

**MUNICIPAL PLANNING COMMISSION AGENDA  
SUMMER VILLAGE OF JARVIS BAY  
SUMMER VILLAGES ADMINISTRATION OFFICE  
JUNE 1, 2021 @ 9:00 A.M.**

**A. CALL TO ORDER**

**B. ADOPTION OF AGENDA**

**C. DEVELOPMENT ITEMS**

1) 186 Jarvis Bay Drive

**D. ADJOURNMENT**

**Summer Village of Jarvis Bay – Municipal Planning Commission****June 1, 2021****Agenda Item****186 Jarvis Bay Drive (Lot 2, Block 1, Plan 5104EO)****Development Permit Application****Background:**

The registered homeowner of 186 Jarvis Bay Drive (Lot 2, Block 1, Plan 5104EO) submitted an application for a fence located on the side and front yard of the property, this property is located in the R (Residential) District in the Summer Village of Jarvis Bay. The proposed side yard fence height is compliant with the regulations and does not require development approval, the fence will be vinyl and will be used for a dog run.

**Discussion:**

This application is before MPC for the following reason:

- For parcels abutting Sylvan Lake, fences located within the front yard (lakeside) shall not exceed 1m (3.28ft) in height, the proposed fence is 1.21m (4ft), therefore a variance of .21m (0.72ft.) is required.

**Recommendation:**

After reviewing all relevant planning and other statutory documents, it is the recommendation of administration to approve the application. Adjacent landowners have been notified and no response has been provided to administration. The variance being asked for is small, and as it is on the lakeside it is in administrations opinion that the fence variance of .21m (0.72ft.) 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.

**Conditions:**

If approved, Administration would recommend the following conditions:

- Completions Deposit of \$500.00
- Zero trees to be removed.
- Side yard fence shall not exceed 2m (6.56ft) in height.

**Authorities:**

The MPC may:

May 25, 2021

- 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*).

**Kara Kashuba**

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**From:** [REDACTED]  
**Sent:** May 7, 2021 3:24 PM  
**To:** Kara Kashuba  
**Subject:** Letter of intent for fence construction at 186 Jarvis Bay Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

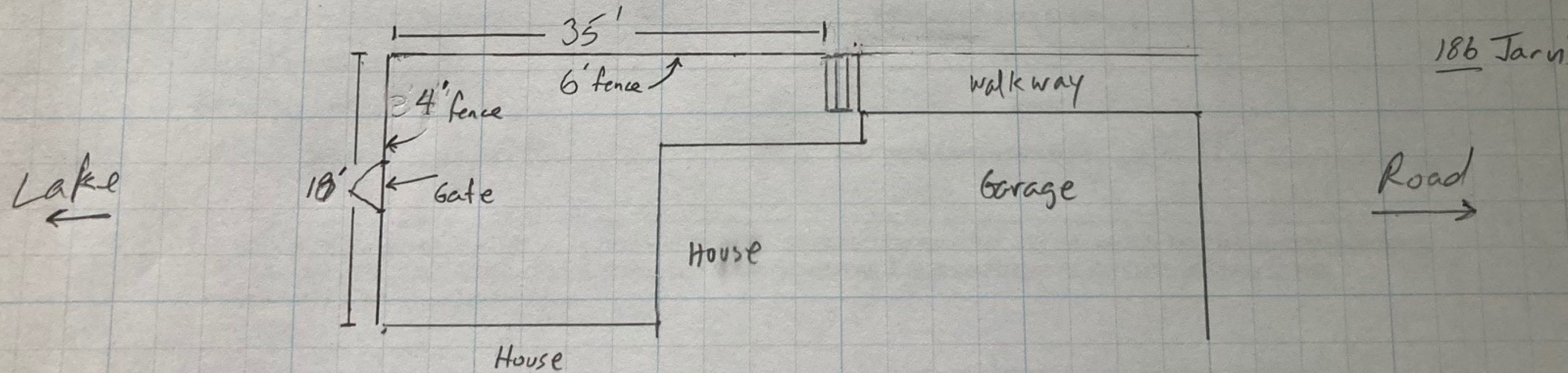
Hello Kara,

Further to my development permit application, the purpose of the small fenced area is a dog run to keep our dog from roaming onto adjoining property. The reason for the variance application is the viny material we are using is only available in 4 foot high panels. It is unfortunate that such a process is required for a minor variance and I appreciate your quick service to help me avoid further delays.

