

**SUMMER VILLAGE OF SUNBREAKER COVE
MUNICIPAL PLANNING COMMISSION AGENDA
APRIL 14, 2026 @ 9:00 A.M.**

- A. CALL TO ORDER**

- B. ADOPTION OF AGENDA**

- C. DEVELOPMENT ITEMS**
 - 1) 739 Elk Street

- D. ADJOURNMENT**

Summer Village of Sunbreaker Cove – Municipal Planning Commission

April 14, 2026

Agenda Item

739 Elk Street (Lot 10, Block 6, Plan 1823MC)

Development Permit Application

Background:

The homeowner of 739 Elk Street, located in the Village of Sunbreaker Cove (Lot 10, Block 6, Plan 1823MC), is seeking approval for an addition to an existing accessory building (shed). This property is location in the R1 District (Residential District).

While the shed was previously configured as two connected sections, it is considered a single accessory building. The structure currently consists of two connected sections measuring 12ft × 8ft and 10ft × 5ft, for a combined floor area of 146ft². The proposed development involves repairing and reconfiguring the structure into a single, unified building, as well as enlarging it to a total size of 16ft × 12ft, resulting in a total floor area of 192ft². The roof is proposed to be replaced, while the overall building height will remain unchanged at 10.73ft. The addition will be constructed with horizontal cedar siding to match the existing structure, and a new shingled roof is proposed, with exterior finishes intended to complement the principal dwelling. Parcel coverage is proposed at 27.2%, within the allowable maximum of 50%.

This application today has been distributed to the adjacent landowners, and no comments have been received.

Discussion:

This application is before MPC for the following reason:

Land Use Bylaw 205/25 9.1.3:

An accessory building on a lot not abutting either Sylvan Lake or the Environmental Open Space District shall be situated so that:

- a. No accessory building or any portion thereof shall be erected or placed within the front yard of a lot other than a guest house.*

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The accessory building is located within the front yard of the property, therefore requires a variance.

Application Review:

Upon application review, administration provides the following information:

Land Use Bylaw 205/25

3.2.2 Definitions: *“accessory building means a building that is separate and subordinate to the main building on the lot. Within the Residential District, examples of an accessory building include storage sheds, garages, and guest houses. Accessory buildings are not intended for commercial purposes and shall not include sea cans. Accessory buildings shall not be developed within the front yard (waterfront yard) of a waterfront lot or semi-waterfront lot.*

9. Land Use Regulations - Accessory Buildings

9.1.3 *An accessory building on a lot not abutting either Sylvan Lake or the Environmental Open Space District shall be situated so that:*

- a. *No accessory building or any portion thereof shall be erected or placed within the front yard of a lot other than a guest house.*
- b. *On an interior lot, a minimum of:*
 - i. *1.0 m (3.3 ft.) from the side lot boundary;*
 - ii. *1.0 m (3.3 ft.) from the rear lot boundary;*
 - iii. *6.0 m (19.7 ft.) from the front lot boundary, and*

9.1.4 *No accessory building (other than a garage suite) shall be more than 5.0 m (16.4 ft.) in height. The maximum height of a garage suite is identified in Section 9.22 of this Land Use Bylaw.*

9.1.5 *An accessory building erected or placed on a lot shall not be used as a principal dwelling.*

9.1.6 *The exterior of an accessory building must be finished to match or complement the exterior finish of the main building.*

9.1.7 *An accessory building's footprint shall be no larger than 8% of the total lot area, to a maximum of 204.4 m² (2,200 ft.²).*

9.1.8 *Notwithstanding 9.1.2, on a lot abutting either Sylvan Lake or the Environmental Open Space District the following accessory uses may be developed within the front yard:*

- a. *Fire pits;*
- b. *Hot tubs;*

- c. Woodsheds;*
- d. Gazebos (subject to a minimum 80% of the structure being see-through or transparent); and*
- e. Pergolas (subject to a minimum 80% of the structure being see-through or transparent).*

9.11 Number of dwellings and buildings on a lot:

A development permit shall not be issued for more than:

- a. One (1) main building on a lot; and*
- b. Two (2) accessory buildings on an lot.*

Conditions:

If approved, Administration would recommend the following conditions:

