# SUMMER VILLAGE OF SUNBREAKER COVE
# FEES & PENALTIES BYLAW #208-26

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*A bylaw of the Summer Village of Sunbreaker Cove in the Province of Alberta to establish the fees to be charged to provide information regarding taxes, assessment, development, overweight vehicles, and general office services. This bylaw also establishes the fees to be charged for offences to the Land Use Bylaw.*

**WHEREAS** pursuant to the authority conferred upon it by the Municipal Government Act, Statutes of Alberta, 2000, Chapter M-26 and amendments thereto, the Council of the Summer Village of Sunbreaker Cove, in the Province of Alberta has the power to impose certain charges for the issuance of information on taxes, assessment, development and general office services.

**AND WHEREAS** certain fees, rates, charges, deposits, penalties, and other amounts payable to the Summer Village may be established under other bylaws of the Summer Village and are not intended to be repealed, replaced, or limited by this Bylaw;

**AND WHEREAS** it is deemed necessary and expedient by the Municipal Council of the Summer Village of Sunbreaker Cove to impose certain charges for the issuance of certain information and documents.

**AND WHEREAS** it is deemed necessary and expedient by the Municipal Council of the Summer Village of Sunbreaker Cove to impose certain charges for development offences and infractions;

**NOW, THEREFORE, THE COUNCIL OF THE SUMMER VILLAGE OF SUNBREAKER COVE, DULY ASSEMBLED, ENACTS AS FOLLOWS:**

1. This by-law may be referred to as the fees for office services and development offences.
2. In this by-law:
   a. “Administrator” means the Chief Administrative Officer of the Summer Village.
   b. “Council” means the Municipal Council of the Summer Village of Sunbreaker Cove.
   c. “Designated Officer” shall mean a Designated Officer within the meaning of the Municipal Government Act or any person authorized by the Summer Village to act in their place for the purposes of enforcing this Bylaw.
   d. “Fees” means the charges established in schedule A of this by-law.
   f. “Minor Development” means development of a limited scale or impact, including but not limited to accessory buildings, decks, fencing, signs, landscaping, and other similar forms of development as determined by the Development Authority.
   g. “Major Development” means development of a larger scale, intensity, or potential impact, including but not limited to new principal buildings, significant site alteration, changes of use, or developments requiring a higher level of review by the Development Authority.

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| Minor | • Temporary Building<br>• Accessory Building under 74.0m$^2$ (796.5ft.$^2$) *(detached garage, shed, gazebo etc.)*<br>• Demolition<br>• Deck<br>• Building Addition under 74.0m$^2$ (796.5ft.$^2$)<br>• Water well, or septic installation<br>• Fence, Wall, Gate, or other means of enclosures<br>• Driveway<br>• Building Relocation<br>• Hot Tubs, Pools, & Decorative Ponds<br>• Home Occupation, minor<br>• Landscaping under 40% of the lot size, that includes parcel coverage, or drainage alterations<br>• Sign<br>• Recreational Vehicle<br>• Tourist Home Re-Application |
| Major | • Dwelling<br>• Guest House, Suites, Secondary Suites<br>• Escarpment Development<br>• Accessory Building over 74.0m$^2$ (796.5ft.$^2$)<br>• Building Addition over 74.0m$^2$ (796.5ft.$^2$)<br>• (detached garage, shed, gazebo etc.)<br>• Landscaping over 40% of the lot size that includes stripping, re-grading, and the use of mechanized equipment<br>• Home Occupation, major<br>• Change of use, discretionary, or requiring a variance<br>• Tourist Home |

3. Any person is guilty of an offence who:
   a. Causes, allows or permits a contravention of any provision of this Bylaw or any permit issued hereunder;
   b. Erects or places a sign in contravention of this Bylaw;
   c. obstructs or hinders any person in the performance of their duties under this Bylaw; or
   d. Fails to comply with any order of the Development Officer, including a Stop Order issued under Section 645 of the Act.
4. In the case of a continuing offence, a contravention of this bylaw constitutes a separate offence with respect to each day or part of a day during which the contravention continues. A person guilty of such an offence is liable to a fine in an amount not less than that established by this bylaw for each separate offence.
5. Any person, who contravenes any provision of the Bylaw, is guilty of an offence and is liable to fines as specified in the Municipal Government Act RSA 2000 Chapter M-26 and amendments thereto.
   a. In the case of an offence that is of a continuing nature, a contravention constitutes a separate offence in respect of each 14-day period, or part of a 14-day period, on which it continues and a person guilty of such an offence is liable to a fine in an amount not less than that established in this bylaw for each 14-day period.

