



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:

***Tourist Home Operation***

***Development Permit #262462***

***35 Jarvis Bay Drive (Lot 18A & 19A Block 1 Plan  
2122274)***

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](mailto:development@sylvansummervillages.ca). Documents regarding this development are attached.

Dated this 20<sup>th</sup> day of March, 2026.

  
\_\_\_\_\_  
Kara Hubbard, Development Officer



## DEVELOPMENT PERMIT

**Permit Number:** 262462

**Municipal Address:** 35 Jarvis Bay Drive

**Lot:** 18A & 19A

**Block:** 1

**Plan:** 2122274

**Applicant:**



**On Behalf Of:** -

**The Development Involving:** *Tourist Home Operation*

### Has Been 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 approval will be required at the time should the applicant wish to continue with the tourist home use.
- 4) Tourist homes shall be contained within the principal building and therefore garage suites shall not be used.
- 5) Notwithstanding part three, section 2(3) of the Land Use Bylaw, no recreation vehicle shall be used as accommodation for tourist home guests.
- 6) The maximum number of people staying overnight in a tourist home shall be 12.
- 7) The operator of the tourist home shall provide the Summer Village Office with their name and phone number(s) and of at least one person (adult) that is authorized to act in the operator's absence. The operator is responsible for informing the Summer Village Office of any changes to this information. The operator shall provide adjacent landowners with this information.
- 8) The tourist home shall always abide by all Summer Village of Jarvis Bay bylaws including the community standards bylaw regardless of who is occupying the home. This includes (noise, nuisance, and littering etc.). A summary of key bylaws will be provided by administration.
- 9) Tourist homes shall not display any sign advertising the tourist home.
- 10) Adequate parking must be in place on the driveway, of a minimum of one stall per bedroom.
- 11) This development permit does not exempt the owner/operator of the tourist home from complying with any federal, provincial, or other municipal legislation.

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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.

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**Date of Issuance of Development Permit:** March 20, 2026

\_\_\_\_\_  
**Development Authority**

THIS LETTER OF INTENT (the "Document") made as of this 29th day of January 2026

BETWEEN:

[Redacted] of 35 Jarvis Bay Drive, Jarvis Bay, AB

-AND-

THE SUMMER VILLAGE OF JARVIS BAY

To Whom it May Concern,

This letter is to inform members of Jarvis Bay MPC and Council of an application for a "Tourist Home Development Permit" for 35 Jarvis Bay Drive, Jarvis Bay AB. It is the intention of the applicant to rent the home as a vacation rental when it is not being used by family.

The home has 5 bedrooms and 4 bathrooms. A professional report showing the homes measurements along with bedroom locations is attached for review.

The property has parking spaces for 4-5 vehicles depending on length and style. A site plan along with parking area measurements is attached for your records.

There is a steel outdoor firepit in the middle of the back yard lawn that may be used <sup>y</sup> pertaining to fire safety. Fire basins will also be installed and notified of any issues in the Summer Village of Jarvis Bay as indicated by the Terms and Conditions of the property.

A written Fire Safety Plan with "red arrows" indicating direction of travel in case of a fire along with fire extinguishers, smoke/carbon monoxide detectors and "red dots"

If there are any questions regarding the application, please contact [Redacted]

Thank you.

Best Regards

[Redacted Signature]

**DEVELOPMENT PERMIT**

NO: 262462

**CONDITIONALLY APPROVED**

ON: MAR 20 2026

BY: [Signature]  
(Approving Authority & Signature)

