

HISTORY/BACKGROUND INFORMATION

- 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.
- In July, 2016 - Terms of Reference was finalized.
- In September, 2016 Council solicited ratepayers to submit applications to serve on our Committee - 27 applications were received, 4 ratepayers were chosen.
- Five preliminary meetings were held to date.
- Committee wanted more information from ratepayers to assist in making recommendations to Council, so a survey was sent out in April, 2017.
 - 77 residents replied; 23 Lakefront & 54 Backlot (3 + 11 don't have pier or hoist),
 - Vast majority favoured Communal pier configurations where possible,
 - 11 of 23 Lakefront owners are part of a communal group,
 - 39 of 54 Backlot owners are part of a communal group,
 - Only 1 respondent said they had capacity for more hoists on their communal piers,
 - 63 favour & 4 opposed to storage of piers/hoists on municipal lands over the winter,
 - 18 support sheds on municipal lands; 48 opposed, only 14 supported idea of municipally built piers.
- Committee Members conducted an inventory of what is currently in the water - piers, hoists, registered, unregistered etc.
- Next meeting of Committee September 26th 2017 – Please submit your written comments to the Administration Office by August 25th 2017, as we value your feedback.

DRAFT Preliminary 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.

PRELIMINARY PLAN

Purpose

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

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

“Communal” means piers that are shared by residents in front of Community Reserves, the Summer Village has no involvement.

“Private” means piers located in front of private properties along the Environmental Open Spaces. The piers may be shared with other residents.

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 12th 2017.
3. Additional Meeting held on February 22nd 2017.

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 utilize as much space as possible.
 - 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.
 - 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.
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 to be located in front of Municipal Community Reserves with access from usable pathways.
 - c. Captains to be fully responsible for their piers, the Summer Village will only mail out the registration forms.

- d. For Ingress/Egress, Mooring Areas/Allowance, and Buoys, see Appendix's A-D attached.
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 7th 2017 and July 27th 2017 meetings.
 - b. Schedule Open House once the Draft Preliminary Plan has been accepted. Open House has been scheduled for Saturday August 12th at Rainy Creek Hall from 10am to 2pm.
2. Amendments to Preliminary Plan