- The payment of all outstanding property taxes or the making of arrangements, satisfactory to Council, for the payment thereof, prior to the commencement of the development.
- The development commences and continues in the manner applied for and that all development complies with the regulations and specifications of the Land Use By-Law under which this permit was issued.
- The construction shall be completed within 12 months of the date of permit issuance.
- The payment of a \$500.00 completions deposit to ensure all conditions of this development permit have been met, including the completion of building construction within a one-year period, and any or all road damage repaired. Any damage to public roads due to the construction shall be repaired immediately at the expense of the permit holder.
- Roofs on new buildings shall be constructed of non-combustible or fire-retardant materials with a minimum Class B fire rating. The use of wooden roof shingles is prohibited.
- Roofs on new buildings shall have soffits or be otherwise screened with FireSmart compliant material to reduce the opportunities for embers from forest fires to lodge in the roof overhang area.
- All siding and fascia materials on new or retrofitted buildings requiring a development permit shall consist of fire-resistant materials as identified in the most current versions of "FireSmart - Protecting Your Community from Wildfire" or the "Wildland Urban Interface (WUI) Products" listing, and that siding material shall extend from ground level to the roofline.
- All parcels shall be graded to ensure that storm water is directed to a drainage ditch without crossing adjacent land, except as permitted by the Development Authority. All maintenance and upkeep shall be the responsibility of the property owner.
- An accessory building shall not be more than 5 m (16.40 ft.) in height.

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- A final as built real property report or site sketch from an Alberta Land Surveyor may be required at completion of development that includes parcel coverage.
- All applicable Superior Safety Codes permits to be completed and submitted to the administration office.
- Sewer curb stop must remain accessible at all times, during and after construction.
- An accessory building erected or placed on a lot shall not be used as a principal dwelling.
- The exterior of an accessory building must be finished to match or complement the exterior finish of the main building.
- An accessory building's footprint shall be no larger than 8% of the total lot area, to a maximum of 204.4m² (2,200ft.²).
- Landscaping and drainage shall remain as reflected in the landscaping plan.
- No accessory building or any portion thereof shall be erected or placed within the front yard of a lot other than a guest house. Variance granted by the Municipal Planning Commission allowing an accessory building to be located within the front yard. (Condition if variance is granted)

Authorities:

The MPC may:

Grant a variance to reduce the requirements of any use of the Land Use Bylaw and that use will be deemed to comply with the Land Use Bylaw. The Municipal Planning Commission may approve an application for Development Permit even though the proposed development does not comply with the Land Use Bylaw or is a non-conforming building if, in the opinion of the Municipal Planning Commission;

- a. The proposed development would not:
 - i. Unduly interfere with the amenities of the neighbourhood, or
 - ii. Materially interfere with or affect the use, enjoyment or value of neighbouring lots, and
- b. The proposed development conforms with the use prescribed for that land or building in the Land Use Bylaw.

In approving an application for development pursuant to subsections, the Municipal Planning Commission shall adhere to the following:

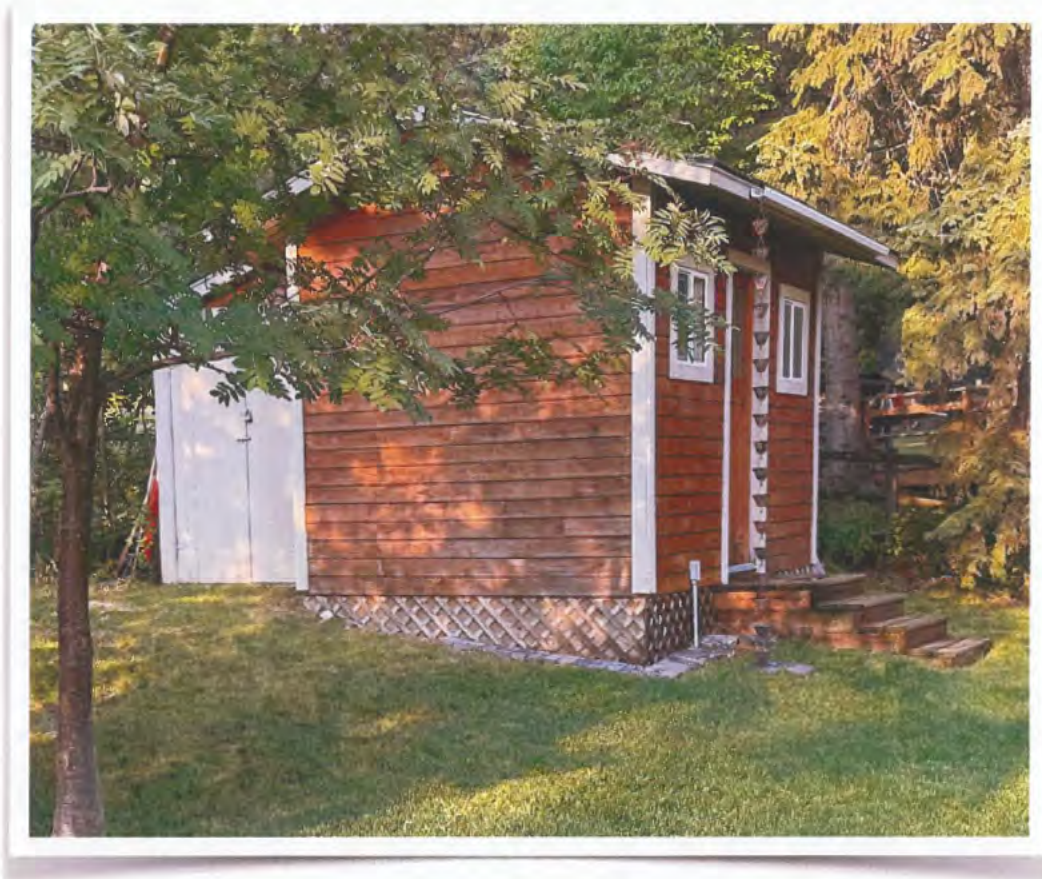
- a. A variance shall be considered only where warranted by the merits of the proposed development and in response to irregular lot lines, lot shapes, or site characteristics which create difficulties in siting structures within the required setback or in meeting the usual bylaw requirements. Except as otherwise provided in this bylaw, there shall be no variance from the following:
 - i. Site coverage; and
 - ii. Building height.