RED LINES INDICATE EMERGENCY EXITS



BLUE DOTS INDICATES SMOKE AND CARBON MONOXIDE ALARMS

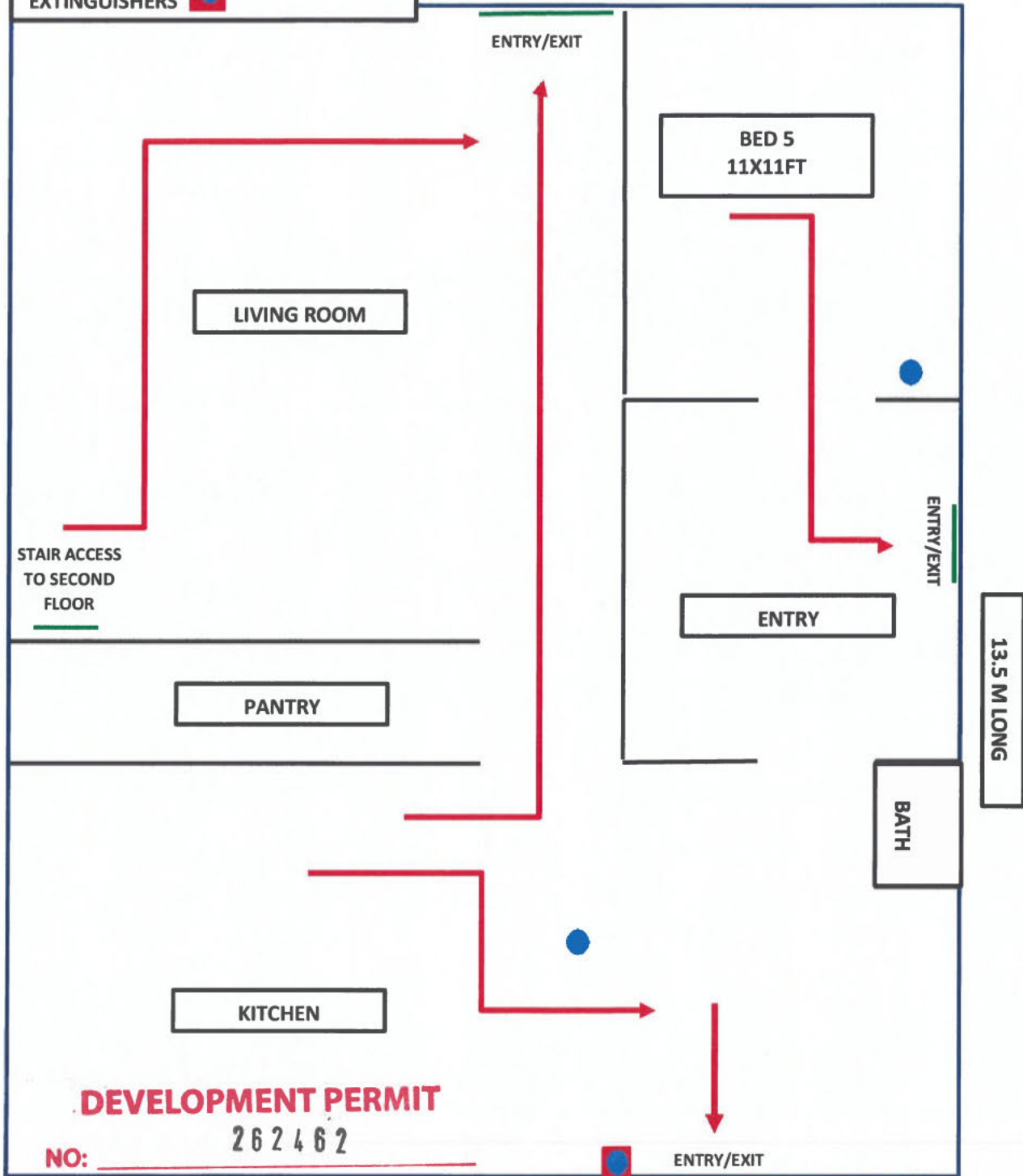
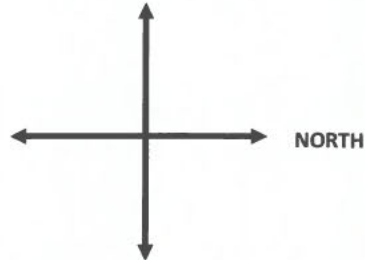


