JUNE 29, 2026 EMAIL UPDATE

Upcoming Meetings

Council Meeting
Tuesday, July 15, 2026
9:00 am
#2 Erickson Drive, Sylvan Lake
Click here for zoom link
Link to all agendas

Development Updates:

New Notices of Development

33 Lakeview Road
Permitted Use - Deck
21-Day Appeal Period
Supporting Documents (PDF)
Please contact:
tmusseau@sylvansummervillages.ca
for appeal questions.

Click here for the Draft Land Use Bylaw

In 2023, the Summer Village of Half Moon Bay Council engaged Municipal Planning Services (MPS) to assist Administration with a review of the Summer Village's current Land Use Bylaw (LUB), and to prepare an updated Land Use Bylaw for Council's consideration.
An Online Open House was held on March 11, 2026.

Missed the Land Use Bylaw Public Open House, but want to learn more?
Click here for the video recording of the presentation.

If you have any questions regarding the Land Use Bylaw, please feel free to email:

Kara Hubbard **khubbard@sylvansummervillages.ca**
or Brad MacDonald **b.macdonald@munplan.ab.ca**

A message from the CAO:

As summer is quickly approaching we have a couple of updates from the Summer Villages on Sylvan Lake administration office that I would like to highlight. This is the time of year that things start to ramp up for us, and likely for you as well!

First of all, we have our municipal complaint form. If you have a bylaw complaint or would like to get through to municipal enforcement, please follow the process here: http://www.sylvansummervillages.ca/municipal-enforcement. As always, if you have an emergency, please contact 911.

Secondly, we are already coming into wildfire season. The summer villages will issue a fire ban in collaboration with our surrounding counties. When a fire ban is called we will update the website and drop the signs at the entrances to the summer villages. It will also be updated on https://www.albertafirebans.ca/ where you can see any active fire bans!

Finally, we have a change coming to our administration office. Due to the unfortunate rise in verbally abusive and potentially unsafe behavior towards our staff and councils, we are installing a visitor management access point in our office. You will still be able to drop by the office and make a payment or pickup applications or documents from the front desk. However, we are moving to an appointment based system if you are looking to meet with a member of our team. This allows our staff to ensure they are ready and prepared to meet with you to serve your needs, and also ensures the appropriate person will be here to meet you, as we are often out and about in the villages during the summer. As a small team it is much more efficient for us to be able to plan ahead. So, if you are looking to meet with a member of staff, please call ahead and make an appointment. Otherwise our front desk will be happy to schedule an appointment for you. Phone calls and emails are another great way to have your questions answered or set up a meeting. Please make sure to leave a voicemail if someone in the department you are contacting cannot pick up - again we are often out in the villages especially at this time of the year.

Thank you very much! Here's to the start of another great summer.

Tanner Evans
Chief Administrative Officer
Summer Villages on Sylvan Lake

Summer Village of Half Moon Bay 2026 Combined Property Assessments & Tax Notices and Utility Notices have been mailed out

Municipal Property Assessment & Tax Notices were mailed to Summer Village of Half Moon Bay ratepayers on May 22, 2026. Residents can expect to receive their combined **2026 Property Assessment & Tax Notices** in the coming weeks.

If you have not received your Tax Notice by June 15, 2026, please contact the Administration Office 403-887-2822.

IMPORTANT TAX DEADLINES AND PENALTIES

Property owners are required to pay their Property Taxes by **July 31, 2026**. Penalties will apply after this date **even if you have not received an official Tax Notice**.

The assessment and tax notice are issued as a **combined document**. Please review the following key information carefully:

ASSESSMENT COMPLAINTS

- Property owners have **60 days from the Notice of Assessment date** to file a complaint.
- The final complaint date of July 30, 2026 is clearly identified on your notice.

TAX PAYMENT DEADLINES AND PENALTIES

- **Tax payment deadline:** July 31, 2026 at 11:59pm MST.
- A **15% penalty** will be applied to outstanding taxes on **August 1, 2026 at 8:00am MST**.
- An additional **18% penalty** will be applied to all unpaid balances on **January 1, 2027 at 8:00am MST**.

DON'T PROCRASTINATE

- Didn't receive your notice? **Contact us immediately.**
- Notice an error on your assessment? **Contact Wild Rose Assessment immediately (403-343-3357).**
- Have your notice? **Pay promptly and avoid penalties.**
- Prefer monthly payments? **Enroll in the Tax Installment Payment Plan (TIPP) to start in January 2027. Enrollment is only available by joining before December 31, 2026. Properties MUST have a zero balance to be eligible.**

If you have recently sold or purchased a property, please ensure that the property taxes are paid on time, even if you were not the registered owner or assessed person when the notices were mailed. New property owners may contact the Administration Office to request a copy of the property's assessment and tax notice.

HOW TO PAY

All tax are payable to Summer Village of Half Moon Bay and must be received no later than July 31, 2026, unless enrolled in TIPP.

