

***Summer Village of  
Sunbreaker Cove***



**Municipal  
Development  
Plan**

**Revised 2023**

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# 1.0 Introduction

## 1.1 BACKGROUND

The initial Municipal Development Plan (MDP), adopted in August 2003, was prepared in response to increased development pressures around the Lake and adjacent to the Summer Village's borders. Prior to the 2003 MDP, Council relied on the Land Use Bylaw as the tool to guide development decisions. The Municipal Development Plan reflects the kind of community the residents of Sunbreaker Cove would like to see as well as providing the basis for actions and decisions to both protect and improve quality of life now and in the future.

The current MDP has been updated to reflect subsequent developments without change to the visions and goals set out in the 2003 MDP.

## 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:

- a) future land use within the municipality,
- b) the manner of and the proposals for future development in the municipality,
- c) the coordination of land use and future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those municipalities,
- d) the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities,
- e) the provision of municipal services and facilities either generally or specifically,
- f) policies compatible with the subdivision and development regulations

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to provide guidance on the type and location of land uses adjacent to sour gas facilities,

- g) policies respecting the provision of municipal, school, or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards, and
- h) policies respecting the protection of agricultural operations.

The Municipal Development Plan may deal with:

- a) proposals for the financing and programming of municipal infrastructure,
- b) co-ordination of municipal programs relating to the physical, social, and economic development of the municipality,
- c) environmental matters within the municipality
- d) financial resources of the municipality
- e) economic development of the municipality,
- f) any other matter relating to the physical, social, or economic development of the municipality,
- g) statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies, and
- h) policies respecting the provision of conservation reserves *in proposed subdivisions* in accordance with section 664.2(1)(a) to (d).

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

### 1.3 PROCESS

The Municipal Development Plan needs to reflect the aspirations and quality of life valued by the Sunbreaker Cove residents. The MDP is the key in ensuring that the vision residents want their community to look like in the future will occur.

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Amendments to the MDP bylaw require a public hearing and three readings of the amending bylaw.

## 1.4 PUBLIC INVOLVEMENT

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

- a) a community survey distributed to all ratepayers in December of 2001.
- b) an Advisory Committee was formed in January 2002.
- c) a public information open house was held May 4, 2002.
- d) a public hearing was held on August 11, 2003.
- e) the enabling bylaw was passed on August 11, 2003.
- f) First reading of the 2023 amended MDP was given May 29, 2023.
- g) a public hearing was held on July 17, 2023.
- h) the amended MDP was passed on July 17, 2023.

## 2.0 Overview

### 2.1 LOCATION

The Summer Village of Sunbreaker Cove is a county 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 Lacombe County and shares the Lake with other municipalities including the Summer Villages of Birchcliff, Half Moon Bay, Jarvis Bay, and Norglenwold, the Town of Sylvan Lake, and the Counties of Lacombe and Red Deer. Primary road access is from Range Road 2-2 which ties in with the broader transportation system of Highway 20 to the east or Highway 766 to the west via Rainy Creek Road.

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Sunbreaker Cove enjoys approximately 1.95 kilometers of shoreline within its boundaries, substantially all of which are designated as Environmental Open Space District (EOS). The total area of land within the municipal boundary is 57.5 ha. Approximately 18.6% is dedicated to roads, 59.8% is in private ownership, 3% is the former Sun Haven Provincial Recreation Area (PRA) and the boat launch discussed below, 12% is walkways and green space, designated as Community Recreation District (CR), remaining 6.6% is designated as Environmental Open Space (EOS). The Open Space Community Recreation Districts and walkway system plays an important role as they form an integral part of the overall community and in March 2016 an Open Space Master Plan was adopted.

The lands around the Summer Village are in the County of Lacombe. While the surrounding lands are currently dominated by a mixed-wood forest, comprised mainly of trembling aspen, the County's Area Structure Plan places them within the Lake Development Area rather than the Agricultural Area. Today, the Summer Village consists of a mixture of seasonally occupied cabins, all season vacation homes, and permanent residences.

Relationships with neighbouring municipalities and other governing bodies are important to Sunbreaker Cove and Council will continue to support mutually beneficial planning and operating procedures.

## 2.2 HISTORICAL OVERVIEW

The 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 the 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**.

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, 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 of the heavy use of the boat launch,

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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:

- a) the ability to govern democratically and represent the interests and welfare of the community,
- b) to provide services and infrastructure necessary and/or desirable for the ratepayers,
- c) getting the maximum benefit from municipal taxes which were paid to Lacombe County.