RED SQUARES INDICATE FIRE EXTINGUISHERS



MAIN FLOOR

9.85 M WIDE



**DEVELOPMENT PERMIT**

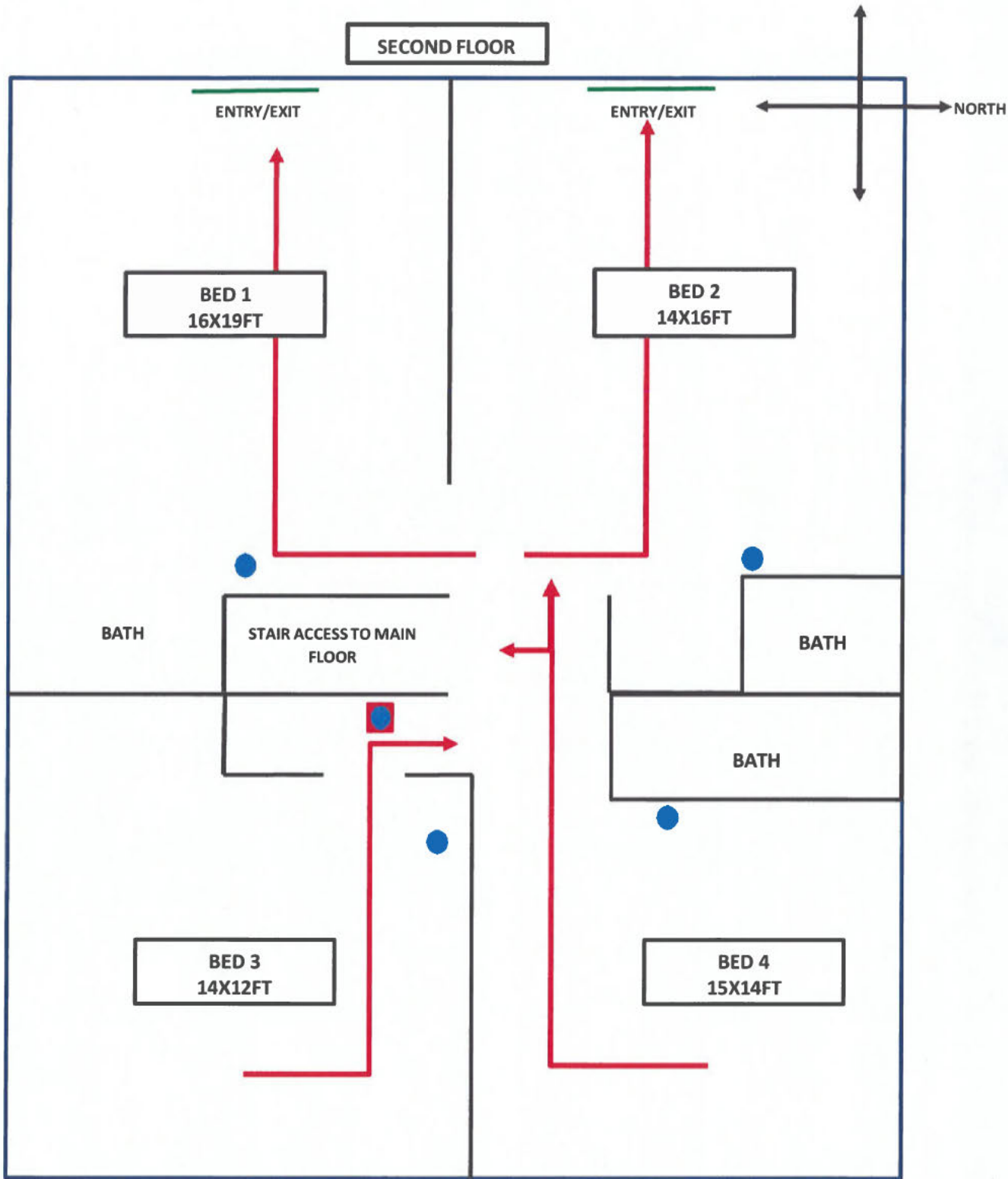
NO: 262462

**CONDITIONALLY APPROVED**

ON: MAR 20 2026

BY: [Signature]

(Approving Authority & Signature)