Payment options include:

- **By mail to:** Summer Village of Half Moon Bay, 2 Erickson Drive, Sylvan Lake, AB T4S 1P5
  - Mailed payments must be postmarked by Canada Post no later than July 31, 2026.
  - If the postmark is illegible or missing, the date of receipt by Summer Village of Half Moon Bay will apply.
- **In Person:** At the Administration Office (2 Erickson Drive, Sylvan Lake, AB) during office hours (8:30 a.m. to 4:30 p.m. Monday - Friday). Exact Cash, Cheque, or Post Dated Cheque. NO CREDIT CARD PAYMENTS ACCEPTED at the Office.
- **Deposited in the Dropbox** located at the front of the Administration Office, next to the Garage Door
  - Do not submit cash.
- **E-transfer:**
  - ***etransfer.svhalfmoonbay@sylvansummervillages.ca*** is the ONLY email address to be used for e-transfers. If it asks for a security question, you have the WRONG email address.
  - Funds must be received by July 31, 2026.
- **By Credit Card**:
  - Pay online at http://www.sylvansummervillages.ca/half-moon-bay.html through PaySimply, a secure third-party platform.
  - *Service fees apply; Summer Village of Half Moon Bay does not receive any portion of these fees.*
- **Tax Installment Payment Plan**:
  - Participants enrolled in TIPP will see their monthly payments adjusted automatically to reflect the **2026 tax levy**. This new amount will be highlighted on your Tax Notice.
- **Payments will NOT be accepted through Online Banking nor EFT.**

Note: Due dates and penalties outlined **above do not apply to ratepayers enrolled in the Tax Installment Payment Plan (TIPP),** which allows property taxes to be paid monthly. Enrollment forms are available at the Administration Office or online at:
http://www.sylvansummervillages.ca/hmb-finance-and-taxation.html

For more information, please contact:

Tina Leer
Finance Manager
Summer Villages on Sylvan Lake
finance@sylvansummervillages.ca
403-887-2822

Waste Disposal

Recent reports of illegal dumping in Half Moon Bay are a reminder of the importance of proper waste disposal. All contractors, service providers, and residents are required to dispose of materials through appropriate, authorized channels. Dumping waste in unauthorized areas harms our environment, creates public health risks, and may result in fines or penalties. Please ensure that all debris, landscaping waste, and construction materials are handled responsibly to help keep our community clean and safe.

Golf Cart Registration is OPEN!

Please complete the registration form, and return it to the Administration Office. You can drop it off in person, in the drop box located to the left of the Garage door on the front of the building, or you can email the completed, signed form to:
information@sylvansummervillages.ca

If you registered your Golf Cart last year, you will need to renew for 2026. If your information has changed, you will need to fill out the Registration Form again. If it has not changed, you can pay the fee and pick up your 2026 Sticker at the Administration Office.

The $50 fee can be paid by:
Cheque
Exact Cash
Drop Box - (located on the front of the building to the left of the garage door)
E-transfer to: etransfer.svhalfmoonbay@sylvansummervillages.ca

Golf Cart Registration Form Golf Cart Bylaw 180-24

Waste Transfer Station

All residents of Half Moon Bay can take their residential household waste to either the Eckville or the Bentley transfer station free of charge if less than 500kg.

Both sites accept food waste, wood waste, dry rubble, metal, mattresses, tires, mixed recycling, propane bottles (less than 100lb size), batteries, light tubes, fire extinguishers, empty oil and antifreeze containers, oil filters, and electronics. Loads must be less than 500kg and volume equivalent to a pickup truck box to be accepted. Loads exceeding this must be taken to the Prentiss Landfill as these sites are for the small waste producers and there is limited room for disposal. There is a charge for large loads exceeding 500kg at Prentiss.

White goods (washing machines, dryers, hot water tanks, fridges, freezers, and water coolers) are not accepted at Bentley, but the Eckville site will accept them, and there is a disposal fee for these items. Residents must go to the Town of Eckville office to purchase stickers prior to taking them to the Eckville site ($40.00/unit for freon containing, $10.00/unit for non-freon).

They do not accept paints, oils, or household hazardous waste at these sites, but Prentiss does. They do host Roundup events at these sites every two years for these types of materials. They will be hosting a roundup at both sites this fall. A notice will be on our website and in the email once dates are confirmed.

Wood waste that is treated or painted must go into the dry rubble and not the wood incinerating pit as they cannot burn this type of wood waste.

Creosol containing wood waste (railroad ties, power poles) are not accepted these at any sites.

UPDATES TO THE ALBERTA WEED CONTROL REGULATION

The growing season is finally upon us! As we get ready to head back into our gardens, pastures, and favorite outdoor spaces, there are a few important things to know.

The Government of Alberta has recently revised the Weed Control Regulation (which falls under the authority of the Weed Control Act) this year. These regulatory updates are designed to strengthen our defense against invasive species and better protect our environment and agriculture.

Why are these species regulated?
Invasive plants can devastate native ecosystems, choke out agricultural crops, and even damage local infrastructure. However, weed regulations aren't just a list of "bad plants"—they are a strategic tool. Regulation is most effective early in an invasion when a species is still possible to contain or eradicate.

To ensure our efforts are focused where they have the greatest impact, the Weed Control Regulation classifies these plant threats into two main categories:

- **Prohibited Noxious: These are plant species that are either not yet present in Alberta or are found only in small, localized areas. Because they pose a massive threat, early detection is critical, and they must be completely destroyed when found.**
- **Noxious: These plant species are already established in parts of Alberta. To prevent their further spread they must be controlled, as they severely impact our native biodiversity and agricultural production.**

What's changed?
The most significant update is the revision to the list of regulated plants within the Regulation. Some new species have been added, some have changed categories, and others have been removed entirely (see the image below for the breakdown!).

For more information please visit: http://www.sylvansummervillages.ca/alberta-invasive-species-council.html