

**MUNICIPAL PLANNING COMMISSION AGENDA
SUMMER VILLAGE OF JARVIS BAY
SUMMER VILLAGES ADMINISTRATION OFFICE
JANUARY 17, 2023 @ 9:00 A.M.**

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. DEVELOPMENT ITEMS

1) 152 Jarvis Bay Drive

D. ADJOURNMENT

Summer Village of Jarvis Bay – Municipal Planning Commission**January 17, 2023****Agenda Item****152 Jarvis Bay Drive (Lot 8, Block 5, Plan 7278AA)****Development Permit Application****Background:**

An application was submitted on behalf of the registered owner for a lakeside retaining wall at the property of 152 Jarvis Bay Drive (Lot 8, Block 5, Plan 7278AA) in the Summer Village of Jarvis Bay. This property is located in the R District (Residential).

The proposed retaining wall would be along the existing eroded bank on the escarpment, the proposed development is to install a timber wall that will be under 1m in height and will be constructed with screw anchors and drive steel I beams, these will be used to reinforce the wall and limit the need for excavation. Where the wall is proposed the slope does not have a grade of 10 percent or greater, therefore a geotechnical report was not required. There will be no trees removed and existing vegetation will not be disturbed. No approvals are required from Alberta and Environment and Parks.

Discussion:

This application is before MPC for the following reason:

- Land located below the top of escarpment should be in a natural state, so a variance is required.

Recommendation:

After reviewing the application and all relevant planning documents, it is the recommendation of administration to approve the application for the lakeside retaining wall. In administrations opinion the proposed development will have a minimal impact to the existing slope or existing vegetation while retaining the natural escarpment, and the wall would add support to the escarpment to prevent future development impact. Adjacent landowners have been notified and no response has been received.

Conditions:

If approved, Administration would recommend the following conditions:

- 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

January 10, 2023

owner. A lot grade certificate may be required at completion to ensure that proper drainage on the property exists.

- Zero trees to be removed and landscaping to remain natural.
- \$1,000 completions deposit required.
- No work to be done on the shoreline or in the water without Provincial approval from Alberta Environment and Parks and is to be provided to the Development Authority prior to work commencing.

Authorities:

The MPC may:

- Grant a variance to reduce the requirements of any use of the LUB and that use will be deemed to comply with LUB.
- Approve application even though the proposed development does not comply or is a non-conforming building if:
 - It would not unduly interfere with the amenities of the neighborhood, or
 - Materially interfere with or affect the use, enjoyment, or value of neighboring parcels of land, And
 - It conforms with the use prescribed for that land or building in the bylaw.
- Consider a Variance only where warranted by the merits or the proposed development and in response to irregular lot lines, parcel shapes or site characteristics which create difficulties in siting structures within the required setback or in meeting the usual bylaw requirements, except there shall be no variance for Parcel Coverage or Building Height.

Decision:

In order to retain transparency of the Commission, Administration recommends one of the following:

1. Approve the application with or without conditions (Section 642 of the MGA), or
2. Deny the application stating reasons why (Section 642(4) of the MGA).