Best regards,

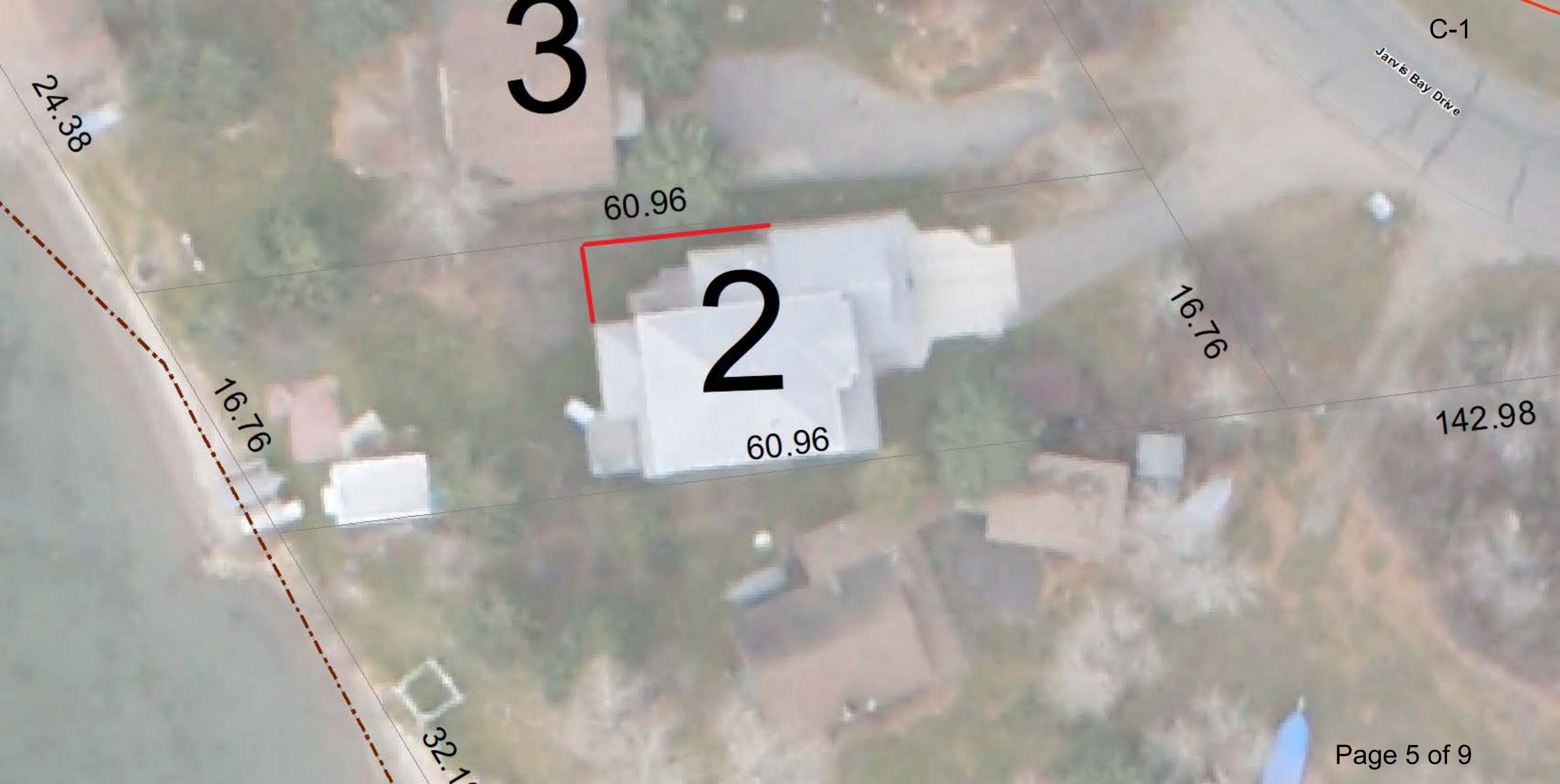
[REDACTED]





186 Jarvi





C-1

Jarvis Bay Drive

3

24.38

60.96

2

60.96

16.76

142.98

16.76

32.1

