REGULAR MEETING AGENDA
SUMMER VILLAGE OF JARVIS BAY
JULY 27, 2026 @ 6:30 P.M.

A. CALL TO ORDER

B. AGENDA - additions/deletions
- adoption

C. PUBLIC HEARING

1) Land Use Bylaw #216-26

D. UPCOMING MEETING

1) Upcoming Meetings

a) Council Meeting – September 1, 2026 @ 9:30 a.m.

E. ADJOURNMENT

Summer Village of Jarvis Bay

July 27, 2025

Planning and Development

Request for Decision

Agenda Item: *Land Use Bylaw #216-26 Public Hearing*

Background:

Public Hearing will be held at 6:30 p.m. during the Council meeting regarding the Land Use Bylaw #216-26.

Options for Consideration:

1. Council to discuss comments received from the public, then give second and third readings to Bylaw #216-26.
2. Council to discuss comments received from the public, make minor amendments to the Bylaw, then give second and third readings.
3. Council to discuss comments received from the public and make major amendments to the Bylaw, therefore rescinding first reading on Bylaw #216-26 and creating a new Bylaw to be presented at the next Council meeting for first reading (with public hearing to follow).

Administrative Recommendations:

Council to discuss comments received from the public, make minor amendments to the Bylaw, then give second and third readings to Bylaw #216-26.

Authorities:

Section 230(1) of the MGA – Council must hold a public hearing before second reading of a bylaw.

PUBLIC HEARING REPORT

Summer Village of Jarvis Bay Land Use Bylaw
Public Hearing Date: 27 July 2026

BYLAW NO.	**Bylaw No. 216-26 | Summer Village of Jarvis Bay Land Use Bylaw**
PROPOSAL	To adopt a new Land Use Bylaw for the Summer Village of Jarvis Bay.
BACKGROUND	A Land Use Bylaw is a planning document that regulates land use and development in a municipality. The Municipal Government Act (MGA) requires all municipalities to adopt a Land Use Bylaw. A Land Use Bylaw establishes regulations to control the way land is used and developed. It divides a municipality into different 'districts' (or 'zones') and identifies what uses are either permitted or discretionary for each district. A Land Use Bylaw also includes procedures for submitting, processing, and deciding upon subdivision and development applications. For some specific land use activities land use regulations are included to provide further clarity on how these activities may be developed in the municipality. The broad purpose of a Land Use Bylaw is to separate uses that might conflict with each other, and to protect property owners and residents from uses that may negatively impact the use and enjoyment of their property. The project team was comprised of Summer Village of Jarvis Bay Council, Administration, and MPS (the Summer Village's planning consultants). Council and Administration met and provided direction setting recommendations to MPS through all stages of the project. The project was initiated in 2024. MPS worked with Council and Administration to prepare a draft Land Use Bylaw based on Council's direction and MPS' research and review of the current Land Use Bylaw. Municipal Planning Services, Council, and Administration met several times to discuss proposed content for the Land Use Bylaw. In November 2024, a newsletter was mailed to Summer Village residents and posted on the Summer Village's website. The newsletter provided residents with the project's purpose, what a Land Use Bylaw is, and the project's next steps. The newsletter also highlighted opportunities for community members to be involved in the project. An online open house was held in April 2025. At the open house, MPS provided attendees with an overview of the proposed changes to the Summer Village's Land Use Bylaw and invited residents to provide feedback to the Summer Village. Following the open house, MPS prepared a 'What We Heard' Report for Council and Administration that compiled all responses and feedback to the project to date. A copy of the 'What We Heard' Report was shared on the Summer Village's website. Following their review of the 'What We Heard Report', Council directed MPS to make revisions to the draft Land Use Bylaw to address the feedback provided and to prepare the draft Land Use Bylaw for first reading (as Bylaw 208-15). First reading of the bylaw was given by Council on May 6, 2025.

In May 2025, MPS circulated the draft Land Use Bylaw to adjacent municipalities, service providers, and agencies.