6. Where a Designated Officer has reasonable grounds to believe that a person has contravened any provision of this Bylaw, the Officer may serve upon such person an offence ticket allowing the payment of the penalty to the Village in lieu of prosecution for the offence under the Act.
7. The penalties and amounts payable in lieu of prosecution to be charged by the Village on all applications and other matters arising under this Bylaw shall be specified by bylaw.
8. The levying and payment of any penalty or fee as provided for in this Bylaw should not relieve a person from the necessity of paying any fees, charges or costs for which they are liable under the provisions of this Bylaw or Act
9. A person who violates the provisions of this Bylaw or permits a contravention of this Bylaw, is guilty of an offence and is liable to a fine or first offence and for each subsequent offense as specified in Schedule A.
10. If the penalty is not paid, the amount owing may be added to the tax roll where authorized by legislation or bylaw. A person may also be subject to enforcement proceedings for an offence under this Bylaw, including failure to comply with a Stop Order or any other order issued by the Summer Village, as provided for in Section 7 of the Act, as amended.
11. Nothing in this Bylaw prevents a Designated Officer from issuing a Stop Order, or from pursuing other enforcement or remedy provisions available under the Municipal Government Act or any other applicable legislation.
12. Any person who violates the same regulation within 12 months after the date of the first contravention, is liable to the specified penalty for such second, third, or subsequent offence in the amount set out in Schedule A.
13. That this bylaw shall come into full force and effect as, on and from the date of the final passing of same. Bylaw #155-20 is hereby rescinded.

**READ** a first time this 11th day of May 2026.

**READ** a second time this 9th day of June 2026.

**READ** a third time and passed this 9th day of June 2026.

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Michael Bruni, Mayor

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Tanner Evans, CAO

## SCHEDULE "A"

| Stage | Description | Details | Fee |
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| **1. General Information Requests:** | | | |
| | Compliance Certificate | Verifying property compliance. | $100.00 |
| | Tax Certificate | Written confirmation of tax status. | $50.00 |
| | Tax Search | Property Assessment information. | $50.00 |
| | Additional Information | Manual compilation not readily available. | $50.00/hour (1hr. minimum) |
| **2. Development Permit Applications:** | | | |
| General | Development Permit – Minor | Minor applications | $250.00 |
| | Development Permit – Major | Major applications – Base fee (up to 1,500 $ft.^2$($139.25m^2$)) | $500.00 |
| | | If over 1,500 $ft.^2$ ($139.25m^2$) additional fee required | $0.25/$ft.^2$ $2.69/$m^2$ |
| | | Geotechnical report review additional fee | $300.00 |
| Municipal Planning Commission Meeting Required | Discretionary Use, or Variance request | Minor applications | $400.00 |
| | | Major applications | $600.00 |
| Inspections | Inspections – Minor | Minor inspections | $100.00 |
| | Inspections – Major | Major inspections | $100.00 + $0.25/$ft.^2$ $2.69/$m^2$ |
| | Inspections - Geotechnical | Geotechnical inspections | Additional $200.00 |
| | Stairs / Access on Municipal Reserve | Inspections from private property to lake across MR | $100.00 |
| | Re – Inspection Fee | Additional inspection due to non-compliance | $150.00 per inspection |
| **3. Development Permit Post-Approval/Changes:** | | | |
| Amendments | Amendments – Minor | Significant changes (Development Authority discretion) | $300.00 |
| | Amendments – Major | Significant changes (Development Authority discretion) | $400.00 |
| Extensions | Extension – Minor | 6-month time extensions request | $150.00 |
| | Extension – Major | 6-month time extension request | $400.00 |

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| **4. Development Compliance & Enforcement:** | | | |
| | Stop Order/Compliance Enforcement – Minor | Administrative cost recovery | $300.00 |
| | Stop Order/Compliance Enforcement – Major | Administrative cost recovery | $400.00 |
| **5. Development Permit Appeals:** | | | |
| | Subdivision, Development & Appeal Board Fee | Appeal of a decision of the Development Authority | $1,000.00 base fee + $300.00 (if a geotechnical review is required) |

| Offence | Section | Penalties |
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| Fail to obtain a Development Permit | Bylaw 205-25 (5.1) | First Offence $1,500.00<br>Second Offence $2,500.00<br>Third & Subsequent $5,000.00 |
| Fail to comply with a Development Permit/Development Conditions | Bylaw 205-25 (8.3) | First Offence $1,500.00<br>Second Offence $2,500.00<br>Third & Subsequent $5,000.00 |
| Failure to contain construction materials/refuse and silt | Bylaw 107-15 (4.3) | First Offence $1,500.00<br>Second Offence $2,500.00<br>Third & Subsequent $5,000.00 |
| Continuing development after a Development Permit expires, is cancelled, or is suspended | Bylaw 205-25 (5.9) | First Offence $1,500.00<br>Second Offence $2,500.00<br>Third & Subsequent $5,000.00 |
| Display unapproved advertising signage | Bylaw 205-25 (5.2) | First Offence $1,500.00<br>Second Offence $2,500.00<br>Third & Subsequent $5,000.00 |
| The placement of a recreational vehicle on a lot without a Development Permit when required | Bylaw 205-25 (9.16) | First Offence $1,500.00<br>Second Offence $2,500.00<br>Third & Subsequent $5,000.00 |
| Over-height fence without a Development Permit | Bylaw 205-25 (9.5) | First Offence $1,500.00<br>Second Offence $2,500.00<br>Third & Subsequent $5,000.00 |
| Unauthorized work, use, development, tree removal, or alterations to municipal land including carriageways, and roads | Bylaw 205-25 (9.15) | First Offence $1,500.00<br>Second Offence $2,500.00<br>Third & Subsequent $5,000.00 |
| Placement of a sea can in a residential district in a manner not provided for in the Land Use Bylaw | Bylaw 205-25 (9.19) | First Offence $1,500.00<br>Second Offence $2,500.00<br>Third & Subsequent $5,000.00 |