- b. Where a variance is granted, the nature of the approved variance shall be specifically described in the Development Permit approval.
- c. Where the issuance of a Development Permit involves the exercise of any specified discretion of the Municipal Planning Commission to relax a regulation of a district or any other regulation of this bylaw, the Municipal Planning Commission shall not permit any additional variance from that regulation.

Decision:

MPC May:

1. Approve the application with or without conditions (*Section 642 of the MGA*),
2. Deny the application stating reasons why (*Section 642(4) of the MGA*), or
3. Refer the application to administration with a timeline for more information.



739 Elk Street - Sunbreaker Cove
Shed repair & extension.

Current shed consists of two parts (see picture above and diagram on next page).

Main shed is currently 12' x 8' and houses the water well access. Also used for storage. Smaller portion is 10' x 5' and is used for garden tools, storage of propane tanks, etc. and is located on the north side of the main shed.

Proposal...

Why?

We want to have a property that is family orientated, well kept and visibly pleasing. The current shed is starting to show its age, the roof needs replacing and part of the shed is showing signs of rot.

What?

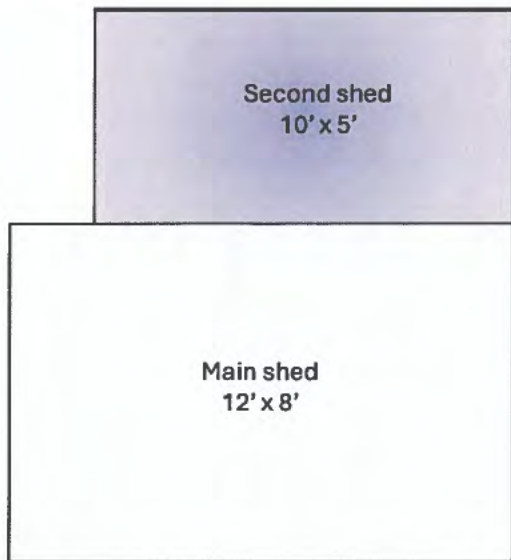
To remedy this we would like to remove the rotting portion (smaller portion), replace it with a new portion that is slightly bigger than the existing... 2' x 3' or approximately 46 square feet. The roof would be replaced to allow for drainage to the sides for better drainage and new shingles installed.

How?

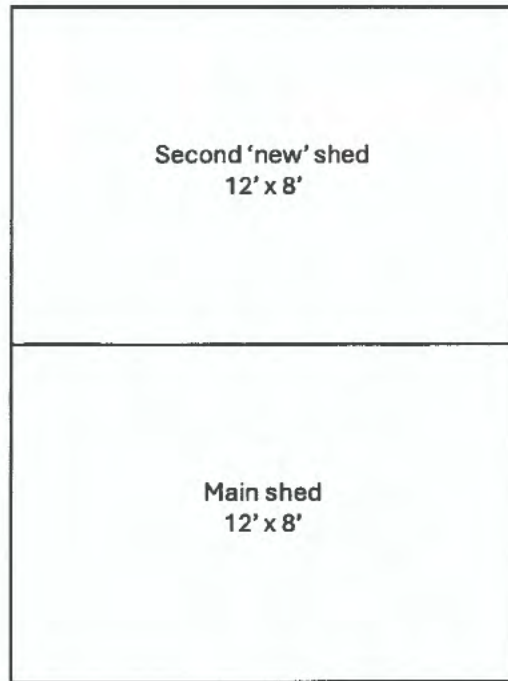
The roof and smaller portion would be removed completely and disposed of (reuse the lumber). The new construction would be completed using proper materials to ensure long lasting and the look of the completed shed