A public hearing was held on June 3, 2025. At the public hearing, a number of residents, community members, and visitors to the Summer Village provided feedback on the proposed bylaw. Council directed MPS and Administration to prepare a Post-Public Hearing Report for Council's consideration. The report included potential revisions to the Land Use Bylaw for Council's consideration to address feedback provided at the Public Hearing.

In the Summer of 2025, MPS was advised by the Summer Village that the Land Use Bylaw project would be temporarily paused to accommodate the 2025 municipal election.

In the Fall of 2025, the new/current Council reviewed the draft Land Use Bylaw and directed MPS to make revisions to the draft. These changes were made by MPS in early 2026; the revised draft Land Use Bylaw, presented as Bylaw 216-16, was given a new first reading on March 3, 2026. At this meeting, a new public hearing date for July 27, 2026, was set by Council.

AGENCY NOTIFICATION

In accordance with the *Municipal Government Act*, the following municipalities, agencies, and organizations were notified with information about the proposed Land Use Bylaw, inviting them to provide feedback.

- Alberta Energy Regulator
- Alberta Arts, Culture, and the Status of Women
- Alberta Environment and Protected Areas
- Alberta Forestry and Parks
- Alberta Health Services
- Alberta Transportation and Economic Corridors
- Canada Post
- Telus Communications
- Chinook Edge School Division
- Red Deer Catholic
- Fortis Alberta
- Atco Gas and Pipelines
- Lacombe County
- Town of Sylvan Lake
- Red Deer County

Feedback was received from:

- Telus Communications (no concerns)
- Red Deer County (noted a minor error in Section 6.5 that references an incorrect section of the Municipal Government Act)
- Alberta Health Services (provided information about healthy community and living practices for the Summer Village's consideration)

NOTIFICATION & ADVERTISING

The public engagement program carried out (which included a newsletter and an online open house, and website information) satisfies the public notification requirements in the *Municipal Government Act*.

A Public Hearing notice was prepared in accordance with Section 606 of the *Municipal Government Act*.

RECOMMENDATION	In the opinion of MPS, with the Public Hearing being held today, notification and public consultation requirements stated within the Municipal Government Act have been satisfied. The Land Use Bylaw was carefully and thoughtfully considered by Council and is consistent with the authority and requirements in Sections 640 of the *Municipal Government Act*. MPS recommends that Council, following the conclusion of the Public Hearing, direct MPS and Administration to prepare a report on all submissions received at the public hearing and providing recommendations for Council's consideration.
SUBMITTED BY	Brad MacDonald | RPP, MCIP Senior Planner, MPS
ATTACHMENTS	Public Hearing Submissions

Outlook

July 26, 2026 Open House - Short Term Rentals in Jarvis Bay Summer Village

From POPA SECTION 11 [redacted]
Date Wed 7/15/2026 1:14 PM
To development@sylvansummervillages.ca <development@sylvansummervillages.ca>; Brad Macdonald <b.macdonald@munplan.ab.ca>; [redacted]

Dear Mayor and Council,

Our family has enjoyed vacationing at various Short Term Rentals in Jarvis Bay including POPA SECTION 11 over the years, and it was a highlight of ours and our extended families summer. We live [redacted] Bon Accord, Alberta [redacted]
Being able to stay together under one roof allowed multiple generations of our family to reconnect in a way that simply isn't possible in a hotel. We spend our time enjoying the lake, local businesses, and everything the Sylvan Lake area has to offer.
The value of this connection with family is so important to us in allowing us to really take time away from the hustle and bustle of life to enjoy quiet time with 3 generations of our families!
We've found these properties to be extremely well managed, with all Summer Village bylaws and house rules clearly communicated, including occupancy limits, parking restrictions, quiet hours, and expectations for respecting neighbours.

