

**MUNICIPAL PLANNING COMMISSION AGENDA  
SUMMER VILLAGE OF JARVIS BAY  
SUMMER VILLAGES ADMINISTRATION OFFICE  
MAY 16, 2022 @ 9:00 A.M.**

**A. CALL TO ORDER**

**B. ADOPTION OF AGENDA**

**C. DEVELOPMENT ITEMS**

- 1) 37 Jarvis Bay Drive
- 2) 199 Jarvis Bay Drive

**D. ADJOURNMENT**

**Summer Village of Jarvis Bay – Municipal Planning Commission****April 5, 2022****Agenda Item****37 Jarvis Bay Drive (Lot 19A, Block 1, Plan 2122274)****Development Permit Application****Background:**

An application was submitted on behalf the registered owners for a garage with guest house located on the property of 37 Jarvis Bay Drive (Lot 19A, Block 1, Plan 2122274) in the Summer Village of Jarvis Bay. This property is located in the R District (Residential).

The proposed garage with guest house meets the yard setbacks except for the rear yard. The proposed lot coverage would be 50% at the maximum. 5 trees will be removed where the proposed building location would be and will be replaced. The Land Use Bylaw states that accessory building's combined footprints shall be no larger than 8% of the parcels total area, with the proposed development the footprint would be at 9.6%.

**Discussion:**

This application is before MPC for the following reasons:

- Guest House is listed a discretionary use, therefore the decision must come from the Municipal Planning Commission.
- The rear yard setback of 0.3m (1ft.) does not meet the minimum 3m (9.84ft.) and requires a variance of 2.7m (8.85ft.).
- An accessory building's combined footprints shall be no larger than 8% of the parcels total area and requires a variance of 1.6%.

**Recommendation:**

After reviewing the application and all relevant planning documents, it is the recommendation of administration to approve the application. In administrations opinion the parcels size and site characteristics create difficulties in siting structures within the required setback or in meeting the usual bylaw requirements. Adjacent landowners have been notified of the proposed development and no response has been provided to administration.

**Conditions:**

If approved, Administration would recommend the following conditions:

May 6, 2022

- An accessory building erected or placed on a parcel shall not be used as a dwelling unit.
- Electrical power from the property line to any buildings situated on this parcel to be constructed underground.
- The exterior of an accessory building must be finished to match or compliment the exterior finish of the main building.
- In situations where a detached dwelling is being rented out and there is a guest house on the parcel, the guest house shall not be rented out to a separate party than those renting the detached dwelling.
- Height of the accessory building shall not exceed 7.62m (25ft.).
- Guest house means an accessory building containing sleeping facilities for temporary usage only and may have a bathroom but shall not have a kitchen or other cooking facilities.
- Existing shed to be removed on lot.
- Final as build real property report from an Alberta Land Surveyor at completion of landscaping that includes parcel coverage.
- Access Agreement between property owners for the shared driveway to be provided to administration and registered on title.
- 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 owner.
- Completions Deposit of \$2,000.00.
- Landscaping to be done according to the landscaping plan.

### **Authorities:**

For a discretionary use in any district:

- The Municipal Planning Commission may approve an application for a Development Permit:
  - With or without conditions;
  - Based on the merits of the proposed development, including it's relationship to any approved statutory plan, non-statutory plan, or approved policy, affecting the site;
  - Where the proposed development conforms in every respect to this Land Use Bylaw; or
- May refuse an application for a development permit based on the merits of the proposed development, even though it meets the requirements of the Land Use Bylaw; or
- Subject to provisions of section 2.4 (2), the Municipal Planning Commission shall refuse an application for a development permit if the proposed development does not conform in every respect to the Land Use Bylaw.

The MPC may:

May 6, 2022

- 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 nonconforming 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).





**April 21, 2022**

Attn: Jarvis Bay Development Officer

Re: 37 Jarvis Bay Drive Lot 19A

"Letter of intent"

IMC Construction on behalf of the registered owner is proposing to build an accessory building the structure will include a functional space above the main floor level which is to be used as an extension of the residence as detailed in the attached drawings.