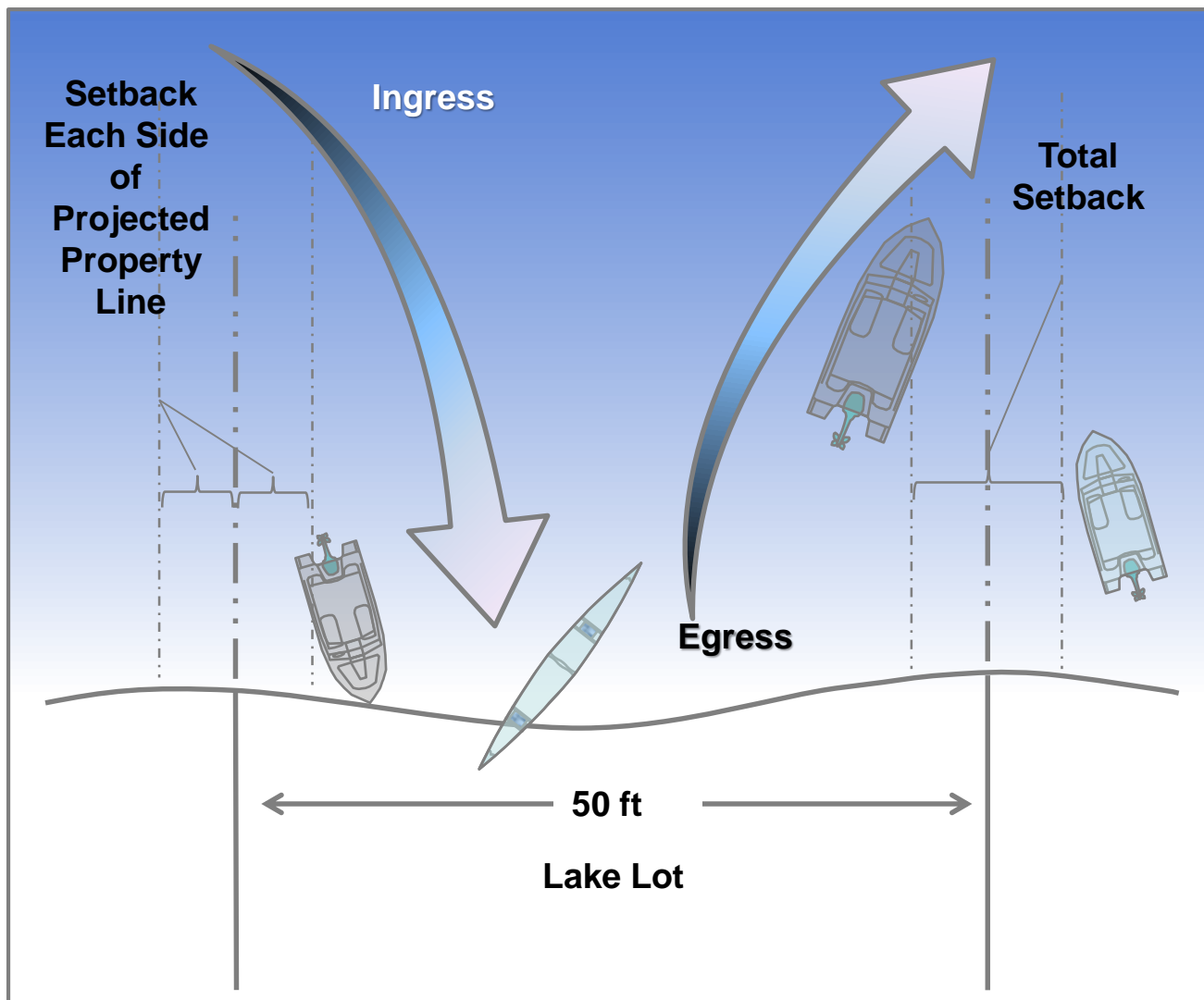
Phase Five: Presentation to Council

1. Secondary Plan presentation to Council
2. Amendments from Council

Phase Six: Plan Adoption by Council

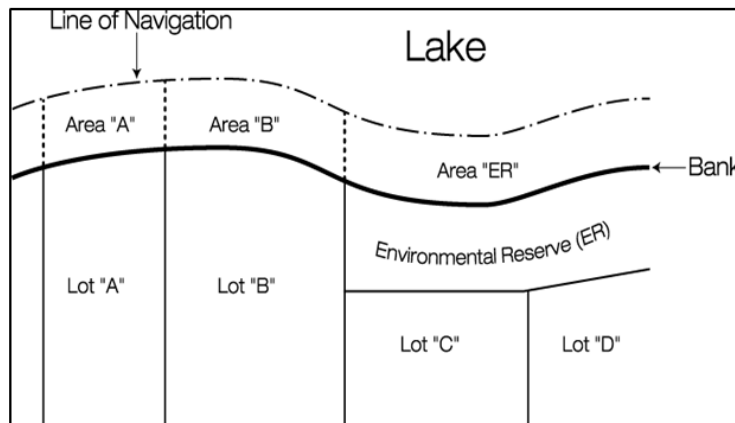
1. *(Goal was May 2017 but will now be after the Summer Season).*

Common Law Right to Ingress and Egress

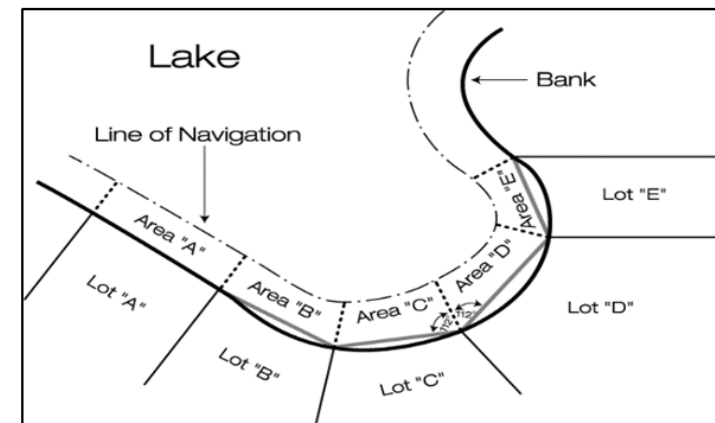


Defined Mooring Area

- Rules for how the dock mooring area is defined
- Two (2) methods depending on configuration of shoreline
- Most common method will be simple projection of lot line to the line of navigation
- Line of Navigation defined by depth needed for navigation (~1.5 m depth contour)
- Side boundaries incorporate a setback from projected lot line