We have always understood that being considerate members of the community is expected, and we always appreciate the respect and courtesy members of this community have shown us! We also as an elderly couple enjoy the slower pace that Jarvis Bay Summer Village has to offer for it's guests.
We hope Council will continue to allow well-managed, licensed tourist homes to operate. Properties that follow the rules and do not create neighbourhood issues provide an important accommodation option for families like ours.
We appreciate your consideration and hope future generations of our family will continue making memories in Jarvis Bay.
Sincerely,

POPA SECTION 11

Outlook

Request for Reconsideration of Proposed Tourist Home Prohibition

From [redacted]
Date Tue 7/14/2026 10:51 AM
To [redacted]

Mayor Maplethorpe and Members of Council,

Thank you for your continued service to the residents of the Summer Village of Jarvis Bay and for the significant time and effort that has been invested in the Land Use Bylaw review process.

We are writing on behalf of the undersigned property owners and licensed Tourist Home operators regarding the proposed amendments to the Land Use Bylaw that would prohibit Tourist Homes and Short-Term Rentals (STRs) within the Village.

Over the past year, Council undertook a comprehensive review process that included engagement with Municipal Planning Services (MPS), public consultation, open houses, written submissions, and public hearings. Many residents and property owners participated in that process in good faith with the understanding that Council was exploring ways to responsibly regulate Tourist Homes while addressing community concerns.

After reviewing the consultation materials, the MPS "What We Heard" report, Council meeting materials, and subsequent correspondence from Administration, we remain concerned that the proposed prohibition does not appear to align with the planning work completed throughout that process.

Given the significance of the proposed changes and their potential impact on existing property owners, we have also sought independent legal advice to better understand the planning process, the implications for existing permit holders, and the range of options available to Council. While we recognize that Council has the authority to establish land use policy, the legal advice encouraged us to continue participating constructively in the planning process and highlighted the importance of ensuring that decisions are supported by sound planning principles, factual evidence, and consideration of reasonable regulatory alternatives before adopting the most restrictive option available.

The MPS review did not identify evidence of widespread or systemic issues associated with licensed Tourist Homes that would clearly support a complete prohibition. Instead, the planning process contemplated a regulatory framework that included licensing, occupancy limits, parking requirements, local contact persons, and enhanced enforcement measures. These recommendations recognized that concerns could be addressed through regulation rather than elimination of the use.

As property owners, we have also taken the time to research how comparable municipalities across Alberta and Western Canada have approached this issue. While each community has unique circumstances, the overwhelming trend has been to regulate Short-Term Rentals rather than prohibit them outright.

For example:

- **Sylvan Lake** has implemented a dedicated Short-Term Accommodation Rental (STAR) bylaw that relies on licensing, inspections, operating standards, and enforcement rather than prohibition.
- **Calgary** regulates STRs through business licensing, operational requirements, and enforcement instead of prohibiting them.
- **Edmonton** requires business licences and guest management requirements for STR operators rather than eliminating the use.
- **Rocky View County** recently adopted a comprehensive vacation rental framework with enforceable operating standards.
- **Canmore**, despite significant tourism pressures, continues to regulate Tourist Homes through zoning, licensing, and land use controls rather than implementing a blanket prohibition.

In addition, national research published by Statistics Canada found that the subset of STR units potentially affecting long-term housing represented **less than 1% of Canada's total housing stock**, while also noting that the impacts of STRs vary significantly by community and require local analysis rather than broad assumptions.

These examples suggest that municipalities facing similar concerns have generally chosen to regulate through licensing, occupancy limits, parking standards, local contact requirements, inspections, and enforcement before considering the most restrictive option of prohibition.

We ask Council to clarify:

- What new information, evidence, documented complaint trends, or planning analysis supports moving from regulation to a complete prohibition?
- What alternatives were considered before recommending the elimination of Tourist Homes?
- Why were regulatory approaches, similar to those implemented in neighbouring and comparable municipalities, not adopted or further evaluated?
- What planning objectives are better achieved through prohibition than through enhanced regulation and enforcement?

Many existing operators have invested significant time and resources into complying with Village requirements and maintaining high standards for their properties. Several of the undersigned have obtained Development Permits authorizing Tourist Home operations, creating a reasonable expectation that regulated Tourist Home operations remained a recognized and accepted land use within the Village.

Accordingly, we ask Council to consider the impact of the proposed prohibition on existing permit holders who relied on the current regulatory framework when purchasing, financing, improving, and operating their properties.