In March 2010, Alberta Tourism, Parks, and Recreation (TPR) deregulated and transferred Sun Haven Provincial Recreation Area (PRA) to the Summer Village of Sunbreaker Cove for its continued operation as a public recreation site. The PRA consists of the same two reserve lots transferred in August 1990 by the County of Lacombe to the Province. It is a small day site of 1.59 acres that acts primarily as a staging area for the boat launch. A caveat was placed on title to ensure that if the Summer Village is no longer running the site for public recreation, the title will be transferred back to the province. The Summer Village does not have the authority to sell or transfer the site to a third party for any purposes.

The County of Lacombe operate the boat launch under a license of occupation (LOC) from the Provincial Government. Lacombe County doubled the width of the boat launch in 2010 and in 2012/13 created a 5-acre overflow parking area north of Sunbreaker Cove to accommodate up to 150 trucks and trailers.

## **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

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and seasonal residents. The Summer Village is committed to being a good steward of the environment and encourages passive, family-oriented uses, and activities.

### 3.3 CORE VALUES

- a) The Summer Village wishes to maintain a low density, single family residential community within a recreational environment.
- b) 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.
- c) 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 whenever possible for the enjoyment of future generations.
- d) The Summer Village will continue to strive towards keeping the community safe and secure.
- e) Sunbreaker Cove residents value the Summer Villages Municipal status of independence.

### 3.4 GUIDING PRINCIPLE

- a) Sunbreaker Cove is committed to working together with neighbouring 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

- a) 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.
- b) To encourage high standards for new and existing development that compliments and protects the existing character of the Summer Village.



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- c) To preserve and protect the existing public EOS districts, walkways and CR districts within the Summer Village and manage environmentally sensitive areas within the plan area.
  - d) 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 WHOLE MUNICIPAL DEVELOPMENT PLAN

- a) To identify problems and areas of further study.
- b) To provide the policy framework, which will be used to guide the form, sizes, and quality, for development within the Summer Village.
- c) To harmonize residential and recreational interests, with the first priority given to the majority of the residents.
- d) To ensure that the environmental integrity of the lakeshore, water, and wooded areas are not adversely impacted by the type of development occurring in the Summer Village.
- e) 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 (EOS) and green areas as much as practical, in their 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 whenever practical.

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### 5.3 OBJECTIVES

- a) Provide Summer Village residents with passive recreational opportunities.
- b) Protect and maintain the vegetation, including trees, of all Summer Village reserves and environmental open spaces.
- c) 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

Policies for the Reserves and Open Spaces are set out in the Open Spaces Master Plan adopted in 2016, specifically under Section 7.4. Policies are listed separately for connectivity areas and trails, amenities, communal sheds, public open spaces and green passive spaces, conservation areas, and shoreline management.

## **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 contribute to the quality of life for the residents.

### 6.2 OBJECTIVES

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

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## 6.3 POLICIES

- a) 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.
- b) There shall be no dumping of any material, including grass clippings on municipal reserves.
- c) Environmental stewardship is a shared responsibility and requires the commitment of the residents and the municipalities around the lake.
- d) Support local and provincial environmental groups with efforts to test and monitor the quality of lake water, shoreline preservation and wildlife habitat protection.
- e) Support a regional approach to identify and promote an additional boat launch for the lake to alleviate the congestion and pollution of the boat launch situated in the Summer Village. The overuse of the public boat launch causes environmental concerns of the existing eco system.
- f) 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 enhances 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 Lacombe County.

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Land-intensive agricultural and natural resource developments occur in appropriate locations within the watershed. Large agriculture operations and confined feeding operations shall be prohibited within the Summer Village. Local small-scale agricultural activities such as non-commercial gardens and greenhouses will be encouraged. There are no agricultural operations, aggregate developments or oil and gas operations within the Summer Village of Sunbreaker Cove that need protection by policy.

Undeveloped lands within the Summer Village are intended to facilitate low-impact recreational activities and support the ecological health of Sylvan Lake. Large-scale agricultural activities and natural resource development would be incompatible with the Summer Village's current (and planned) community.

### **7.3 EXISTING AND FUTURE LAND USE**

As of May 2023, the Summer Village had a total of 265 residential lots, of which 249 are developed (94%). There are 16 undeveloped lots scattered throughout. Present restrictions for minimum lot size will limit any further subdivision.

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 water supply via water wells. The Summer Village owns and operates a low-pressure forced main sanitary system that will require all its residents to be connected by April 2024.

### **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 complement the existing and surrounding areas in the community.