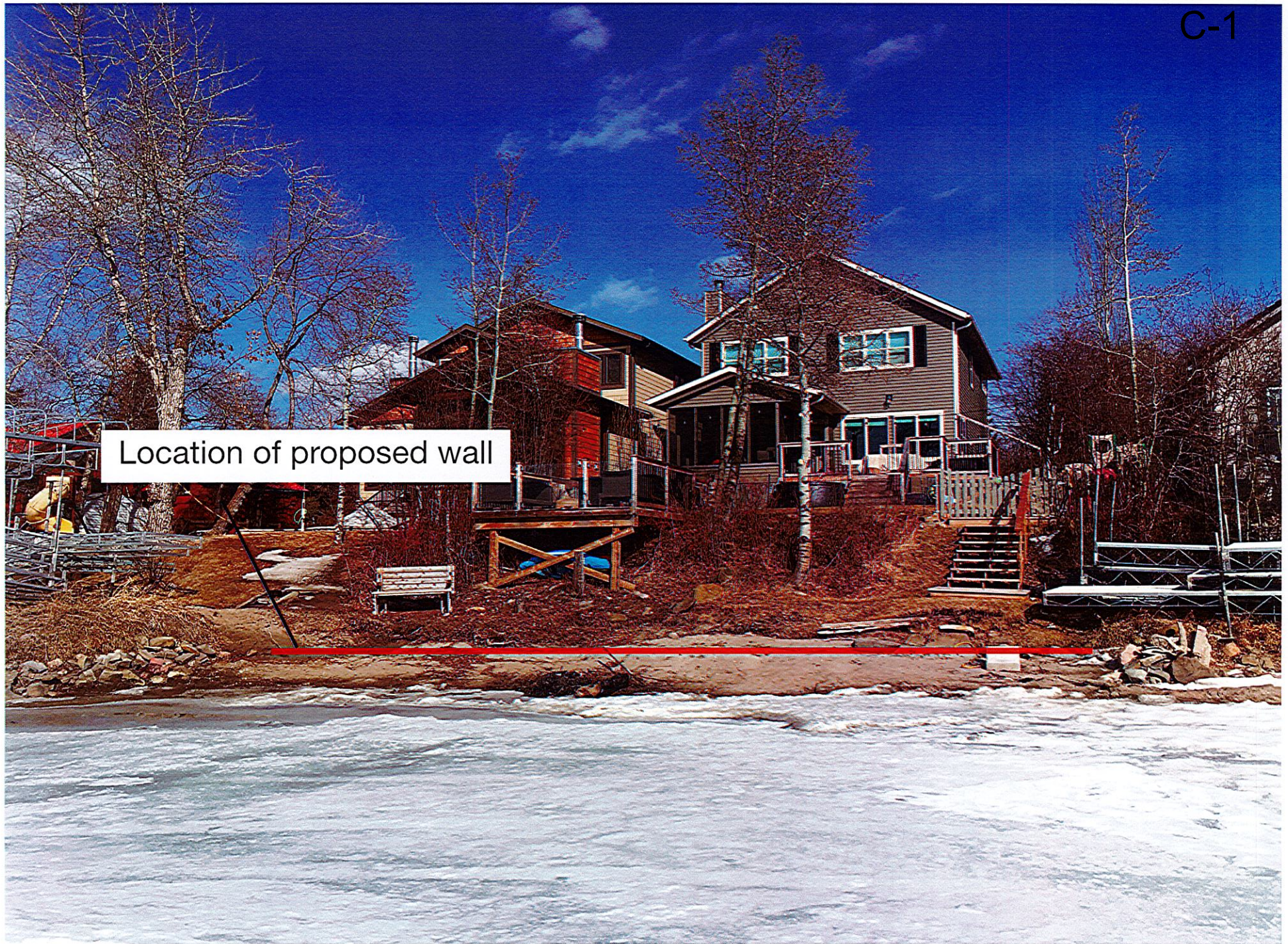
To whom it may concern,

The owners of 152 Jarvis Bay Dr. are requesting permission to install a low timber retaining wall at the toe of the escarpment on their property to help aid in maintaining the stability of the escarpment by preventing any further erosion along the toe as well as provide support for the existing slope.

As shown in the photos attached, the bank along this property has been deteriorated over the years. It is proposed to install a timber retaining wall, which will be under 1m in height, along the toe of the escarpment. Screw anchors and driven steel I beam piles will be used to reinforce the wall and will also limit the need for excavation. The wall will be entirely within the lot boundary and will not need approval from AEP. Construction methods and wall location will not require any disturbance of the existing escarpment or vegetation. The area behind the wall will remain vegetated in a natural state.

We believe that the use of timber for the wall will appear more natural than a concrete or steel structure and will match the appearance of several other walls in the community that currently exist and have been approved in the past. The use of a retaining wall is also more beneficial in this situation than using rip rap or pole plantings given the set back from the lake. Rock would have a larger foot print, increasing hard surfaces on the property, and would also make accessing the lake more difficult. The wall would also add support to the escarpment that the rip rap or plantings can not match.

