

Summer Village of Sunbreaker Cove
Regular Meeting Minutes
January 12, 2026

Minutes of a Regular Council Meeting of the Summer Village of Sunbreaker Cove, Province of Alberta, held January 12, 2026, in the Summer Villages on Sylvan Lake Administration Office at Sylvan Lake, Alberta.

PRESENT	Mayor:	Mike Bruni
	Deputy Mayor:	Jim Willmon
	Councillor:	Kelsey Finch via Zoom
	CAO:	Tanner Evans
	Development Officer:	Kara Hubbard
	Recording Secretary:	Teri Musseau

CALL TO ORDER The meeting was called to order at 10:04 a.m. by Mayor Bruni.

AGENDA APPROVAL

SBC-26-001 MOVED by Deputy Mayor Willmon that the agenda be adopted as presented.
CARRIED

CONFIRMATION OF MINUTES

SBC-26-002 MOVED by Councillor Finch that the minutes of the Regular Meeting of Council held on December 8, 2025, be approved as presented.
CARRIED

TABLED ITEMS

PLANNING & DEVELOPMENT

Bylaw #202-25 Use of Reserves, Parks, and Pathways Bylaw #202-25
SBC-26-003 MOVED by Mayor Bruni that Council defer passing the Use of Reserves, Parks, and Pathways Bylaw #202-25 until after the completion of the planning engagement process for the Open Space Master Plan.
CARRIED

SBC-26-004 MOVED by Deputy Mayor Willmon that Council reaffirm prior direction to enter in an access agreement for the concrete stairs with the people who constructed them; and further, Council is prepared to waive the policy prescribed encroachment fees for these specific stairs insofar as they are being used by a number of lots

CARRIED

INFORMATION ITEMS

- 1) Accounts Payable Report
- 2) Public Works Report
- 3) Development Update

SBC-26-005 MOVED by Councillor Finch that Council accept the information items as information.
CARRIED

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REQUEST FOR DECISION

FINANCE

SBC-26-007 Cheque Signing Policy
MOVED by Mayor Bruni that Council adopt the amended cheque signing policy as presented.
CARRIED

PUBLIC WORKS

SBC-26-008 Mowing Zones and Contract
MOVED by Deputy Mayor Willmon that Council reduce the mowing in Area 1 as discussed and eliminate the mowing in Area 6 utilizing a biweekly mowing schedule.
CARRIED

Council recessed at 11:41 a.m.

Council reconvened at 11:48 a.m.

PLANNING & DEVELOPMENT

Bylaw #205-25 Land Use Bylaw
SBC-26-009 MOVED by Councillor Finch that Council give 1st reading to the Land Use Bylaw #205-25 as amended to include vegetation coverage consistent with the Summer Village of Norglenwold's Land Use Bylaw, and Council encourage driveways, patios and decks be built with permeable materials, and further, Administration amend the definition of coverage as below:

Site Coverage means the total percentage of the lot area covered by buildings, structures, outdoor storage, decks, patios, parking facilities, driveways, and impervious surfaces, and does not include stairs, downspouts or stepping stones or culverts in the right of way.

CARRIED

SBC-26-010 MOVED by Mayor Bruni that Council hold a public hearing for the Land Use Bylaw #205-25 on Friday, March 6, 2026, at 10:00 a.m.
CARRIED

COUNCIL REPORTS

Mayor Bruni

- Central Alberta Mayors and Reeves

Deputy Mayor Willmon

- Sylvan Lake Regional Wastewater Commission
- Joint Services Committee

Councillor Finch

- Communications Discussion

COUNCIL REPORTS

- Minister Mclver
- Minister Ellis
- ABmunis

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SBC-26-011 MOVED by Deputy Mayor Willmon that Council accept the Council Reports as presented.

CARRIED

NEXT MEETING

SBC-26-012 MOVED by Mayor Bruni that the next meeting of Council be held on February 9, at 9:00 a.m.

CARRIED

ADJOURNMENT

SBC-26-013 MOVED by Mayor Bruni that the meeting be adjourned at 1:15 p.m.

CARRIED

MIKE BRUNI, MAYOR

TANNER EVANS, CAO