would be visually pleasing. This should take only a few days (probably a few weekends) depending on weather and access to materials. The shingles would match the new shingles on the cabin.

Current



Proposal

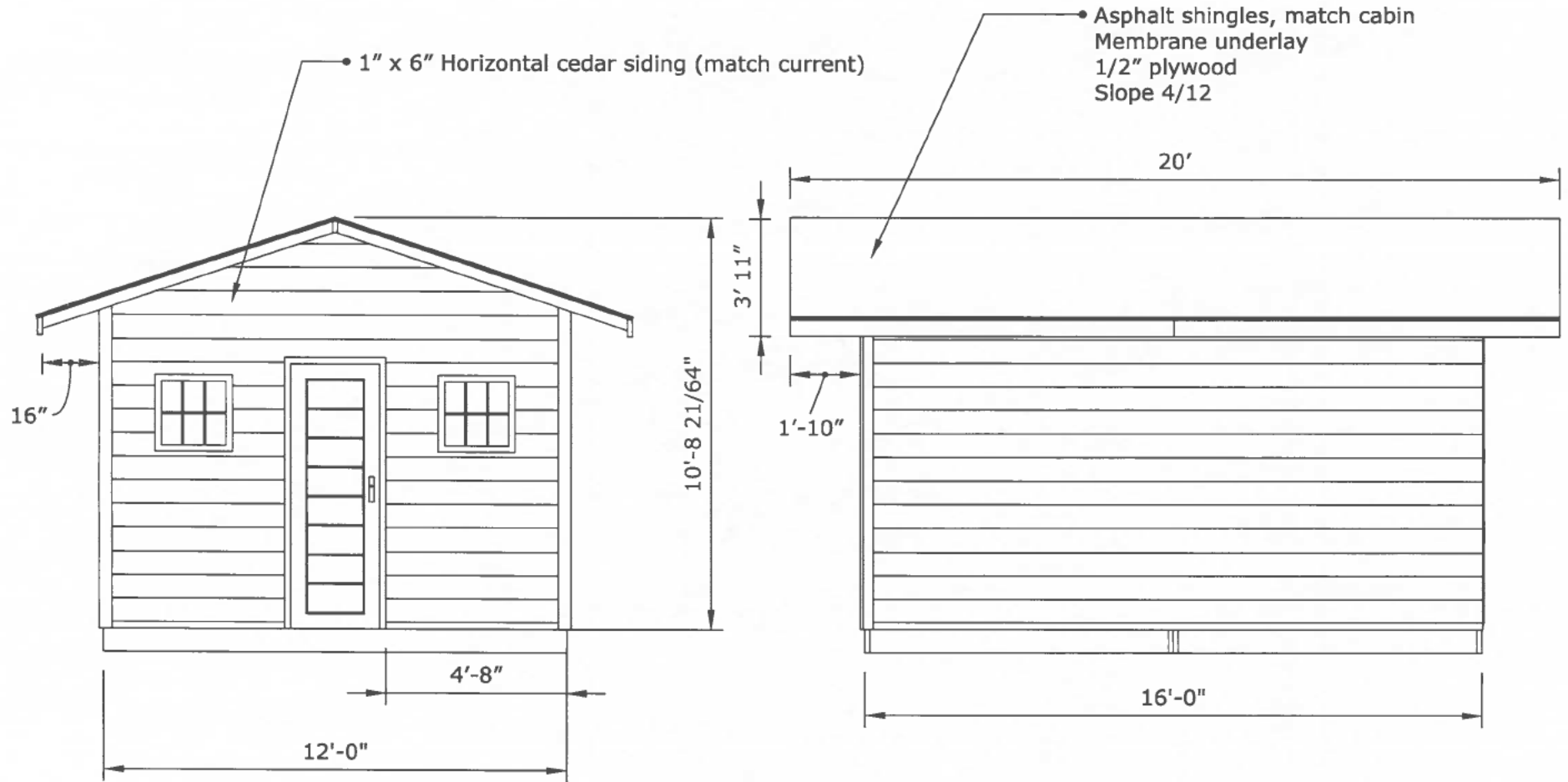


*Will then be
one open shed*



Notes:

- Current construction is 2" x 10" floor joists with 3/4" subfloor. Walls are 2" x 4" with 1/2" plywood
- Current windows and door will not change. Trim paint to match cabin
- Roof venting as needed.