**DEVELOPMENT PERMIT**

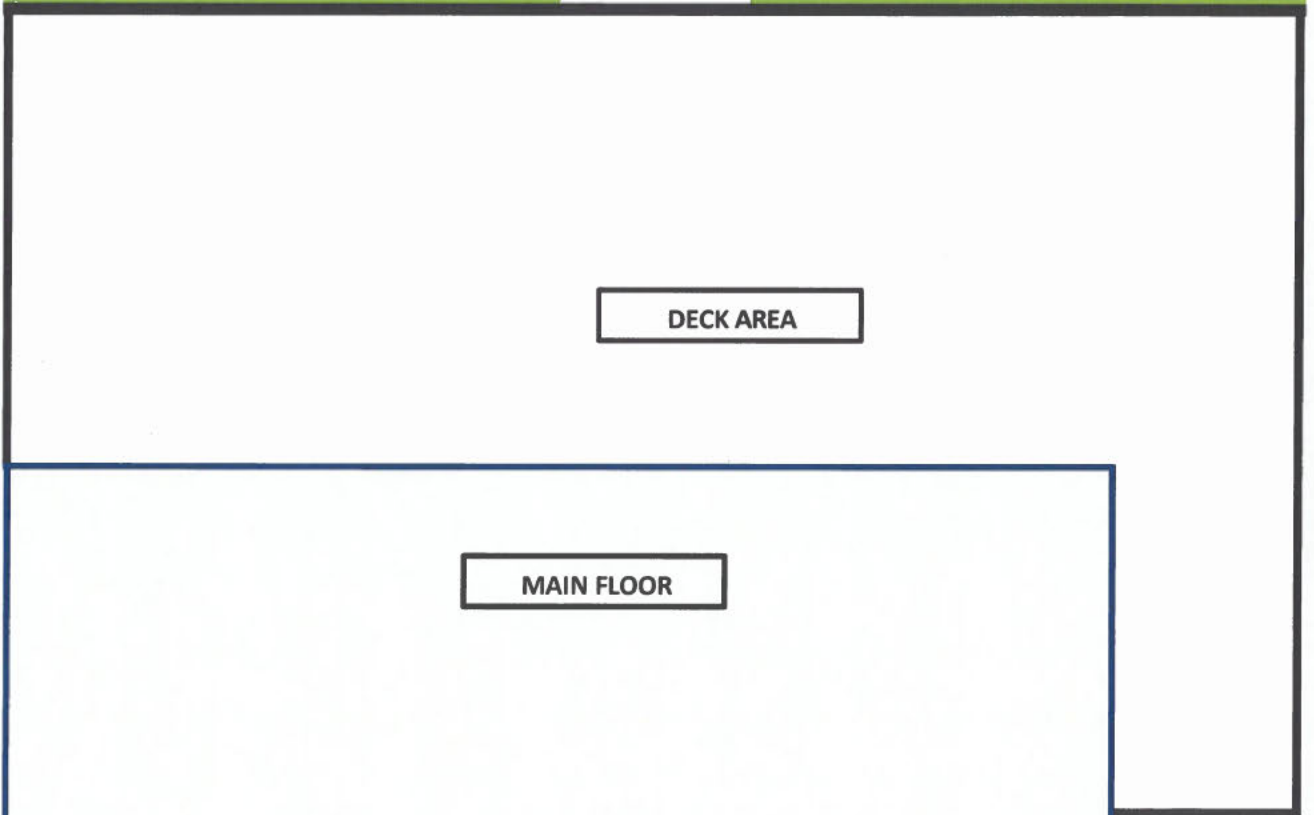
NO: 262462

**CONDITIONALLY APPROVED**

ON: MAR 2, 0 2026

BY: *[Signature]*  
 (Approving Authority & Signature)