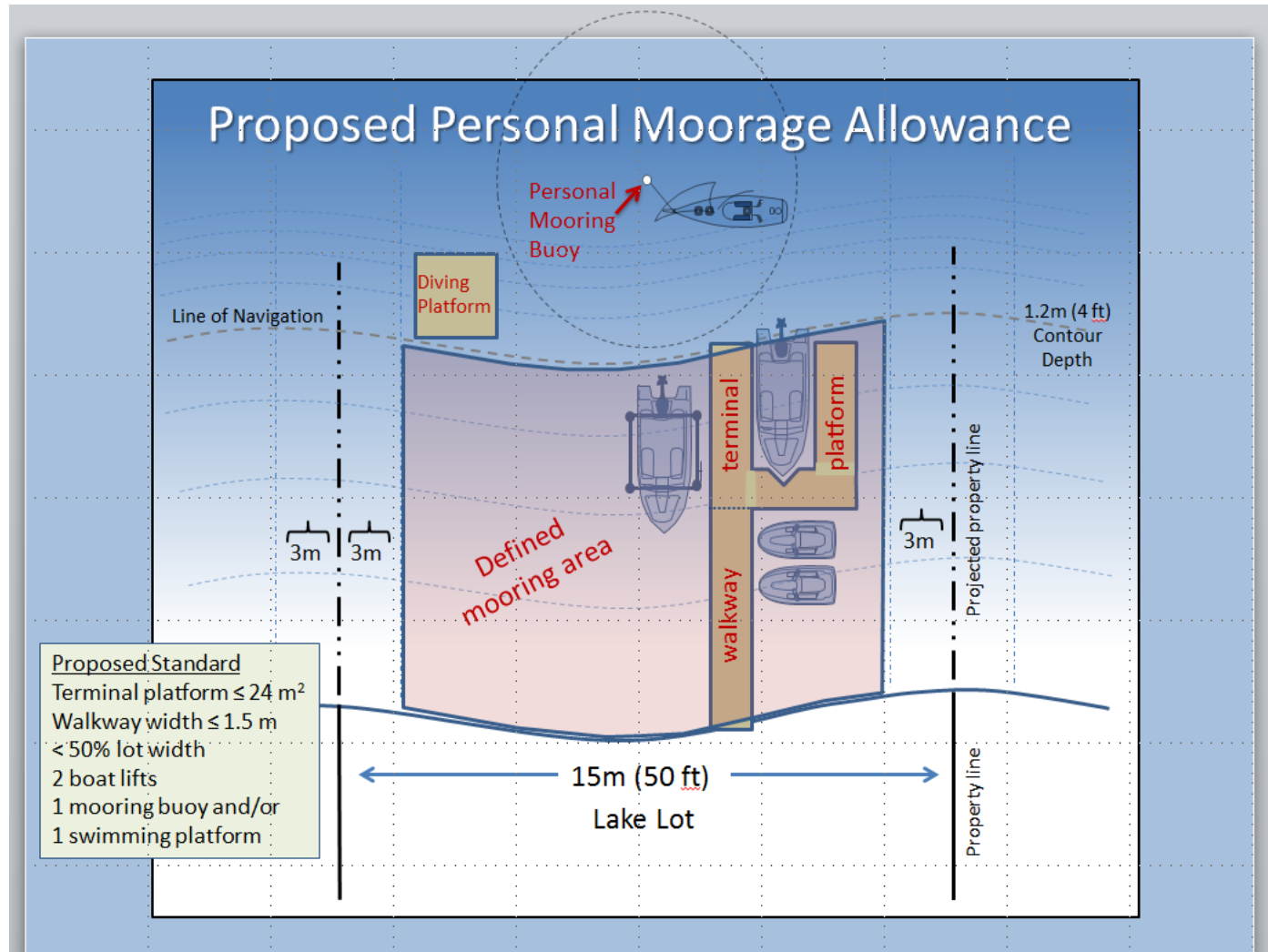


Extended lot lines - The foreshore mooring area within which each riparian owner may place a dock to reach the line of navigability is determined by projecting a lot line along the same alignment from the upland to the line of navigation.