As additional information please see the comments below:

1. The intent of the owner: regarding this proposed structure, meets the low-density requirements for this sub-division, and that all the work would be completed in order to enhance the property and Jarvis Bay.
2. As the lots are within an older development, the intent is to maintain the existing surface drainage, and there would not be any impact on municipal lands nor on the neighboring residences.
3. Though the specific use of the loft space above the garage isn't specifically designed – the intent is to provide for added space for the residence (ie an artist's loft or a spare bedroom or additional storage)
4. As these properties are lake frontage it is assumed that the main floor will be used for items associated with the enjoyment of the lake. The area in front of the overhead door will be maintained as green space, with the existing gravel driveway being used for parking.
5. Though this type of structure has not been anticipated in the standard accessory building description for this sub-division, we feel strongly that it will improve the look and functionality of the residence associated with lot 19A along with the renovations completed on the existing house.
6. The shared driveway will be accompanied with an Access Agreement which will be registered through land titles, as a legal instrument there will not be future issues between the two lots.

IMC Construction LTD.

170 – 106 Queensland Crescent, Red Deer, Alberta

[www.imcbuildit.com](http://www.imcbuildit.com)

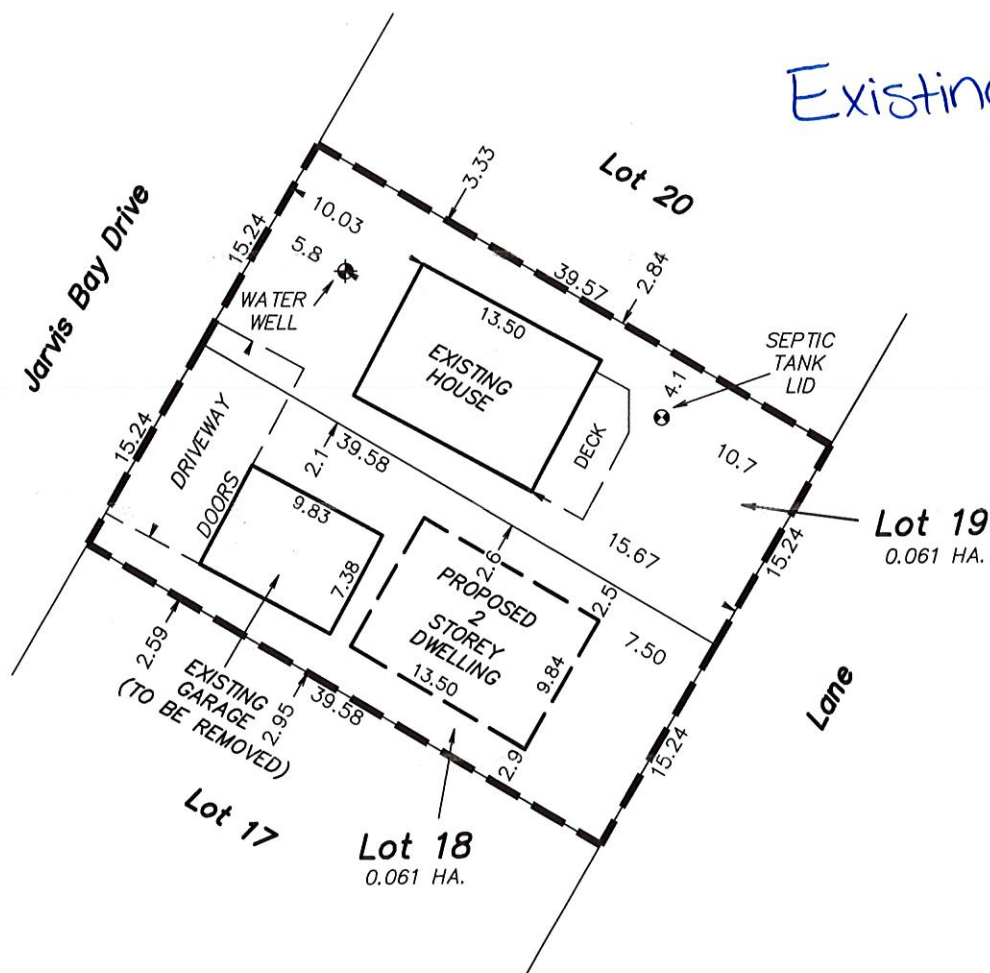
7. For the proposed development to proceed we are asking for relaxations of:
  - a. Rear Yard Set Back from 3.0 m to 0.3 m (note there is no development abutting the rear yard and the land is designated as ER) this reduction in set back is to make the turning radius possible as demonstrated on the attached drawings,
8. In addition, the proposed development is meant to maximize green space for lot 19A as part of this development.