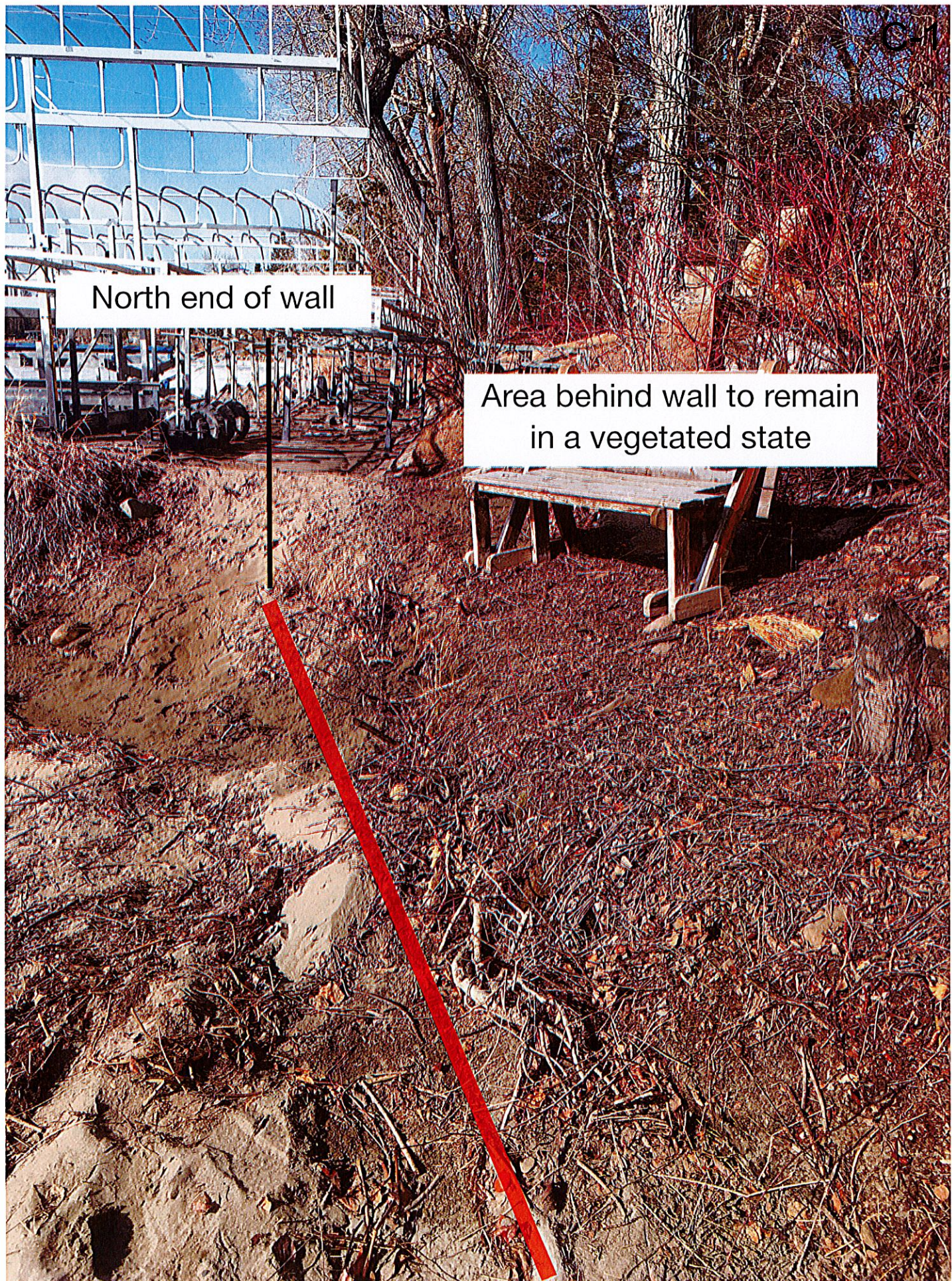
Respectfully submitted, Brian Engel of Lakeview Contracting Inc.