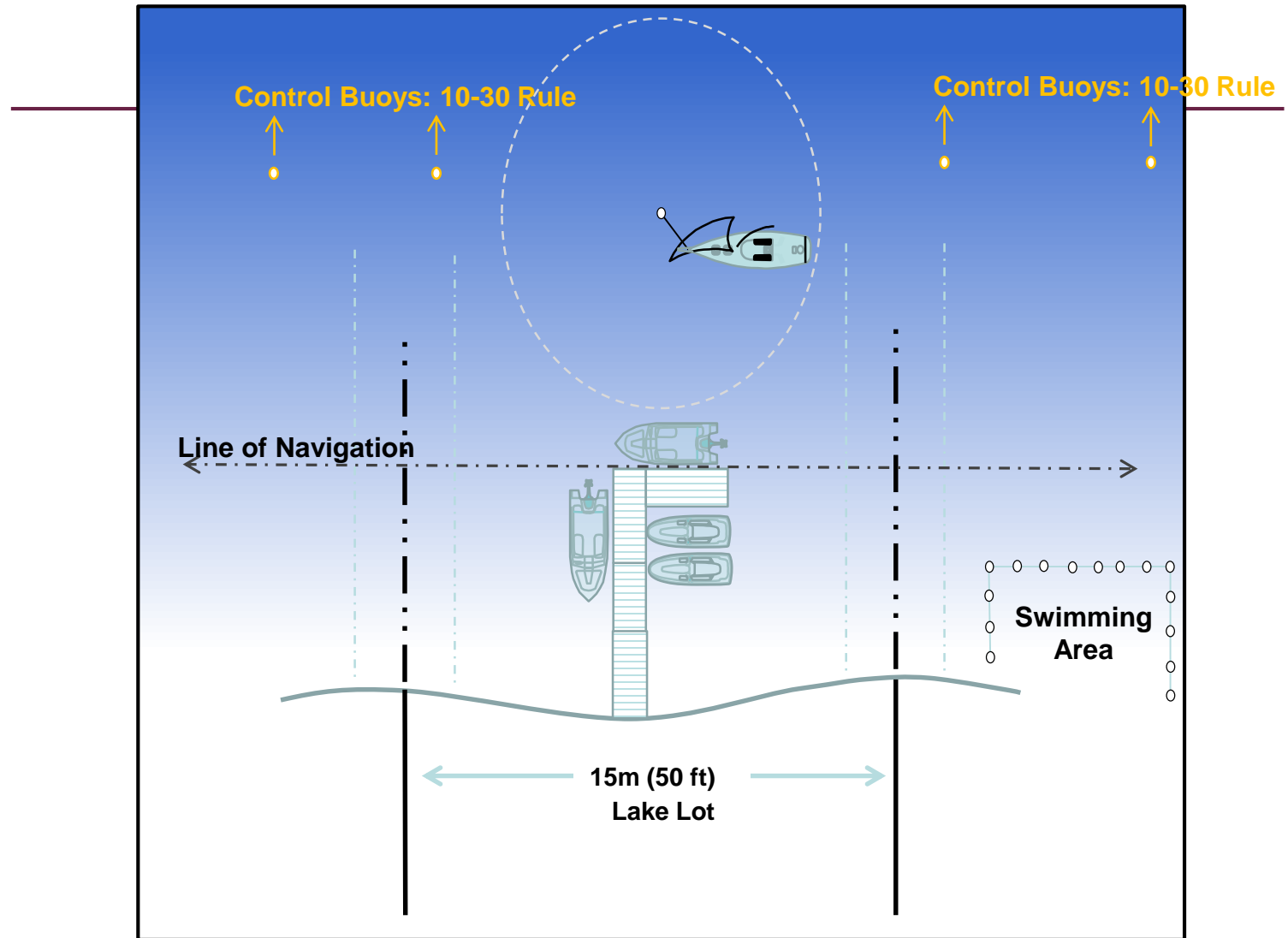


Coterminous lines- A chord is drawn to connect points established at the intersection of each lot line with the bank of the water body. The lines which bisect the angle formed by adjacent chords are the coterminous lines. The extension of the coterminous line to the line of navigation describes the portion of the foreshore mooring area within which each riparian owner may place a dock.

Proposed Disturbance Standard mooring allowance



Buoys

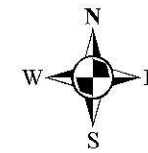


Mooring buoys to be placed beyond line of navigation but only so far to allow watercraft to transit to/from dock, not to interfere with navigation, and swing radius not create a collision hazard.

MAP

COMMUNAL PIERS


July 27, 2017



Legend

-  Municipal Owned Lands
-  Municipal Boundary
-  Parcel Boundary
-  Lakefront Parcel Boundary Extensions (Frontage Width)

 Environmental Sensitive Areas, as per Lakeview Contracting and Alberta Environment & Parks. Alberta Environment & Parks recommends avoiding this sensitive area entirely.

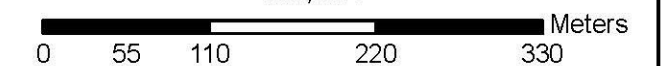
 Communal Pier locations, off of Community Reserves. Quantity of Piers and Hoists will vary.