Shed - Exterior South Elevation

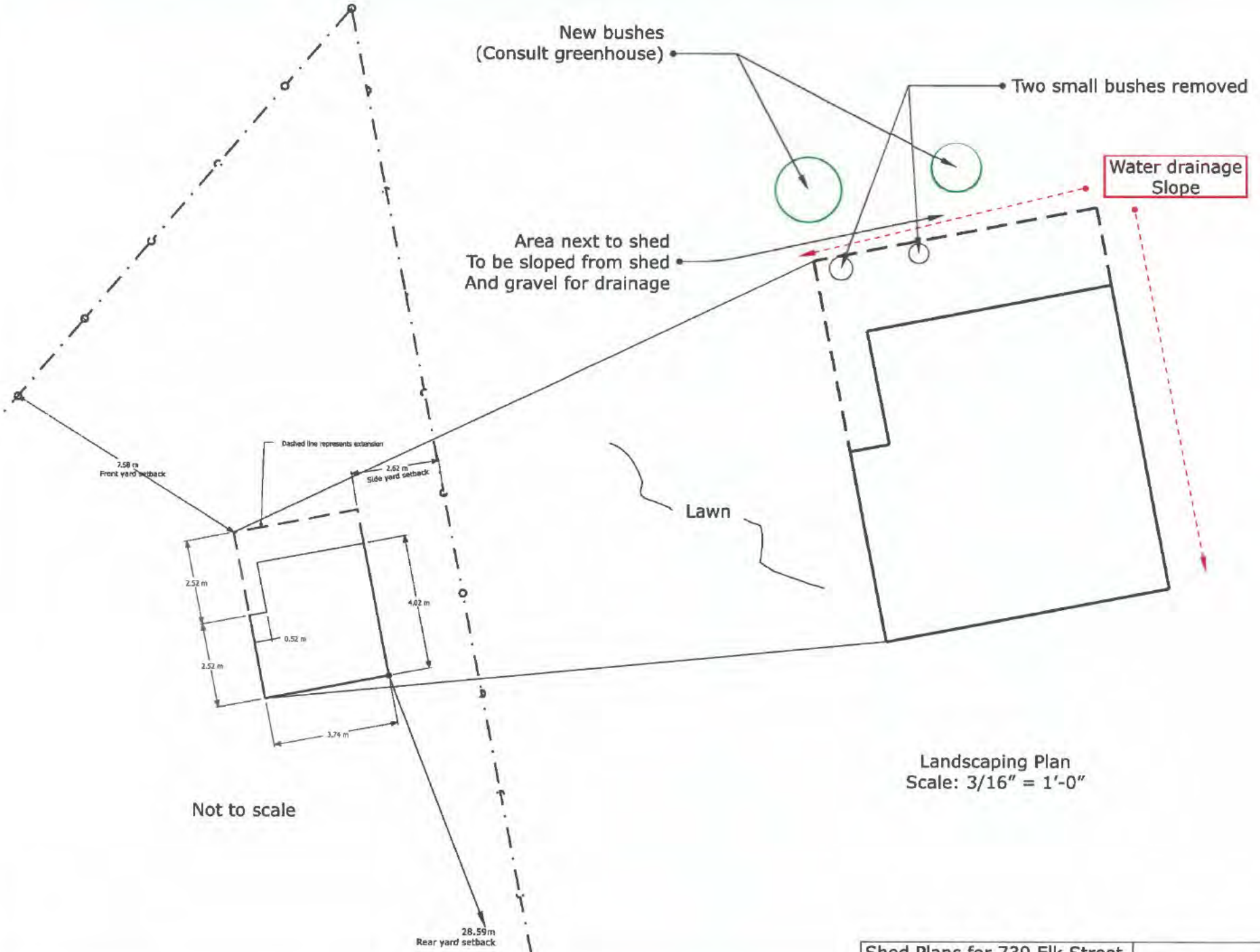
Shed - Exterior East & West Elevation

Current Shed



New Shed





Landscaping Plan
Scale: 3/16" = 1'-0"

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

LEGAL DESCRIPTION: LOT 10 BLOCK 6 PLAN 1823 MC MUNICIPAL ADDRESS: 739 ELK STREET, SUNBREAKER COVE, ALBERTA

I hereby certify that this Report, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice and supplements thereto.