Our primary request is that Council reconsider the proposed prohibition and instead adopt a balanced regulatory framework that includes licensing, occupancy limits, parking requirements, local contact requirements, meaningful enforcement, and escalating penalties for non-compliance.

If Council ultimately determines that a prohibition is appropriate for future development, we ask that existing licensed and permitted operators be allowed to continue through an appropriate grandfathering or legal non-conforming use framework. Such an approach would recognize the reliance interests of current operators while allowing Council to implement its long-term planning objectives prospectively.

We are not seeking special treatment, nor are we suggesting that concerns raised by neighbours should be ignored. Rather, we believe responsible operators should be held accountable through effective regulation and enforcement, while recognizing that a complete prohibition affects all operators, including those who have consistently acted responsibly and complied with the Village's requirements.

We appreciate Council's consideration of these comments and ask that this submission form part of the public record for the Land Use Bylaw review. We remain committed to working collaboratively with Council, Administration, and our neighbours to develop a fair, balanced, and evidence-based approach that protects both the character of Jarvis Bay and the interests of its residents and property owners.

Respectfully submitted,

On behalf of affected Tourist Home operators and property owners

POPA SECTION 11 [redacted]

POPA SECTION 11 [redacted]

POPA SECTION 11 [redacted]

POPA SECTION 11 [redacted]

POPA SECTION 11 [redacted]

Planning and Legal Submission

Land Use Bylaw #216-26 – Proposed Elimination of Tourist Homes

Summer Village of Jarvis Bay, Alberta

This submission is respectfully provided for Council's consideration in advance of further readings of Land Use Bylaw #216-26. The purpose of this submission is to outline planning and policy concerns regarding the proposed elimination of Tourist Homes (Short-Term Rentals) from the Summer Village Land Use Bylaw and to encourage Council to reconsider regulatory approaches that are consistent with the findings of the Land Use Bylaw review process.

1. Planning Process and Professional Recommendations

The Summer Village of Jarvis Bay undertook a professional Land Use Bylaw review which included public consultation and analysis conducted by Municipal Planning Services (MPS). The consultation process and the 'What We Heard' summary did not identify evidence that tourist homes were creating systemic issues related to crime, parking, or neighbourhood safety. Instead, feedback suggested that responsible regulation was the appropriate policy response. The planning materials associated with the review process therefore recommended regulatory measures rather than a prohibition of tourist homes.

2. Departure from the Planning Record

The current direction of eliminating tourist homes entirely represents a significant departure from the planning record developed through the consultation and review process. While Council retains discretion under the Municipal Government Act, land use bylaws are generally expected to implement planning policy informed by evidence and professional planning advice. A decision to prohibit a previously permitted land use without documented planning justification may raise questions regarding the reasonableness of the policy approach.

3. Consideration of Regulatory Alternatives

Administration has indicated that regulatory alternatives have not been fully explored despite previous discussion of licensing or regulatory frameworks similar to those used by neighbouring municipalities such as the Town of Sylvan Lake. A complete prohibition should normally be considered only after evaluating reasonable regulatory options that address community concerns while maintaining existing land use flexibility.

- Annual licensing and registration of tourist homes
- Occupancy limits tied to the number of bedrooms
- Minimum parking requirements
- Mandatory local contact person or property manager
- Community standards and nuisance enforcement
- Caps on the total number of tourist home licenses

4. Property and Financial Implications

For some homeowners, short-term rental income formed part of the financial planning associated with property ownership in the Summer Village. In certain cases, projected rental income was considered by lending institutions when evaluating mortgage applications. The elimination of tourist homes could therefore have unintended financial impacts for property owners who relied on the regulatory framework that previously permitted this use.

5. Proportional Policy Response

Land use regulation typically seeks to balance neighbourhood character, environmental protection, and property rights through proportionate policy tools. Where concerns exist, regulation and enforcement mechanisms often provide a more balanced response than prohibition. Given the findings of the consultation process and the absence of documented systemic issues, a regulated framework may provide a more proportionate and evidence-based approach.