Should you have any questions or require additional information please contact the undersigned, we look forward to the opportunity to work with you on this project.

Yours Truly,

Kevin Ede  
1-403-896-3279  
[kevin@imcbuildit.com](mailto:kevin@imcbuildit.com)  
Visit us at: [imcbuildit.com](http://imcbuildit.com)

IMC Construction LTD.  
170 – 106 Queensland Crescent, Red Deer, Alberta  
[www.imcbuildit.com](http://www.imcbuildit.com)



Existing.

**NOTES:**

- Permanent Buildings are plotted from Real Property Report Dated June 10th, 1998 by George Smith A.L.S. and client changes to deck
- Distances shown are in metres.
- Area dealt with is bounded thus ————
- Final house plans will be provided for new dwelling, under separate development permit application. Subject to approval of separation of titles.

**SUMMER VILLAGE OF JARVIS BAY  
TENTATIVE PLAN**

SHOWING

**PROPOSED SUBDIVISION/  
SEPARATION OF TITLE**

OF

**LOTS 18 & 19, PLAN 2350 EO**

ALL WITHIN

**S.W. 1/4 SEC. 3-39-1-5**



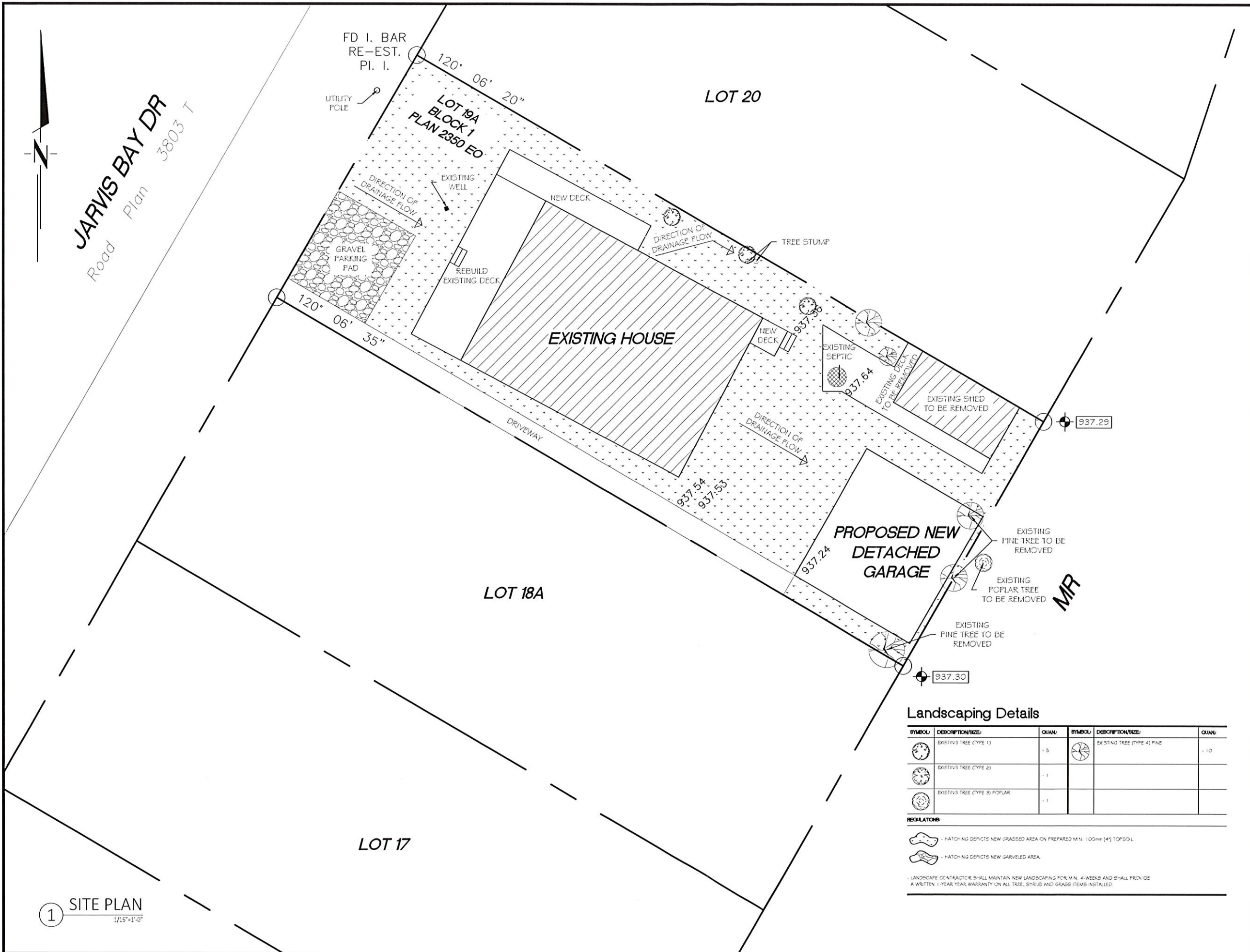
SCALE = 1:500

**BEMOCO LAND  
SURVEYING LTD.**  
100, 6040-47th AVENUE  
RED DEER, AB., PH. 403-342-2611  
WWW.BEMOCO.COM

REV	DATE	DESCRIPTION
1	JUN 22-21	Revised
0	APR 13-21	Issued

FILE No: S-018-21 tent





WA/02/2022	---	---
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NO.: | DATE: | REVISION: | BY:

STAMPS:

PRELIMINARY  
Not For Constr.

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**IMC**  
CONSTRUCTION

Ph: (403) 588-3880,  
Fax: (403) 309-2129  
Website: www.imcbuildit.com

PROJECT TITLE:  
Proposed  
New Detached Garage

**37 JARVIS BAY**

37 Jarvis Bay Dr  
Jarvis Bay,  
Alberta

DRAWING TITLE:  
**LOT19A  
LANDSCAPED PLAN**

DRWN. BY: TY | SCALE: AS SHOWN

CHECKED BY: MH | DATE: APR28/22

JOB # | **A1** | REVISION:

Landscaping Details

SYMBOL	DESCRIPTION/SIZE	QUAN.	SYMBOL	DESCRIPTION/SIZE	QUAN.
	EXISTING TREE (TYPE 1)	- 5		EXISTING TREE (TYPE 4) PINE	- 10
	EXISTING TREE (TYPE 2)	- 1			
	EXISTING TREE (TYPE 3) POPLAR	- 1			

