

Pier & Hoist Plan



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

Municipal Development Plan – Core Values

- The Summer Village to maintain a low density, single family residential community within a recreational environment.
- 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.
- 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 wherever possible for the enjoyment of future generations.
- The Summer Village will continue to strive towards keeping the community safe and secure.
- Sunbreaker Cove’s residents value the Summer Village’s Municipal status of independence.

Open Space Master Plan – Vision Statement

The Summer Village is committed to be a good steward of the environment and encourages passive, family-oriented uses, and activities. Preservation of the natural character of the community is meaningful to enrich the quality of life of residents. The Summer Village will explore, plan, partner and budget to maintain and enhance a safe network of parks and open spaces that are accessible, connected, and inviting.

Open Space Master Plan – Guiding Principles

- The Summer Village should develop, adopt, and implement open space policies and a delivery system that works in cooperation with the existing statutory and nonstatutory plans existing for the area.
- The Summer Village in conjunction with other Municipalities wishes to maximize the continued enjoyment of Sylvan Lake by monitoring lake water quality, water safety, and shoreline management.
- 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 wherever possible for the enjoyment of future generations.

- The Summer Village encourages partnerships and community participation that utilize all the resources of the whole community to deliver safe, inviting, and accessible open space and connectivity opportunities.
- The Summer Village is committed to addressing the encroachment of private facilities and structures on the Summer Village's reserves through policy direction, favourable reconciliation, and public education.
- The Summer Village may consider the provision of communal access to the shoreline and communal storage sheds should there be a cooperative appeal by residents.

Purpose of Plan

As per the Terms of Reference, the Pier and Hoist Committee will make recommendations to Sunbreaker Cove Council regarding guidelines pertaining to policies of access to the lake, placement and permitting procedures for piers and hoists such that the environmental impact along the shoreline of Sylvan Lake is minimized.

Background

Prior to amendments in 2014 to the Federal Navigable Water Protection Plan the approval of the upland owners prior to placing a pier or hoist in the water was required. In Sunbreaker Cove, the Summer Village is the upland owner for all properties bordering the lake except for the eastern most property (619 Fox Crescent). In 2014 the Navigable Water Protection Plan was replaced with amendments to the Navigation Protection Act.

These amendments provided for the removal of many water bodies from Federal Legislation by naming navigable waterways. Sylvan Lake was not on the list, thereby making the Province of Alberta's Legislation the governing body.

The Alberta Public Lands Administration Regulation (2011) became and is currently the governing legislation. That legislation was amended in 2011 to address random camping in the backcountry and specifies any structures on public lands (Sylvan Lake) be moved every 14 days.

In the event of the Province's allocating management authority to the adjacent municipalities of that body of water, the Council of Sunbreaker Cove would like to be prepared with a management plan for pier and hoist placement, and storage.

Project Scope

The objectives of the Pier and Hoist Steering Committee will be:

- To provide recommendations on the number of as well as placements of piers and hoists.
- To explore options and develop recommended guidelines that address the storage of non-permanent structures and personal property (e.g., seasonal piers and hoists) when not in use on municipal lands.

- To develop a recommendations on any additional objectives as approved by Municipal Council during the progression of the project.

Definitions

For the purpose of this plan, the following are some terms that should be clarified:

“Captains” means a resident who is the point of contact for the Summer Village, either on a communal pier or private pier.

“Piers” Piers can be defined in two different ways along the Environmental Open Space in Sunbreaker Cove:

1. “Communal Piers” means piers that are shared by multiple residents.
2. “Private Piers” means a pier used by a single property owner. Such a pier is generally discouraged along Environmental Open Spaces that can be accessed from Community Reserves/Walkways to maximize the number of residents that can have a hoist in the water and minimize the number of walkways extending from the shoreline.

Processes and Tasks

The plan will be delivered over 6 phases with each phase containing recommendations for Council approval as outlined below:

Phase one: Project Start-Up and Background Information

1. Establish a Steering Committee. Summer Village Council will establish a steering committee to guide the development of the plan.
2. Initial Steering Committee Meeting held on January 12 2017.
3. Additional Meetings held on February 22 2017, April 12 2017, June 7 2017, July 26 2017, September 28 2017, April 26 2018, and September 13 2018.

Phase Two: Development of Public Participation Plan

1. Explore and recommend opportunities to engage public participation and feedback. Survey results received for April 12, 2017 meeting.

Phase Three: Submission of Recommended Preliminary Plan

1. Recommended Policies:
 - a. Sharing of piers is encouraged, either in front of Community Reserves or along the Environmental Open Spaces, to optimize available space.
 - b. Each pier group will identify a Captain each year, as a liaison between the Summer Village and themselves.
 - c. Placement and quantities of piers and hoists will be determined by the elected Captain of each pier.
 - d. Storage of piers and hoists can continue to be stored on Environmental Open Spaces during the off seasons, but aligned with the Summer Village’s Temporary Storage of Boat Hoist and Pier Policy.

- e. Registering piers and hoists will be done through the Summer Village Administration office by each Captain.
 - i. No fee.
 - ii. Non-transferrable.
 - iii. Registration requests to be included with the Welcome Letters Administration sends out, to new owners after receipt of Title Change.
 - iv. Captains to ensure registration from residents for all hoists on their pier system are submitted to the Summer Village Administration office.
- f. Each Summer Village lot owner should be able to have one hoist in the water. Lakefront owners located behind Environmental Open Spaces (see Appendix A) have first priority to locate their hoist in front of their property but cannot force others to relocate to Community Reserves as they don't have riparian rights.

2. Recommended Guidelines:

- a. Floating piers are not ideal, including in front of the sensitive areas as per the attached map. Alberta Environment and Parks recommends avoiding this area entirely.
- b. Communal piers can be located anywhere along the Environmental Open Space that is accessible from Community Reserve/Walkways.
- c. Captains to be fully responsible for their piers, the Summer Village will only mail out the registration forms (see Appendix B attached) and provide Captains with the pier/hoist ID tags.
- d. An ingress/egress allowance or space between pier systems of up to six meters is required from a communal pier system to provide access to the backside hoists. Additional guidelines beyond this may be added in the future if residents cannot be otherwise accommodated.

3. Recommended Protocols:

- a. Placement of piers and hoists will be coordinated by the Captains and therefore the residents of the Summer Village.
- b. Non-registered piers may not place their pier on the Summer Village's land.
- c. Captains to submit a list of residents in their pier group and the pier's location to the Summer Village to have on file in case of emergencies.

Phase Four: Public Participation

- 1. Execution of Public Participation Plan
 - a. Recommended Policies, Guidelines and Protocols were determined at the June 7 2017 and July 27 2017 meetings.
 - b. Open House was held on Saturday August 12 2017 once the Draft Preliminary Plan was accepted.
 - c. Amendments to Preliminary Plan were made at the September 28 2017 and April 26 2018 meetings.
- 2. Additional Public Participation
 - a. Introduce the Preliminary Plan at the Annual Information Meeting on June 23 2018.
 - b. Council will proceed with Public Participation Plan.

Phase Five: Presentation to Council

1. Preliminary Plan presentation to Council on May 28 2018.
2. Amendments from Council on September 13 2018.
3. Secondary/Final Plan presentation to Council in November 2018.

Phase Six: Plan Adoption by Council

1. *(Goal was May 2017).*