6. Request to Council

It is respectfully requested that Council consider pausing the elimination of tourist homes until regulatory alternatives have been fully evaluated. A regulated framework could address community concerns while remaining consistent with the findings of the planning review process and maintaining fairness for property owners who relied on the previous land use framework.

Submitted respectfully,

POPA SECTION 11

Outlook

Mayor & City Council Sylvan Lake.

From [redacted]
Date Thu 7/16/2026 4:39 PM
To development@sylvansummervillages.ca <development@sylvansummervillages.ca>; Brad Macdonald <b.macdonald@munplan.ab.ca>

I appreciate the City's consideration of the possibility of suspending cottage rentals in Jarvis Bay.
Our family had the opportunity to spend 10 days this summer for the first time at Sylvan Lake. This was our inaugural visit to Sylvan Lake, which we thoroughly enjoyed. We enjoyed golfing, sailing, using the pitch and putt, and going on go carts, as well as indulging in numerous restaurants. Our grandchildren were particularly delighted by the fireworks and the lake, and they shared with us that it was one of their most enjoyable vacations. We would not have taken our family to Sylvan Lake if we could not secure a house for our family. The businesses at Sylvan Lakes benefited from our visit, financially speaking. I would hope that the City council would continue to allow home rentals, using guidelines that protect the interests of neighbors and continues to reveal the beauty of your town. We are a family consisting of 2 Seniors, 3 adult children, and 3 teenage Grandchildren. Each one wants to return to rent sail boats, swim and enjoy the beautiful beach and hospitality of the town. Please continue to allow home rentals

[redacted]

Outlook

Fw: Feedback on Proposed Tourist Home / Short-Term Rental Regulation

From Emily Damberger <edamberger@sylvansummervillages.ca>
Date Thu 7/16/2026 9:25 AM
To [redacted]
Cc Brad Macdonald <b.macdonald@munplan.ab.ca>

Good morning,

Thank you for sending in your feedback it has been sent to our consultants for input into the Land Use Bylaw review process.

Take care,

Emily

Emily Damberger
Development Officer
Summer Village on Sylvan Lake

From: Development <development@sylvansummervillages.ca>
Sent: Thursday, July 16, 2026 9:07 AM
To: Emily Damberger <edamberger@sylvansummervillages.ca>
Subject: FW: Feedback on Proposed Tourist Home / Short-Term Rental Regulation

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From: [redacted]
Sent: July 15, 2026 9:38 AM
To: Development <development@sylvansummervillages.ca>; B.macdonald@munplan.ab.ca
Cc [redacted]
Subject: Feedback on Proposed Tourist Home / Short-Term Rental Regulation

Dear Mayor and Council,

My name is [redacted] and I am a Sylvan Lake resident and local business owner. I am writing to share my perspective on the proposed bans or severe restrictions on tourist homes in Jarvis Bay, specifically regarding how this industry supports local livelihoods like my own.

I work directly with the owner of a licensed tourist home in Jarvis Bay, providing professional services to help maintain their property. Because short-term rentals must maintain an exceptionally high standard of upkeep to attract guests, this client invests consistently in local services. This ongoing contract directly supports my household income and contributes to our local economy. Additionally, the guests who stay at this property spend money at our local Sylvan Lake restaurants and shops, creating a positive economic ripple effect.
In my experience, this owner is a highly responsible operator who takes great pride in their home and deeply respects the peace of the neighborhood. A total ban on tourist homes is an overreach that unfairly punishes responsible property owners while directly hurting the local businesses and families who rely on this economic activity.

I strongly encourage Council to pursue balanced, enforceable regulations—such as strict noise ordinances, occupancy limits, or compliance permits—rather than an outright ban. This allows the Summer Village to address occasional issues effectively while still supporting the local businesses and families who help our region grow.

Thank you for your time, leadership, and consideration.