 Designated Swimming Area

CR Community Reserve
EOS Environmental Open Space

Total # of lots in the Village = 272
of lakefront lots = 58
of back lots = 214

1:5,000



Pier & Hoist Registration Form



Date: _____

Full Name: _____

Summer Village Address: _____

Mailing Address: _____

Phone: _____

Location of Pier/Hoist: _____
(Indicate on attached map)

Pier Captain: _____

Pier/Hoist ID: _____

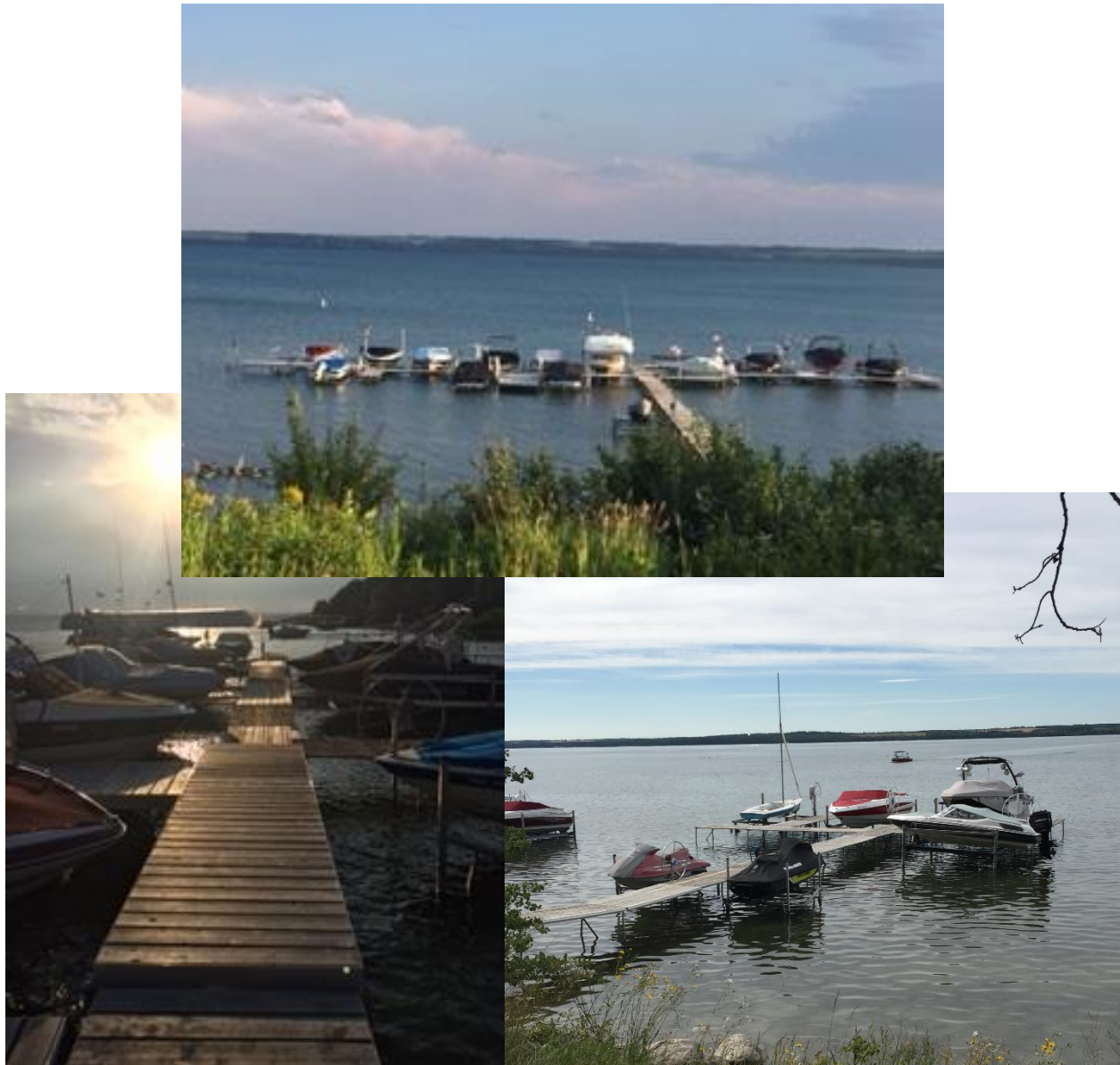
For office use only:

Date received: _____

Hoist Registration #: _____

Pier Registration #: _____

EXISTING COMMUNAL PIER EXAMPLE



“Communal pier has worked very well for our group. Maintenance costs are shared or covered by one individual or another. We email in the spring and fall to sort out which date works best and coordinate tools, floating devices etc. Things are not issue if everyone works together – enjoyable to have everyone get together in spring and fall to put in/take out!”

– Sunbreaker Cove Resident



Comments Sheet

Draft Preliminary Plan:

Communal Pier Map:

Pier & Hoist Registration Form:

Communal Pier Example:

Other:

Please submit to the Administrative Office by August 25th 2017.