

Summer Village of Sunbreaker Cove
April 30, 2025
Municipal Planning Commission Minutes
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Minutes of a Municipal Planning Commission Meeting of the Summer Village of Sunbreaker Cove, Province of Alberta, held April 30, 2025, at the Summer Villages on Sylvan Lake Administration Office in Sylvan Lake, Alberta.

PRESENT:

Chair:	Jim Willmon via Zoom
Member-at-Large:	Fred Barham via Zoom
Member-at-Large:	Colette Gilbert via Zoom
Development Officer:	Kara Hubbard
CAO:	Tanner Evans
Recording Secretary:	Teri Musseau
Applicant(s):	Jonus Granverg, Svea Contracting

CALL TO ORDER: Chair Willmon called the meeting to order at 9:09 a.m.

AGENDA:

MPC-25-008 Moved by Chair Willmon to approve the agenda as presented.
CARRIED

CONFIRMATION OF MINUTES

MPC-25-009 MOVED by Chair Willmon that the minutes of the Municipal Planning Commission meeting held on March 25, 2025, be approved as presented.
CARRIED

DEVELOPMENT APPLICATION(S)

1. 619 Fox Crescent (Lot 16A, Block 2, Plan 0125118)

Application for 619 Fox Crescent (Lot 16A, Block 2, Plan 0125118) requesting a development permit for lakeside stairs, and a deck extension on the escarpment.

Kara Hubbard and applicant left the meeting at 9:49 a.m.

DEVELOPMENT DECISION(S)

1. 619 Fox Crescent (Lot 16A, Block 2, Plan 0125118)

MPC-25-010 Moved by Chair Willmon that the Municipal Planning Commission approve the application for a development permit for lakeside stairs, and a deck extension on the escarpment at 619 Fox Crescent with the following conditions being met to the satisfaction of the Development Officer:

- The construction shall be completed within 12 months of the date of permit issuance.
- The development commences and continues in the manner applied for, including landscaping, and that all development complies with the regulations and specifications of the Land Use Bylaw under which the permit was issued.

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- The payment of a \$3,000.00 completions deposit to ensure all conditions of this development permit have been met. Any damage to public roads or carriageways due to the construction shall be repaired immediately at the expense of the permit holder.
- All road bans to be followed that are implemented by Roadata and the administration office.
- All applicable Superior Safety Codes permits to be completed and submitted to the administration office.
- Final as build real property report from an Alberta Land Surveyor at the completion of development that includes the parcel coverage total.
- Land located below the top of the bank/land with slope areas of gradient of 15% or more are to retain in a natural state, and all areas to remain as is, but replacement of stairs, and deck extension can be constructed.
- A minimum setback of 1.5 meters from the west property boundary must be maintained, with no disturbance or development permitted in this area
- Landscaping to remain according to the landscaping plan.
- It is the owner's responsibility to ensure existing shoreline retaining wall is complaint with the *Public Land Act* and the *Water Act*.
- Encroachments onto municipal land to be removed, or property owner to enter into an approved encroachment agreement for the gravel driveway and retaining wall.

CARRIED

ADJOURNMENT:

MPC-25-011

Moved by Chair Willmon that the Municipal Planning Commission meeting be adjourned at

CARRIED

JIM WILLMON, CHAIR

TANNER EVANS, CAO

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