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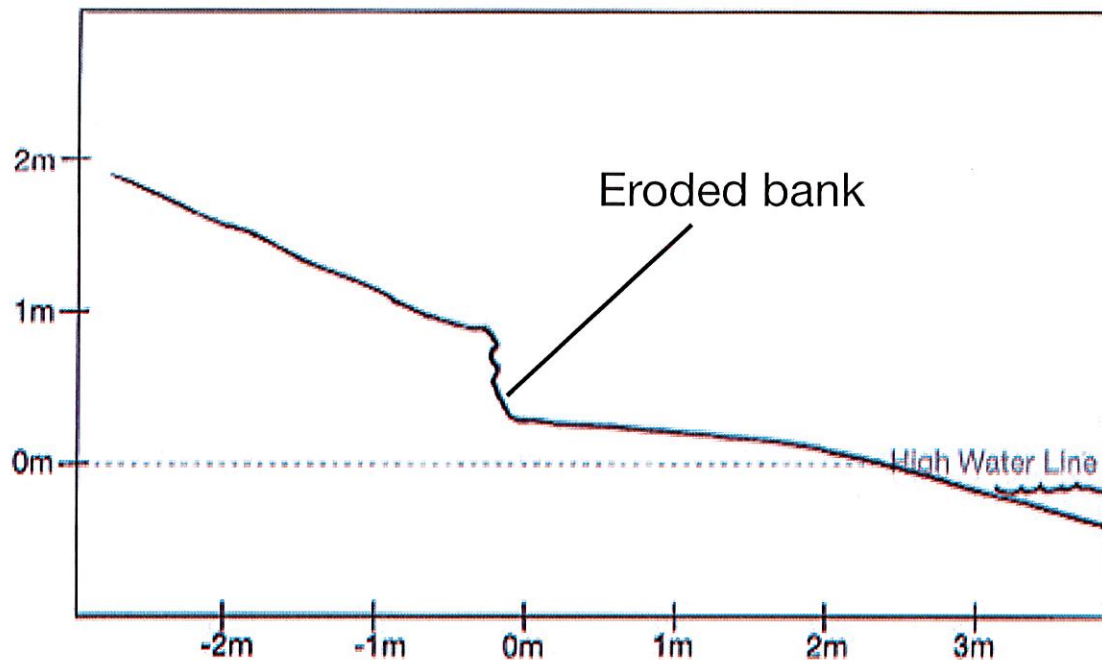
South end of wall