# PARKING PLAN



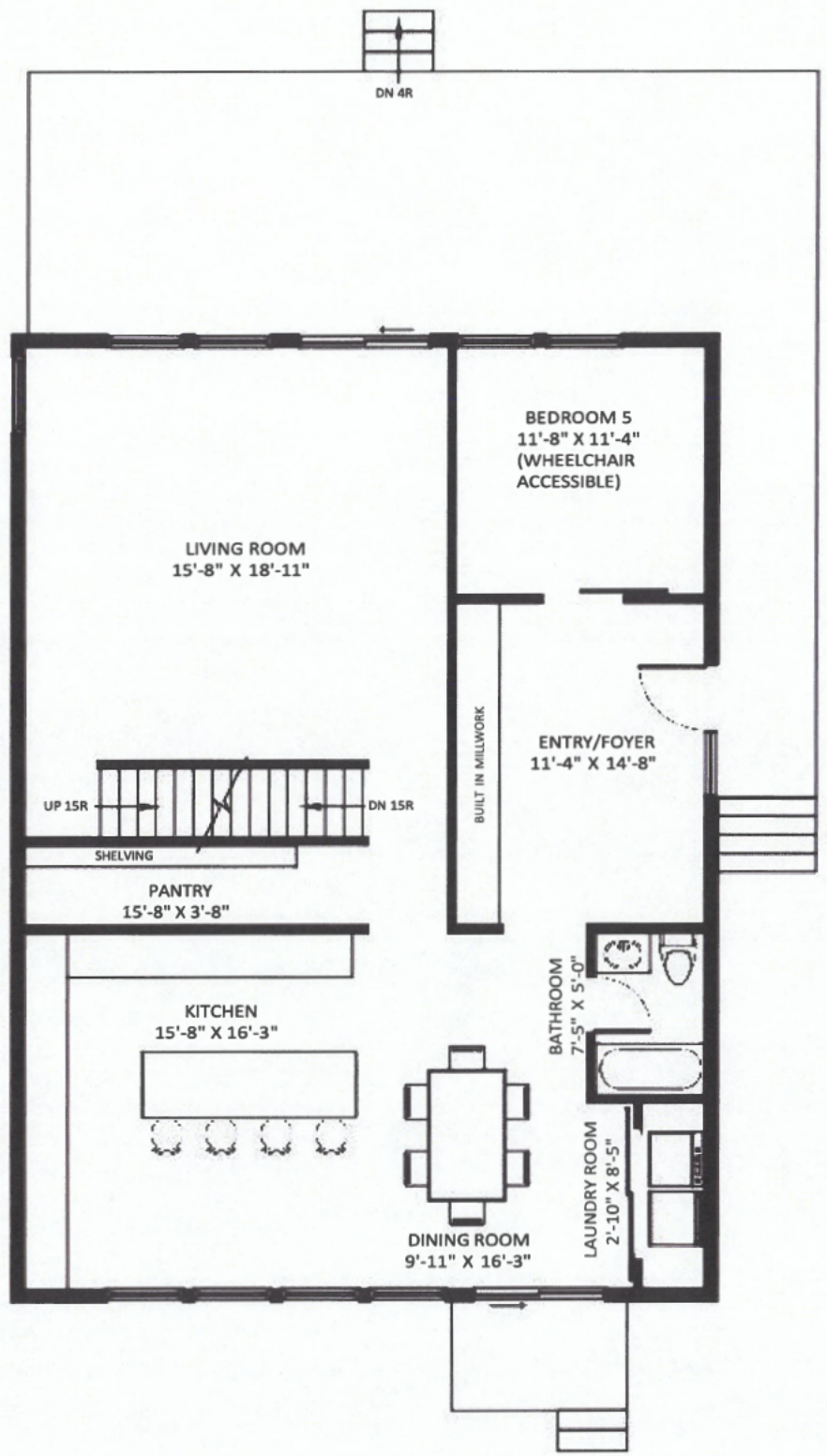
**DEVELOPMENT PERMIT**

NO: 262462

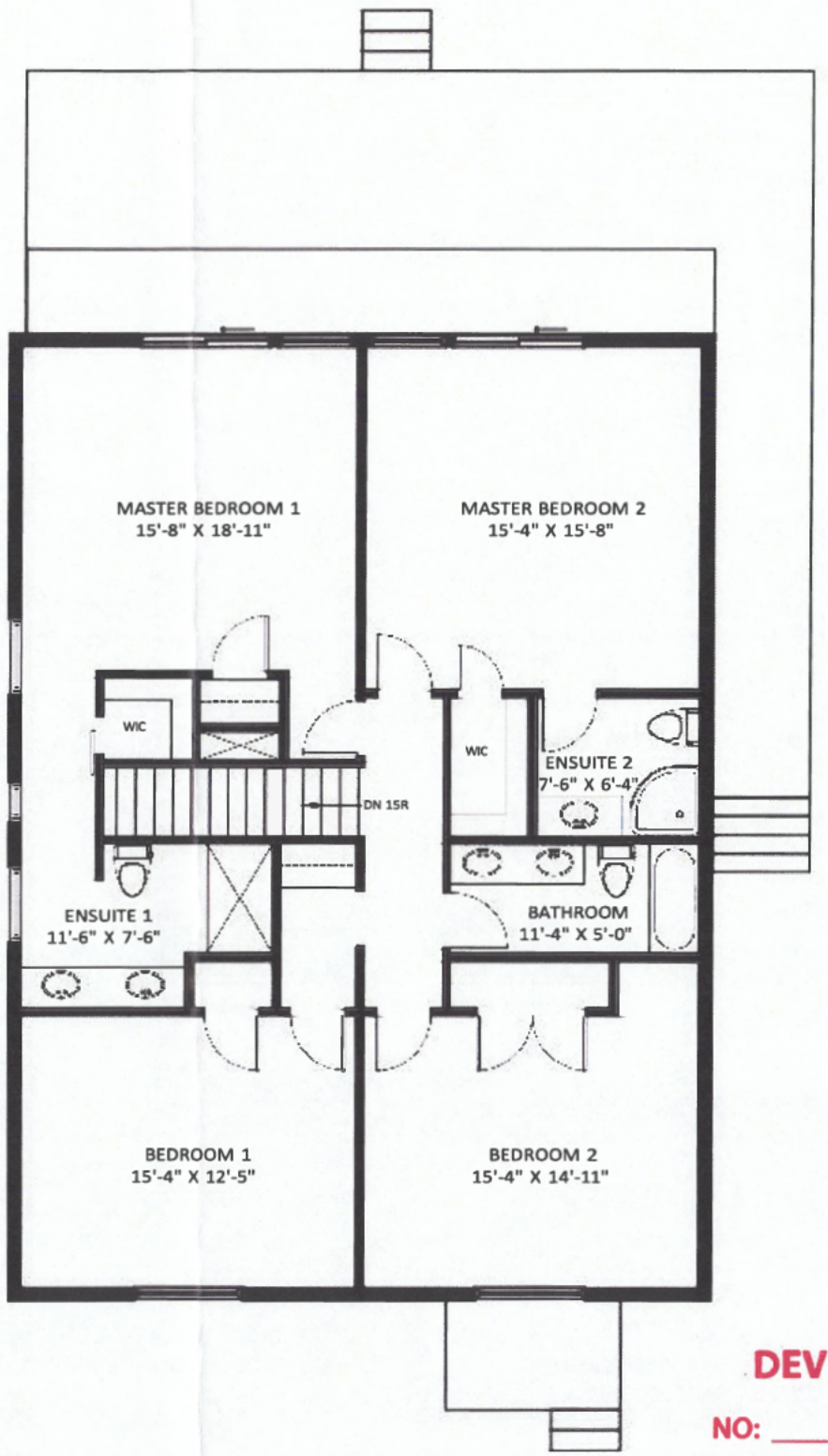
**CONDITIONALLY APPROVED**

ON: MAR 2, 0 2026

BY:   
(Approving Authority & Signature)



1 MAIN FLOOR PLAN  
1/8"=1'-0"



2 2ND FLOOR PLAN  
1/8"=1'-0"



WALL	---	---
DOOR	---	---
WINDOW	---	---
STAIR	---	---
...	---	---

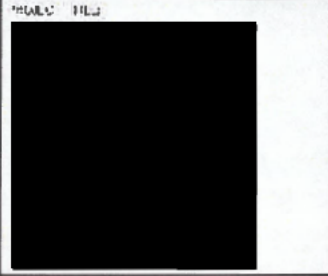
NO. DATE: 12/12/2011

**PRELIMINARY**  
Not For Constr.

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Website: www.mhbuild.com

**DEVELOPMENT PERMIT**  
NO: 262462  
**CONDITIONALLY APPROVED**  
ON: MAR 20 2015  
BY: [Signature]  
(Approving Authority & Signature)



DRAWING TITLE:  
FLOOR PLAN

DRAWN BY: CT | SCALE: AS SHOWN  
CHECKED BY: MH | DATE: MAY 27 / 21

JOB # | **A3** | REVISION

DO NOT SCALE DRAWINGS. ONLY USE DIMENSIONS PROVIDED OR REQUEST A MEASUREMENT FROM THE DESIGNER.