REGULATIONS

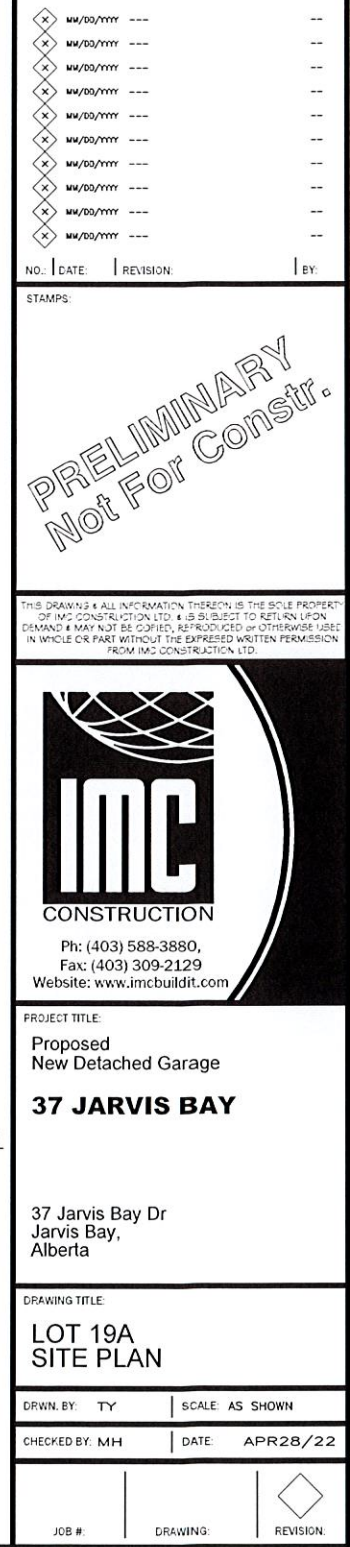
- HATCHING DEPICTS NEW GRASSSED AREA ON PREPARED MIN. 100mm [4"] TOPSOIL.

- HATCHING DEPICTS NEW GRAVELED AREA.