Sincerely,

[redacted]
Local Business Owner & Sylvan Lake Resident

Outlook

Fw: Tourist Homes - Public Hearing Land Use Bylaw Meeting-Monday July 27

From Emily Damberger <edamberger@sylvansummervillages.ca>
Date Mon 7/20/2026 9:40 AM
To Brad Macdonald <b.macdonald@munplan.ab.ca>

From: Information <information@sylvansummervillages.ca>
Sent: July 20, 2026 6:22 AM
To: Emily Damberger <edamberger@sylvansummervillages.ca>; Sarah Cheney <scheney@sylvansummervillages.ca>
Subject: Fw: Tourist Homes - Public Hearing Land Use Bylaw Meeting-Monday July 27

Please see email below.

Get Outlook for iOS

From: POPA SECTION 11 [redacted]
Sent: Sunday, July 19, 2026 7:51 PM
To: Information <information@sylvansummervillages.ca>
Subject: Tourist Homes - Public Hearing Land Use Bylaw Meeting-Monday July 27

Hello:

We do not support "tourist homes" in The Summer Village of Jarvis Bay. We are bookended by an ample supply of tourist facilities and rentals in Sylvan Lake as well as the campground in Jarvis Bay Provincial Park. We wish to continue to preserve the quiet enjoyment of the neighbourhood.

Sincerely, POPA SECTION 11 [redacted]

Outlook

Fwd: Short term rentals

From Emily Damberger <emilydamberger@icloud.com>
Date Wed 2026-07-15 7:18 AM
To Emily Damberger <edamberger@sylvansummervillages.ca>

Begin forwarded message:

From: Tanner Evans <tevans@sylvansummervillages.ca>
Date: July 14, 2026 at 10:01:10 PM MDT
To: Emily Damberger <emilydamberger@icloud.com>, Sarah Cheney <scheney@sylvansummervillages.ca>, Brad Macdonald <b.macdonald@munplan.ab.ca>
Subject: Fw: Short term rentals

Further input from the public for the public hearing after the email we got yesterday
[redacted]
Thanks
Tanner

Please excuse any formatting or grammatical errors as this was sent from a mobile device.

From: Carl [redacted]
Sent: Tuesday, 14 July 2026 21:56:23
To: Tanner Evans <tevans@sylvansummervillages.ca>; Julie Maplethorpe <jamnrg@telus.net>; jhc.personal@icloud.com <jhc.personal@icloud.com>; nolimitservices.inc@gmail.com <nolimitservices.inc@gmail.com>
Cc: [redacted] POPA SECTION 11
Subject: Short term rentals

Dear Mayor and Members of Council,

I am writing as a resident and property owner to respectfully ask Council to reconsider the proposed Land Use Bylaw changes relating to short term rentals.

While I do not currently own or operate a short term rental, and have no immediate plans to do so, I believe this proposal is about more than

Airbnb. It is about striking the right balance between protecting our neighbourhoods and respecting the rights of responsible property owners.

I fully support addressing legitimate concerns such as excessive noise, parking issues, safety, occupancy limits, and nuisance properties. However, I do not believe prohibiting or severely restricting an entire property use is the best solution.

Property rights are fundamental, and restrictions on those rights should be the exception rather than the rule. Where problems exist, they should be addressed through proportionate regulation and enforcement, not by removing rights from responsible homeowners.

A more reasonable approach would be to establish a licensing system with clear operating standards, meaningful penalties, and strong enforcement against those who fail to comply. Many municipalities across Canada have successfully adopted this model. They hold irresponsible operators accountable while allowing responsible homeowners to continue operating within well defined rules.

In our own neighbourhood, there is a short term rental just two doors from our home. We have never experienced excessive noise or disruptive behaviour. There have been occasional minor parking issues, and those were appropriately addressed through enforcement. That experience reinforces my belief that targeted enforcement is far more effective than broad prohibition.

Good policy should address poor behaviour, not eliminate responsible behaviour because of a few bad examples. We do not ban all dogs because some owners fail to clean up after them. Instead, we establish reasonable rules, enforce them fairly, and hold those who break the rules accountable. Short term rentals should be treated no differently.

I also encourage Council to consider the broader impacts of these proposed changes.

Property owners would lose flexibility in how they choose to use their homes responsibly.

Removing a legitimate use of residential property may negatively affect property values.