- 1 The plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and registered easements and rights-of-way affecting the extent of the title to the Property.
2 The improvements are entirely within the boundaries of the Property (except O/H Service Powerline, Fence & Gravel Driveway).
3 No visible encroachments exist on the Property from any improvements situated on an adjoining property (except Lot 9 House Eaves).
4 No visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property.

Purpose: This Report has been prepared for the benefit of the Property owner, subsequent owners, and any of their agents for the purpose of (a land conveyance, support of a subdivision application, a mortgage application, a submission to the municipality for a compliance certificate, etc.) Copying is permitted only for the benefit of these parties, and only if the plan remains attached.

Dated this 19th of May 2023

Signature of Donnie McKee



ALBERTA LAND SURVEYOR © DONNIE MCKEE, A.L.S., 2023 THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE IN BLUE INK AND A RED ACCELERATED SURVEYS LTD PERMIT STAMP Date of Survey: March 17, 2023

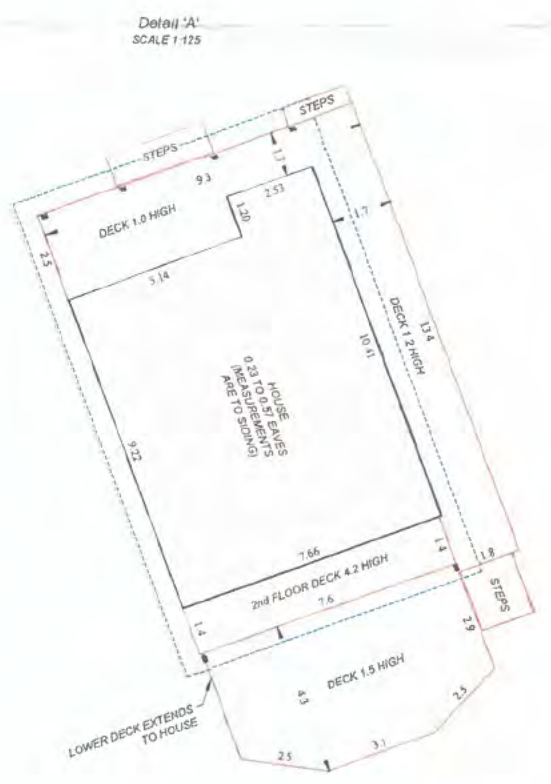
Certificate of Title No. 942 365 001 Date of Title Search (a copy of the title is attached): March 10, 2023 PROPERTY SUBJECT TO: - NO REGISTRATIONS

- NOTES: Distances are in metres and decimals thereof. Eaves are dimensioned to the line of fascia, unless shown otherwise. Building dimensions and distances to building corners are to the finished siding. Distances to building corners are perpendicular from property lines, unless shown otherwise. All fences are within 0.20 metres of the property line unless shown otherwise. All survey evidence is within 0.10m of the surface of the ground unless shown otherwise.



