, motor homes, or campers are not permitted to be parked on a vacant parcel except to enable the registered owner of the property to remain on the lot during construction of a home on the property in accordance with the Land Use By-law.
- II Permanent storage or parking of holiday trailers, motor homes, campers or boat trailers on reserve land is prohibited. Long term parking is not allowed on the Summer Village road allowances.
- II All new developments shall comply with the standards and provisions of the Land Use By-law.
- II The natural features of a development site such as trees and vegetation should remain to the greatest extent practical.
- II No developments should occur adjacent to or near the shores of the lake, that could degrade fish or wildlife habitat; or adversely impact the natural quality through excessive removal of vegetation.
- II Home occupation is a discretionary use and may only be allowed through the provisions of the Land Use By-law. Applications will not be considered if traffic or parking problems are to be generated or it will negatively affect the use and enjoyment of neighboring properties.

8.0 Infrastructure -Transportation and Utilities

8.1 GOALS

To plan and develop infrastructure in a manner that most effectively and efficiently meets the present and future needs of the Summer Village and is environmentally and economically sustainable.

8.2 BACKGROUND

Most of the Summer Village's roads have a "country-lane" appearance and is an important characteristic to the residents.

Safety issues are a concern on roads due to roadway width, alignment, sight lines, and pedestrian traffic. Speed limits are set to reflect these safety issues.

The Summer Village is served by utility companies for electricity, gas and telephone. Their systems are upgraded as growth and markets dictate.

8.3 OBJECTIVES

- II Ensure Sunbreaker Cove neighborhoods remain safe and viable, socially and economically
- II To maintain municipal services currently contracted for the Summer Village. They are snow removal, ditch mowing, garbage collection, law enforcement, fire and ambulance services and general maintenance.
- II Provide a cost effective, reliable and safe road system serving all sectors of the Summer Village.
- II Ensure an effective storm water drainage system is maintained for existing and future development areas.
- II Remain involved in the planning of a sanitary sewage system with other municipalities around the Lake.

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8.4 POLICIES

- II Establish, operate and maintain - within available resources - a paving program for the completion of the entire road system for the effective movement of vehicles and pedestrians in Sunbreaker Cove.
- II Ensure that traffic or By-law infractions including speeding, parking and weight restrictions will be monitored and enforced by appropriate law enforcement.
- II Council to consider implementing a method restricting parking adjacent public roadways and open space areas.
- II Pursue the cooperation of the Provincial Government in finding ways to mitigate boat launch and parking problems on Government owned lands.
- II Future Councils to examine the possibility of providing emergency vehicle only access for the Sunhaven and Breakers side.
- II The majority of residents do not support street lighting within the Summer Village but may consider lighting at intersections where warranted for safety reasons.
- II Examine the need and the economical feasibility for the Summer Village to have its own communal water and municipal sewage collection systems.

9.0 Intermunicipal Planning and Cooperation

9.1 BACKGROUND

The Summer Village of Sunbreaker Cove recognizes the importance to maintain a good working relationship with the Lacombe County and neighboring municipalities while preserving its autonomy and uniqueness.

9.2 GOAL

To maintain an open dialogue with Lacombe County and adjacent municipalities in an effort to pursue mutually beneficial planning and operating strategies and other matters of common concerns.

9.3 POLICIES

- II The Summer Village supports consultative approaches with Lacombe County regarding but not limited to the following matters:
 - (a) subdivision and development of adjacent lands
 - (b) transportation and utility linkages
 - (c) communication and issue resolution processes

- II The Summer Village does not intend to annex the adjacent lands but the development of these lands should not materially or aesthetically impair the quality of life for the residents of Sunbreaker Cove, so that consideration should be given to allow for compatible land uses.

- II The Sylvan Lake Management Plan 2000 prepared for the Sylvan Lake area, is the principal tool in interpreting and implementing the policies that are envisioned for the residents and public users of the lake as a whole.

- II Seek partnerships with neighboring municipalities and other organizations to coordinate planning, development of infrastructure and services for the mutual benefit and efficiency for the Summer Village ratepayers and regional residents.

10.0 Implementation and Review

10.1 GOAL

To effectively promote the use of the Sunbreaker Cove Municipal Development Plan by policy implementation.

10.2 BACKGROUND

It is important that this Municipal Development Plan be viewed as a living document and that its purpose and provisions continue to reflect the wishes of residents for a safe, healthy and sustainable community. This Municipal Development Plan will be implemented through the Land Use Bylaw. The Land Use Bylaw governs in detail the specific and discretionary uses of land as well as locations and size of buildings through the development permit process.

10.3 OBJECTIVES

- II Apply the intent of the Municipal Development Plan policies to all aspects of the Summer Village's planning and development activities.
- II Ensure consistency between the Municipal Development Plan and other statutory and non-statutory documents.

10.4 POLICIES

- II This This Plan should be interpreted with flexibility having regard to its purpose, objectives and policies. Council's decision on interpretation will be final.
- II Council will observe the effect of the Plan after adoption and will bring forth amendments to satisfy public concerns and aspirations.
- II Council will conduct a review of the Plan whenever it considers it no longer expresses the long-term goals of the Summer Village, and in any event, within ten (10) years. The Plan will be amended in accordance with the procedures established in the Municipal Government Act (as amended.)