### **7.5 POLICIES**

- a) Single detached dwellings will be the exclusive form of development within the Summer Village of Sunbreaker Cove. High density residential redevelopment is not allowed.
- b) All residential lots will be required to maintain an appropriate appearance from all access roads.

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- c) Detached garages may be permitted if they are architecturally compatible with the main dwelling and adjacent developments.
  - d) Commercial uses of residential property are not encouraged and will generally not be permitted, except as provided in the Land Use Bylaw.
  - e) 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 Bylaw.
  - f) 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.
  - g) All new developments shall comply with the standards and provisions of the Land Use Bylaw.
  - h) The natural features of a development site such as trees and vegetation should remain to the greatest extent practical.
  - i) No developments should occur adjacent to or near the shores of the lake, which could degrade fish or wildlife habitat, or adversely impact the natural quality through excessive removal of vegetation.
  - j) Home occupation is a discretionary use and may only be allowed through the provisions of the Land Use Bylaw. 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.
  - k) High density residential redevelopment is not allowed.
  - l) Large agricultural operations and confined feeding operations shall be prohibited within the Summer Village. Local small-scale agricultural activities such as non-commercial gardens and greenhouses will be encouraged.
  - m) Aggregate resource extraction developments shall be prohibited within the Summer Village. All development of oil and gas infrastructure (e.g., well sites, pipelines) shall be discouraged within the Summer Village. In the event that oil and gas infrastructure is proposed to be developed within the Summer Village, the development authority shall work with the proponents to discourage locating oil and gas infrastructure in areas with important natural features.

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## **8 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, telephone, and fiber internet. Their systems are upgraded as growth and markets dictate.

### **8.3 OBJECTIVES**

- a) Ensure Sunbreaker Cove neighborhoods remain safe and viable, socially, and economically.
- b) To maintain municipal services currently contracted for the Summer Village. They are snow removal, ditch mowing, garbage collection, wastewater collection, law enforcement, fire and ambulance services and general maintenance.
- c) Provide a cost-effective, reliable, and safe road system servicing all sectors of the Summer Village.
- d) Ensure an effective storm water drainage system is maintained for existing and future development areas.
- e) Remain an environmental steward in protecting the lake and environment with the Summer Village's urban-level wastewater service.

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## 8.4 POLICIES

- a) 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.
- b) Ensure that traffic or bylaw infractions including speeding, parking and weight restrictions will be monitored and enforced by appropriate law enforcement.
- c) Council has implemented a method restricting parking for adjacent public roadways and lands.
- d) The Summer Village collaborates with the adjacent county to address vehicle access and parking concerns in the public boat launch area.
- e) Future Councils to examine the possibility of providing emergency vehicle only access for the Sunhaven and Breakers side.
- f) The majority of residents do not support street lighting within the Summer Village but may consider lighting at intersections where warranted for safety reasons.

## **9 Intermunicipal Planning and Cooperation**

### 9.1 BACKGROUND

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

The Sylvan Lake Intermunicipal Development Plan is a collaborative effort of eight municipalities surrounding Sylvan Lake. The purpose of the Sylvan Lake IDP is to collectively protect the environment and watersheds, enable appropriate development, and support the diversity of surrounding municipalities.

### 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.

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Focused on land-based decision, the Intermunicipal Development Plan is a focus on setting clear expectations and agreements as to how development will proceed, how the environment will be protected, what support services will be required to accommodate the development and how partner municipalities will continue to work together.

### 9.3 POLICIES

- a) The Summer Village supports consultative approaches with Lacombe County regarding but not limited to the following matters:
  - i. Subdivision and development of adjacent lands
  - ii. Transportation and utility linages
  - iii. Communication and issue resolution processes
- b) The Summer Village does not intend to annex the adjacent lands, but the development of these lands should not materially or esthetically impair the quality of life for the residents of Sunbreaker Cove, so that consideration should be given to allow for compatible land uses.
- c) The Sylvan Lake Intermunicipal Development Plan 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.

## **10. 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.



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### 10.3 OBJECTIVES

- a) Apply the intent of the Municipal Development Plan policies to all aspects of the Summer Villages planning and development activities.
- b) Ensure consistency between the Municipal Development Plan policies to all aspects of the Summer Villages planning and development activities.

### 10.4 POLICIES

- a) This plan should be interpreted with flexibility having regard to its purpose, objectives, and policies. Councils' decision on interpretation will be final.
- b) Council will observe the effect of the plan after adoption and will bring forth amendments to satisfy public concerns and aspirations.
- c) 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).