

Summer Village of Sunbreaker Cove
March 25, 2025
Municipal Planning Commission Minutes
Page 1 of 2

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Sunbreaker Cove, Province of Alberta, held March 25, 2025, at the Summer Villages on Sylvan Lake Administration Office in Sylvan Lake, Alberta.

PRESENT:

Chair:	Jim Willmon via Zoom
Member-at-Large:	Debbie Ricalton via Zoom
Member-at-Large:	Marny Paul via Zoom
Development Officer:	Kara Hubbard
CAO:	Tanner Evans
Recording Secretary:	Teri Musseau
Applicant(s):	Stewart Bennett via Zoom

CALL TO ORDER: Chair Willmon called the meeting to order at 8:59 a.m.

AGENDA:

MPC-25-004 Moved by Debbie Ricalton to approve the agenda as presented.
CARRIED

CONFIRMATION OF MINUTES

MPC-25-005 MOVED by Chair Willmon that the minutes of the Municipal Planning Commission meeting held on February 18, 2025, be approved as presented.
CARRIED

DEVELOPMENT APPLICATION(S)

1. 1210 Marine Drive (Lot 3, Block 7, Plan 4146RS)

Application for 1210 Marine Drive (Lot 3, Block 7, Plan 4146RS) requesting a development permit for mechanized excavation, stripping and grading.

Kara Hubbard and applicant left the meeting at 9:59 a.m.

DEVELOPMENT DECISION(S)

1. 1210 Marine Drive (Lot 3, Block 7, Plan 4146RS)

MPC-25-006 Moved by Debbie Ricalton that the Municipal Planning Commission approve the application for a development permit for mechanized excavation, stripping and grading at 1210 Marine Drive with the following conditions being met to the satisfaction of the Development Officer:

- Removal of trees and shrubs may commence upon issuance of this permit. The trees debris and branches shall not be burned on site.
- The Development shall not commence until satisfaction of the following:
a) the Summer Village has commenced drainage work on the adjacent public walkway; and

Initials

Summer Village of Sunbreaker Cove
March 25, 2025
Municipal Planning Commission Minutes
Page 2 of 2

b) the Applicant shall have submitted and received approval for the drainage and grading drawings for the parcel from the Public Works Manager.

- The Development, including the replacement of 20 spruce trees, must be completed within 12 months of approval by the Public works manager under (ii)(b) above.
- 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.
- The parcel shall be graded to ensure that storm water is directed without crossing adjacent land.
- All maintenance and upkeep shall be the responsibility of the property owner.
- A lot grade certificate is required at completion to ensure that proper drainage on the parcel exists to the satisfaction the Public Works Manager.

CARRIED

ADJOURNMENT:

MPC-25-007

Moved by Chair Willmon that the Municipal Planning Commission meeting be adjourned at 10:53 a.m.

CARRIED

JIM WILLMON, CHAIR

TANNER EVANS, CAO

Initials