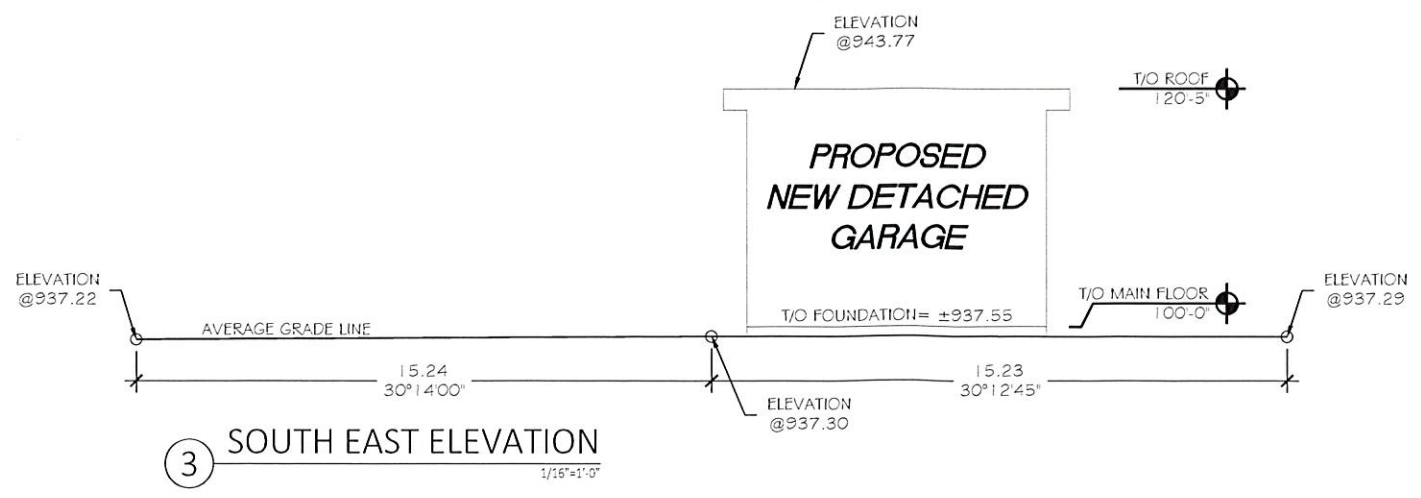
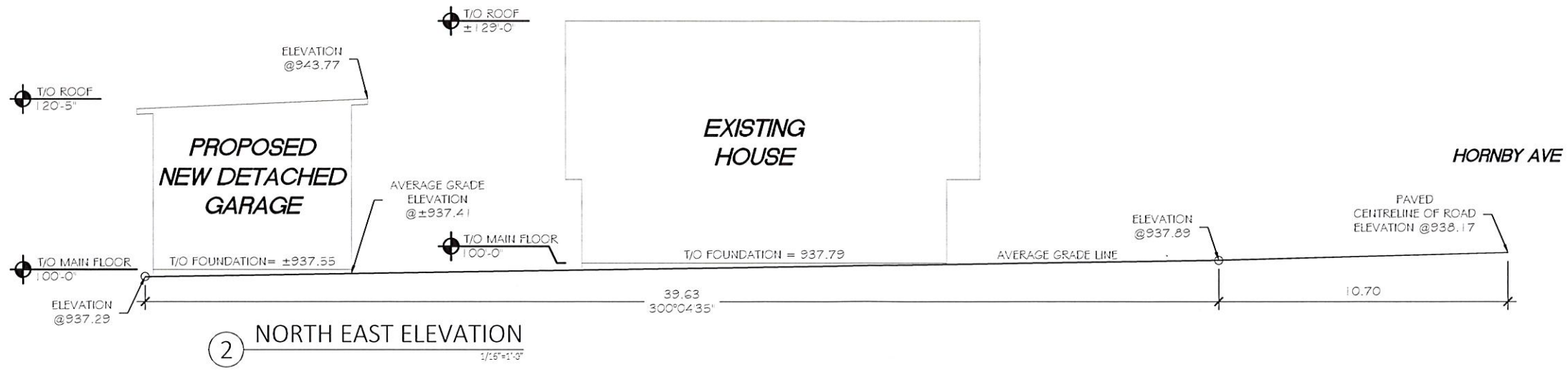
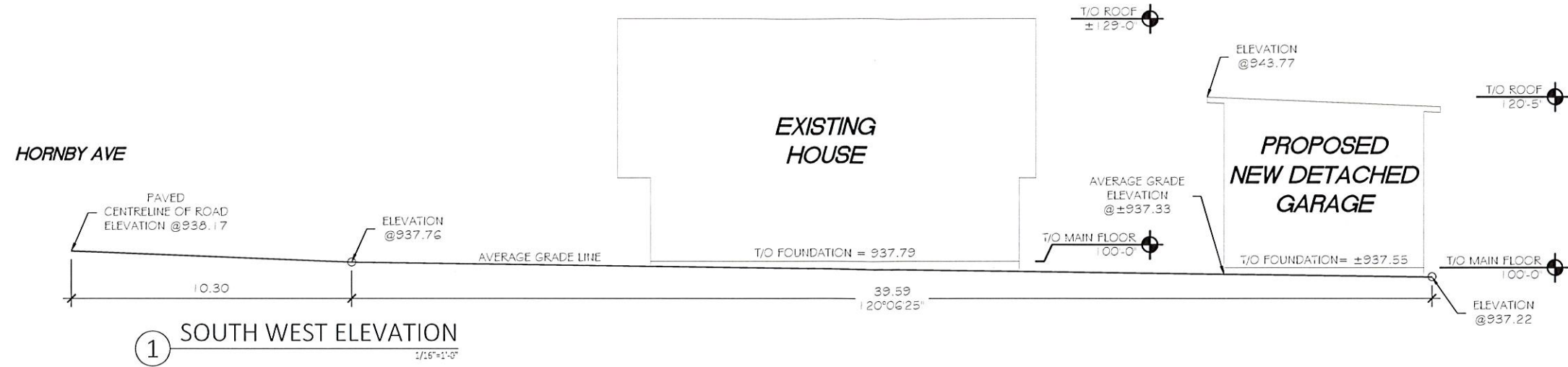
- LANDSCAPE CONTRACTOR SHALL MAINTAIN NEW LANDSCAPING FOR MIN. 4-WEEKS AND SHALL PROVIDE A WRITTEN 1-YEAR YEAR WARRANTY ON ALL TREE, SHRUB AND GRASS ITEMS INSTALLED.