Visitors, including tourists, medical patients, contractors, business travellers, and families visiting loved ones, would have fewer accommodation options.

Local businesses that benefit from visitor spending could see reduced economic activity.

Homeowners who have made investments based on the current rules would face unnecessary uncertainty. This has already happened in Norglenwold, driving a house price down $200,000 immediately following the policy change.

I respectfully ask Council to ensure that any restrictions are supported by clear local evidence demonstrating that short term rentals are a significant contributor to problems in our community. If the data does support additional regulation, then I encourage Council to adopt regulations that specifically address those issues rather than removing an entire property use.

I would also encourage Council to consider whether the proposed changes represent the views of the broader community. Public meetings and consultations often attract those who feel most strongly about an issue, but they do not always reflect the opinions of the silent majority. Before limiting property rights, it is important that Council be confident it has heard from the community as a whole.

If stronger regulation is needed, there are many options available before considering prohibition. Annual licensing, proof of insurance and safety compliance, a local emergency contact available at all times, occupancy limits, parking requirements, progressive fines for violations, and suspension or revocation of licences for repeat offenders are all proven measures that directly address the problems without unnecessarily restricting responsible property owners.

I appreciate the difficult decisions Council must make and recognize that balancing competing interests is never easy. My request is simply that Council reconsider this proposal and pursue a regulatory framework that targets problem operators while preserving the rights of responsible homeowners.

Thank you for your service to our community and for taking the time to consider my comments.

Respectfully,

POPA SECTION 11

Outlook

Prohibit Tourist Homes in the Summer Village of Jarvis Bay

POPA SECTION 11

Date Sun 2026-06-21 10:25 PM

To Kara Hubbard <khubbard@sylvansummervillages.ca>

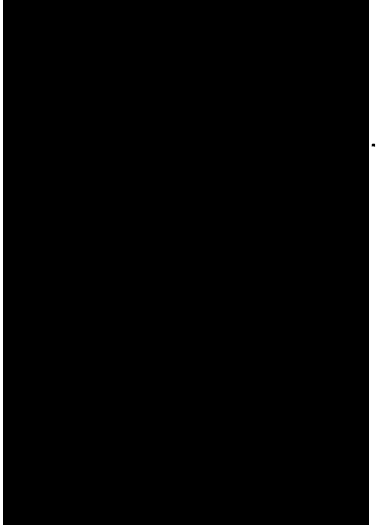
Cc Julie Maplethorpe <jamnrg@telus.net>; jhc.personal@icloud.com <jhc.personal@icloud.com>; nolimitservices.inc@gmail.com <nolimitservices.inc@gmail.com>

Hello Kara,

We understand that the topic of Tourist Homes continues to be a discussion within the Administration and Council of the Summer Village of Jarvis Bay.

We are completely against allowing for Tourist Homes and short-term rentals within the Summer Village of Jarvis Bay. We support the proposed changes in the Draft Land Use Bylaw in section 9.21 that prohibits Tourists Homes. We would like to ensure that our comments are recorded for both the Annual Information General meeting on June 27th and also for the Public Hearing for the Land Use Bylaw scheduled for July 27th. We plan to attend both meetings.

Our family has been on this land since 1903 with one of the first dwellings built by my great grandfather William Jarvis. Our Jarvis family has seen 6 generations on the land with intentions of many more generations here as residents, rate payers, and primary stakeholders over the next +123 years. We remain stewards of the land for today and tomorrow.

Renters of Tourist Homes are not stakeholders of the Jarvis Bay Summer Village. Renters are not tax payers to the summer village. It is typical for Tourist Home renters to host large gatherings and to have a negative impact on the peaceful enjoyment of long-term rate-paying neighbors with noise, parties, and parking issues. The temporary renters have low regard for and knowledge of the local speed limits, village by-laws, and community standards. The owners of Tourist Homes are landlords and commercial business operators.

We do not want our property tax dollars going to support the added administration, policing, enforcement, and oversight needed for these commercial Tourist Home enterprises to operate. Tourist Homes lessen the peaceful and safe enjoyment of our property and our summer village.