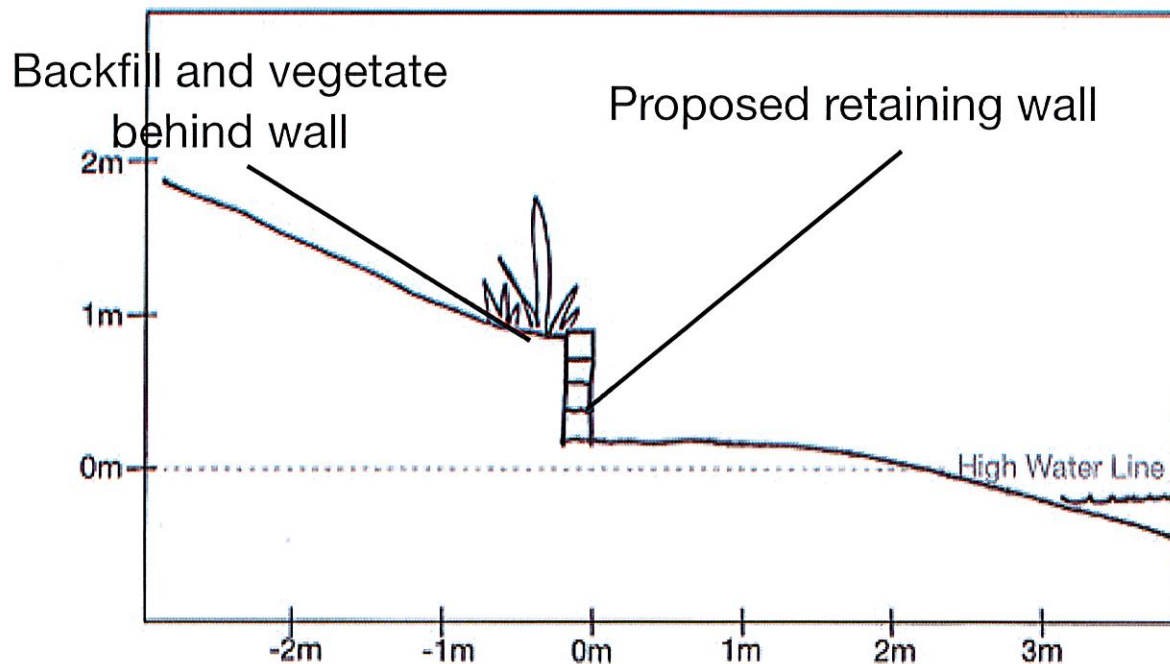


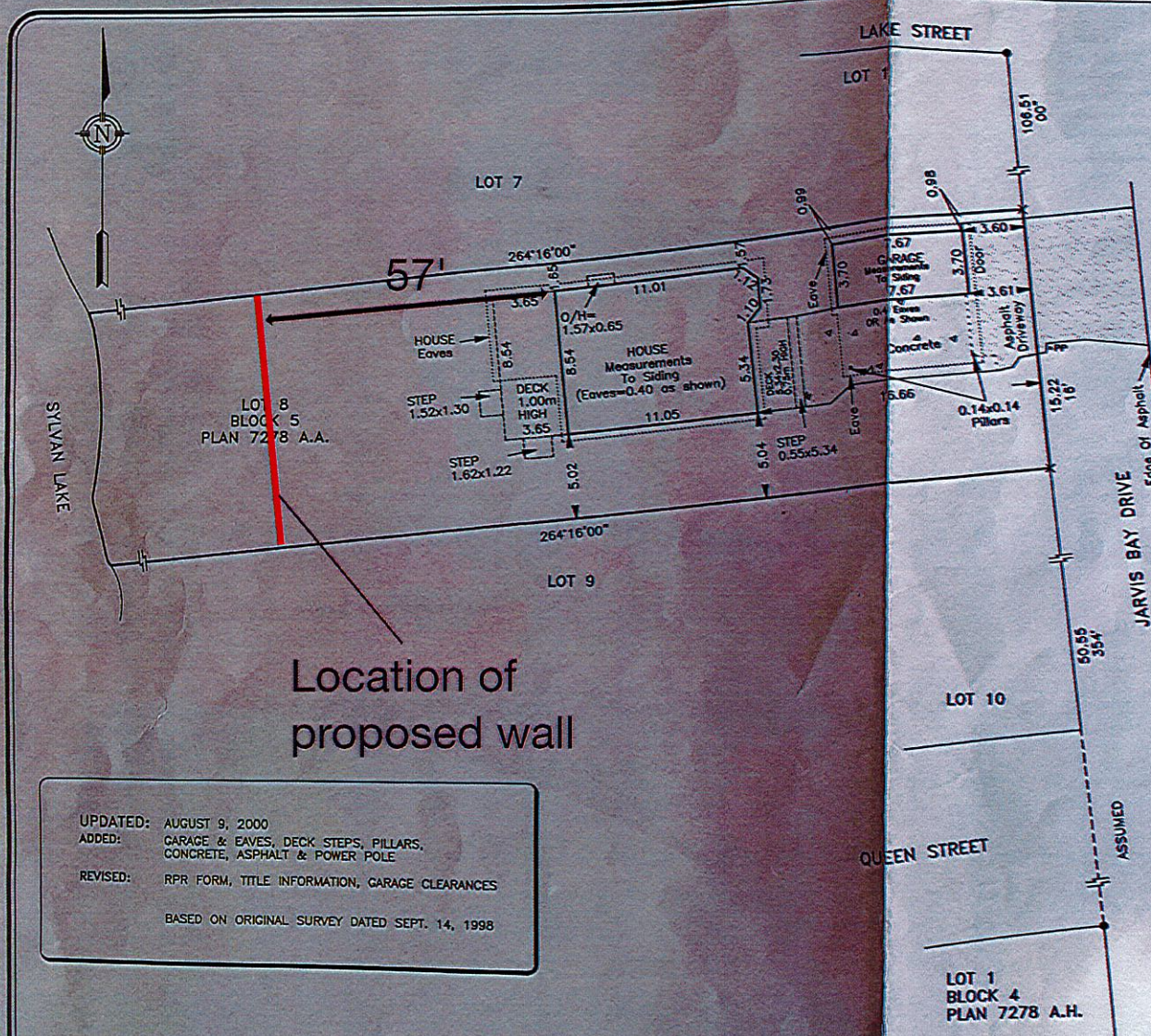
Bellavance Retaining wall

Existing Conditions Cross Section Sketch



Proposed Conditions Cross Section Sketch





Alberta Land Surveyor's Real Property Report

CLIENT: SHEA NERLAND CALNAN

LEGAL DESCRIPTION:

LOT : 8
BLOCK : 5
PLAN : 7278 AA

CIVIC ADDRESS: 152 JARVIS BAY DRIVE
MUNICIPALITY: JARVIS BAY, ALBERTA
N.E. Sec.4-39-1-W5M

LEGEND & NOTES:

DISTANCES ARE IN METRES AND DECIMALS THEREOF.
STATUTORY IRON POSTS FOUND ARE SHOWN THUS ●

TEMPORARY POINT ESTABLISHED SHOWN THUS X

EAVES ARE MEASURED TO LINE OF FASCIA, UNLESS OTHERWISE SPECIFIED.
UNLESS OTHERWISE SPECIFIED, THE CLEARANCES SHOWN ARE TO SIDING
MEASURED PERPENDICULARLY FROM THE PROPERTY BOUNDARIES.

TITLE INFORMATION:

TITLE NUMBER: 982 151 285
PROPERTY IS SUBJECT TO :
NO REGISTRATIONS.

SEARCHED ON THE DATE OF: JULY 19, 2000

CERTIFICATION:

I HEREBY CERTIFY THAT THIS REAL PROPERTY REPORT WAS PREPARED AND PERFORMED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE ALBERTA LAND SURVEYORS' ASSOCIATION AND SUPPLEMENTS THERETO, ACCORDINGLY WITHIN THOSE STANDARDS AND AS OF THE "DATE OF SURVEY". I AM OF THE OPINION THAT:

1. THE REPORT ILLUSTRATES THE BOUNDARIES OF THE PROPERTY, THE PERMANENT VISIBLE IMPROVEMENTS SITUATED THEREON (THE "IMPROVEMENTS"), REGISTERED EASEMENTS, RIGHTS-OF-WAY AND OTHER REGISTERED INSTRUMENTS AFFECTING THE EXTENT OF TITLE TO THE PROPERTY;

3. NO VISIBLE ENCROACHMENTS EXIST ON THE PROPERTY FROM ANY IMPROVEMENTS SITUATED ON AN ADJOINING PROPERTY UNLESS SHOWN OTHERWISE:

4. NO VISIBLE ENCROACHMENTS EXIST ON REGISTERED EASEMENTS, RIGHTS-OF-WAY OR OTHER REGISTERED INSTRUMENTS AFFECTING THE EXTENT OF PROPERTY UNLESS SHOWN OTHERWISE.

PURPOSE: We () have performed this survey and prepared this report for the benefit of owner, land owner, subsequent owners and any of their assigns. Copying is permitted only for the benefit of those parties, where applicable. The registered easements, utility rights-of-way and other registered instruments affecting the extent of the property have been shown, unless otherwise shown, to the property owner or his agent. No warranty is made for the accuracy of the data. Do not use this plan to estimate measures due to the high degree of risk of the user making an error in measurement. The information shown on this real property report reflects the status of this property as of the "DATE OF SURVEY" ONLY. Users are encouraged to have the real property report updated for future requirements.

DATED AT RED DEER, ALBERTA

DATE: August 25 2000

12.

