



SUMMER VILLAGE OF
JARVIS BAY

NOTICE OF DECISION

NOTICE is hereby given that the Development Officer or the Municipal Planning Commission of the Summer Village of Jarvis Bay has approved the issuing of a development permit for the following discretionary use:

Home Occupation

Development Permit #262304

251 Jarvis Bay Drive (Lot 2 Block 3 Plan 9622249)

AND FURTHER TAKE NOTICE THAT you may appeal Permitted Uses, Discretionary Uses or Variance approvals to the Subdivision and Development Appeal Board, as provided for in Part 17, of the Municipal Government Act. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Written statements relevant to the development and reasons for the appeal, along with a \$200 appeal fee should be submitted to the Summer Village of Jarvis Bay, Subdivision and Development Appeal Board, #2 Erickson Drive, Sylvan Lake, AB T4S 1P5 within 21 days following the date of this notice.

For further information please contact the Development Department at 403-887-2822 or development@sylvansummervillages.ca. Documents regarding this development are attached.

Dated this 23rd day of March, 2026.

Kara Hubbard, Development Officer



DEVELOPMENT PERMIT

Permit Number: 262304

Municipal Address: 251 Jarvis Bay Drive

Lot: 2 Block: 3

Plan: 9622249

Applicant:



On Behalf Of: -

Development Involving: *Home Occupation*

Approved Subject to the Following Conditions:

- 1) The payment of all outstanding property taxes or the making of arrangements, satisfactory to the Council, for the payment thereof, prior to the commencement of the development.
- 2) 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.
- 3) The development permit is only valid for 1 year from the date of issuance. A new development application and approval will be required at that time should the applicant wish to continue with the home occupation use.
- 4) Any change in use or intensification of this home occupation will require a new development permit.
- 5) There shall be no exterior display or advertisement, except as provided for in section 2.2(11) of the Land Use Bylaw.
- 6) No person other than a resident of the dwelling unit shall be employed.
- 7) There shall be no outside storage of materials, commodities, or finished products.
- 8) No commodity other than the product or service of the home occupation shall be sold on the premises.
- 9) The development permit does not exempt the owner/operator of the home occupation from complying with any federal, provincial or other legislation.

You are hereby authorized to proceed with the development specified, provided that any stated conditions are complied with, that the development is in accordance with any approved plans and applications, and that construction conforms with any provincial and federal requirements relative to this development. Any development commenced prior to the 21-day appeal period, is at the applicant's own risk.

Date of Issuance of Development Permit: March 23, 2026

Development Authority

Note:

- 1) This permit is valid for a period of 12 months from the date of its issue, or the date of the decision of the Council confirming it. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence as determined by the development officer, this permit shall be null and void, unless an extension to this period, being no longer than an additional 12 months, has been previously granted.
- 2) Development Authority may carry out on-site inspections of the development at any time.

To the Summer Village of Jarvis Bay Development Authority,

February 5, 2026

I am submitting this letter in support of my home occupation development permit renewal and to outline the current scope of my business operations for clarity and future planning.

I operate a small, low-impact personal training business from my residence at 251 Jarvis Bay Drive. At present, I train approximately **four to five clients per week in person**, by appointment only. Sessions are scheduled individually, with **a single client and single vehicle at a time**.

All training takes place **quietly inside my garage studio**, with no exterior activity, noise, or visual impact. The property has a **large private driveway**, providing ample off-street parking with no impact on the roadway or neighbouring properties.

The **swim spa is no longer used for any business purposes** and is strictly for personal use.

There is **no exterior signage, display, or advertising**, and there are **no employees** other than myself. The use remains fully compatible with the surrounding residential character of the area.

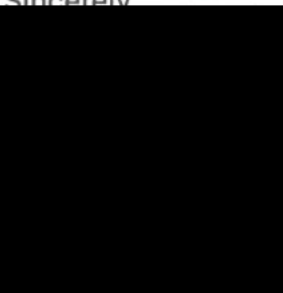
I also maintain **full business insurance and liability coverage** appropriate to my profession.

The scope of my home occupation has remained stable and, in some respects, reduced since the original approval in 2021. There have been no complaints and no changes that would increase intensity or impact.

In light of the consistent, low-impact nature of this use, I am respectfully requesting consideration for a **multi-year development permit** or an **administrative renewal process**, should no changes to the operation occur.

Thank you for your time and consideration. I am happy to provide any additional information if required.

Sincerely,



DEVELOPMENT PERMIT

NO: 262304

CONDITIONALLY APPROVED

ON: MAR 23 2026

BY: 
(Approving Authority & Signature)

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