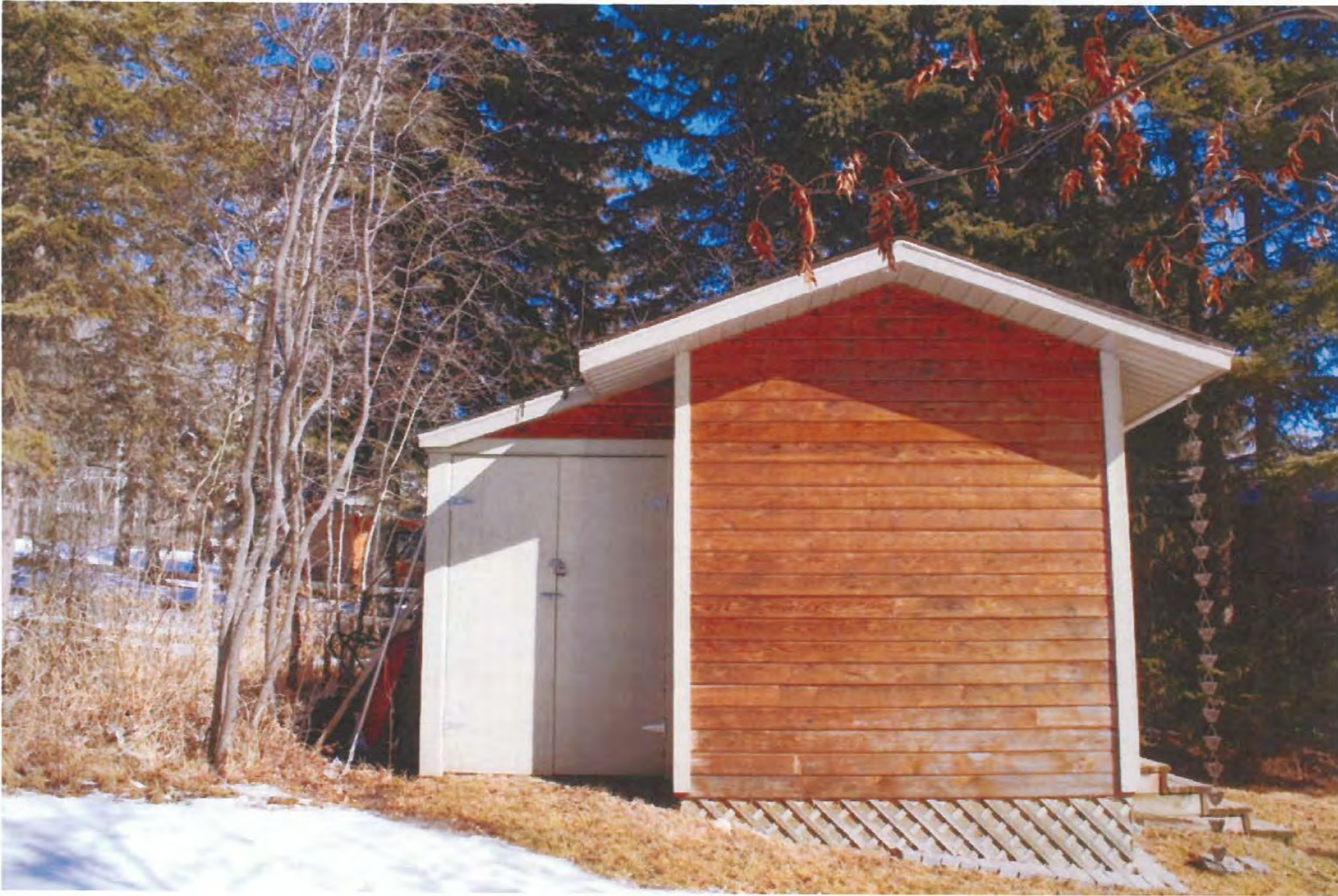
103, 38314 POLE RD 281 REG. DEER COUNTY, AB T4E 1G9 TEL: 403-565-5840 info@acceleratedsurveys.com acceleratedsurveys.com