DIRK VANDENBRINK A

DATE OF SURVEY : AUGUST 9, 2000

SCALE = 1 : 250

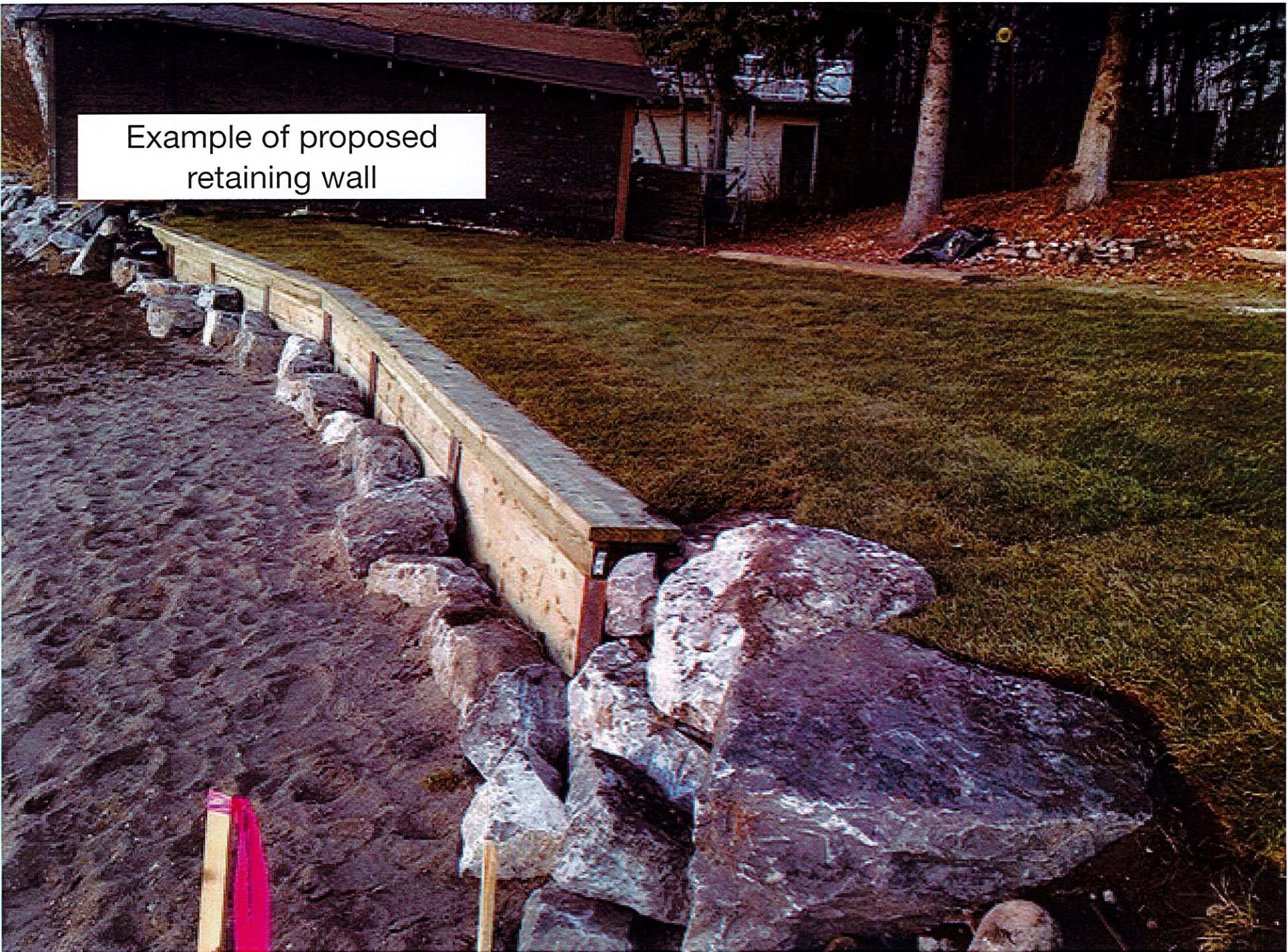
DRAWN BY: FM2040

Job No. 14353/16822

CHECKED BY: SBO

**SNELL & OSLUND
SURVEYS (1979) LTD.**
RED DEER ~ ROCKY MOUNTAIN HOUSE
PH: (403) 342-1255/854-4646 2000©

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL
SIGNATURE IN BLUE INK AND A PERMIT STAMP IN RED INK.



Example of proposed
retaining wall









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