Scale 1:250 Cur File P-029-23 Drawn By: DCM



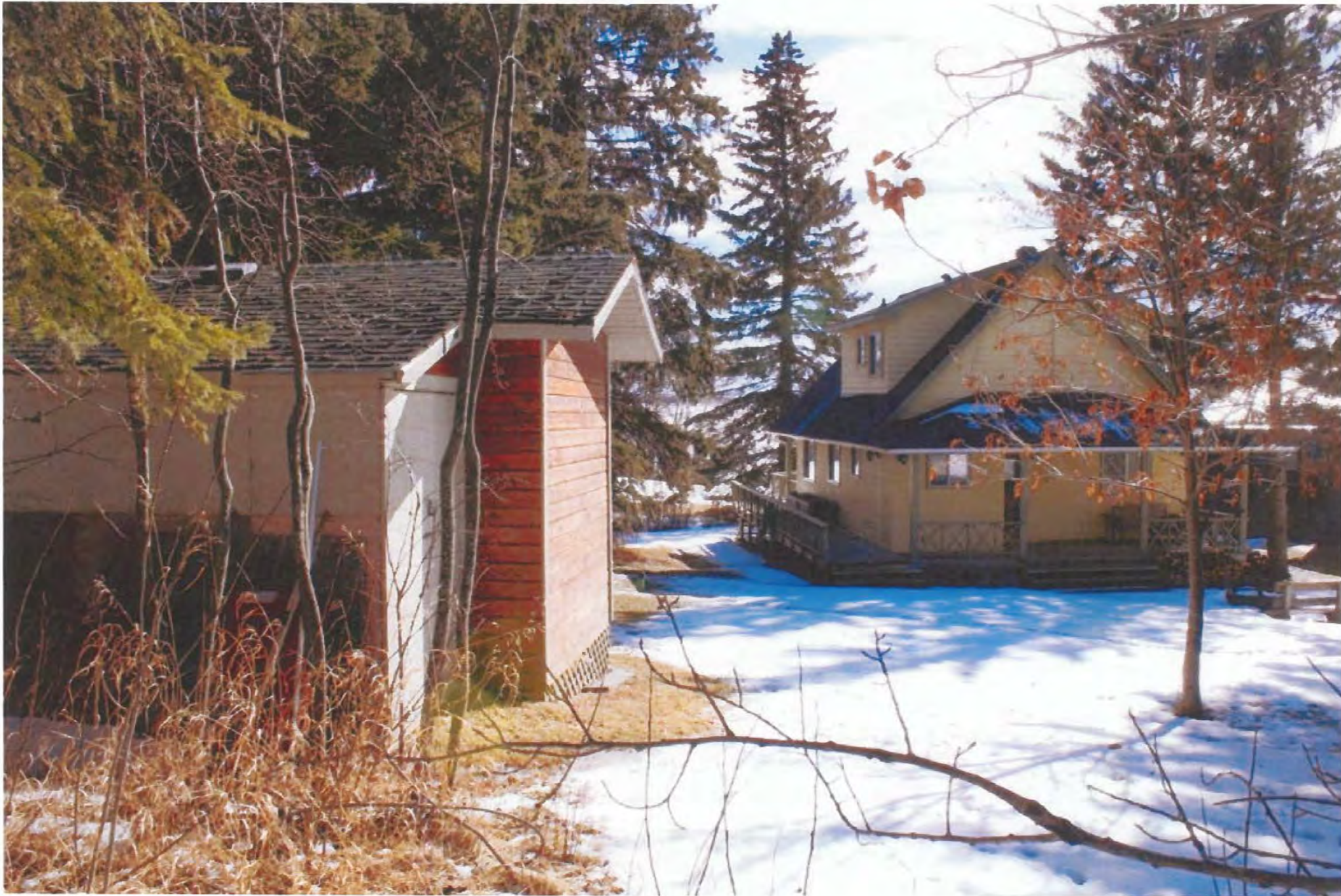
LEGEND table with two columns of abbreviations and symbols, and their corresponding descriptions for survey features like fences, easements, and structures.



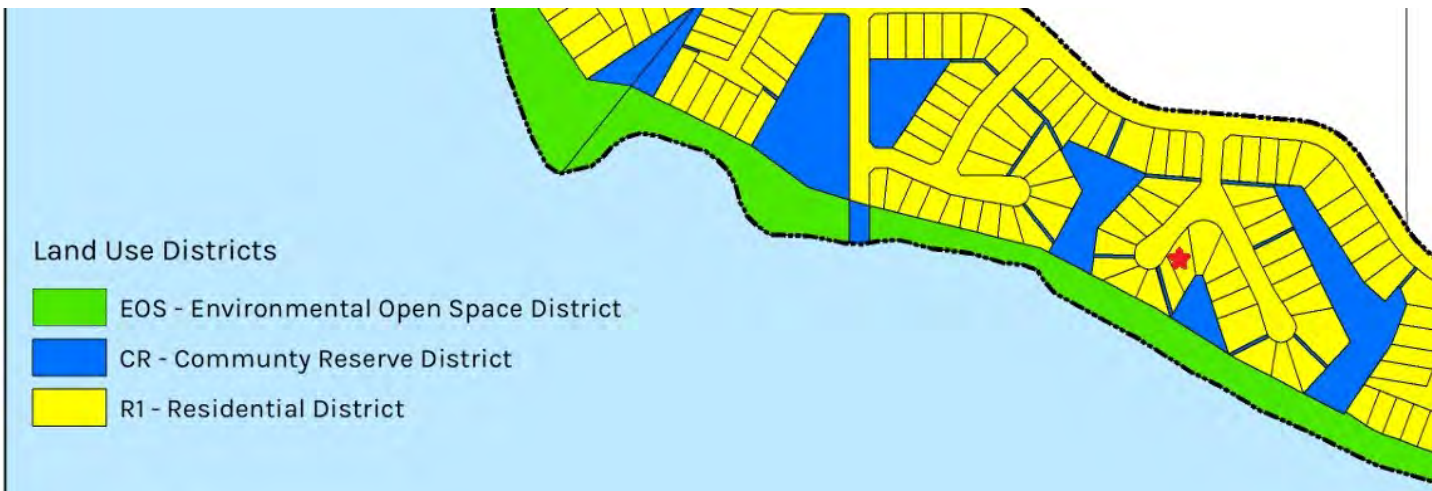














C-1