1 SITE PLAN  
1/16"=1'-0"









NO.	DATE	REVISION	BY
1	04/02/2022	1	TY
2	04/02/2022	1	TY
3	04/02/2022	1	TY
4	04/02/2022	1	TY
5	04/02/2022	1	TY
6	04/02/2022	1	TY
7	04/02/2022	1	TY
8	04/02/2022	1	TY
9	04/02/2022	1	TY
10	04/02/2022	1	TY

STAMPS:

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PROJECT TITLE:  
**Proposed New Detached Garage**  
**37 JARVIS BAY**

37 Jarvis Bay Dr  
Jarvis Bay,  
Alberta

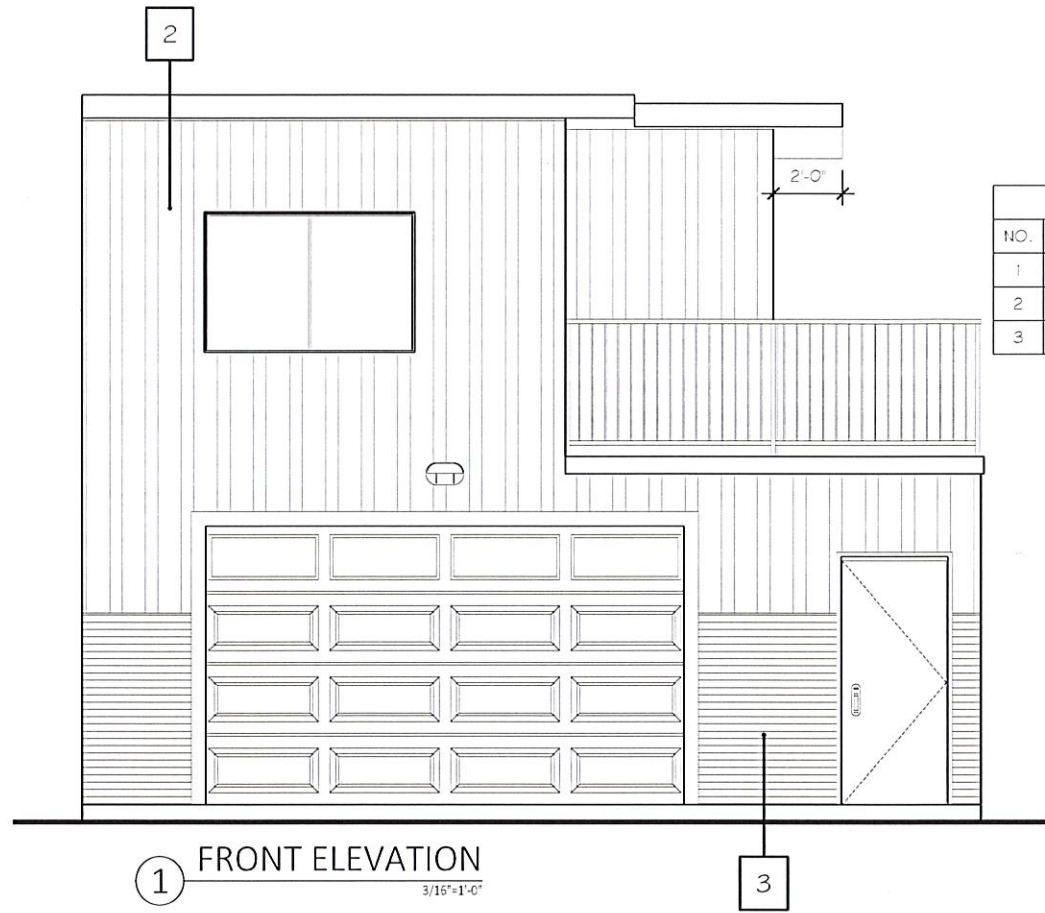
DRAWING TITLE:  
**LOT 19A GRADING ELEVATION**

DRWN. BY: TY | SCALE: AS SHOWN

CHECKED BY: MH | DATE: APR21/22

JOB # | **A4** | REVISION

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



LEGEND		
NO.	NAME	DESCRIPTION
1	STANDING SEAM METAL ROOF	CHARCOAL
2	BOARD & BATTEN SIDING	WHITE
3	CORRUGATED METAL PANEL	SILVER

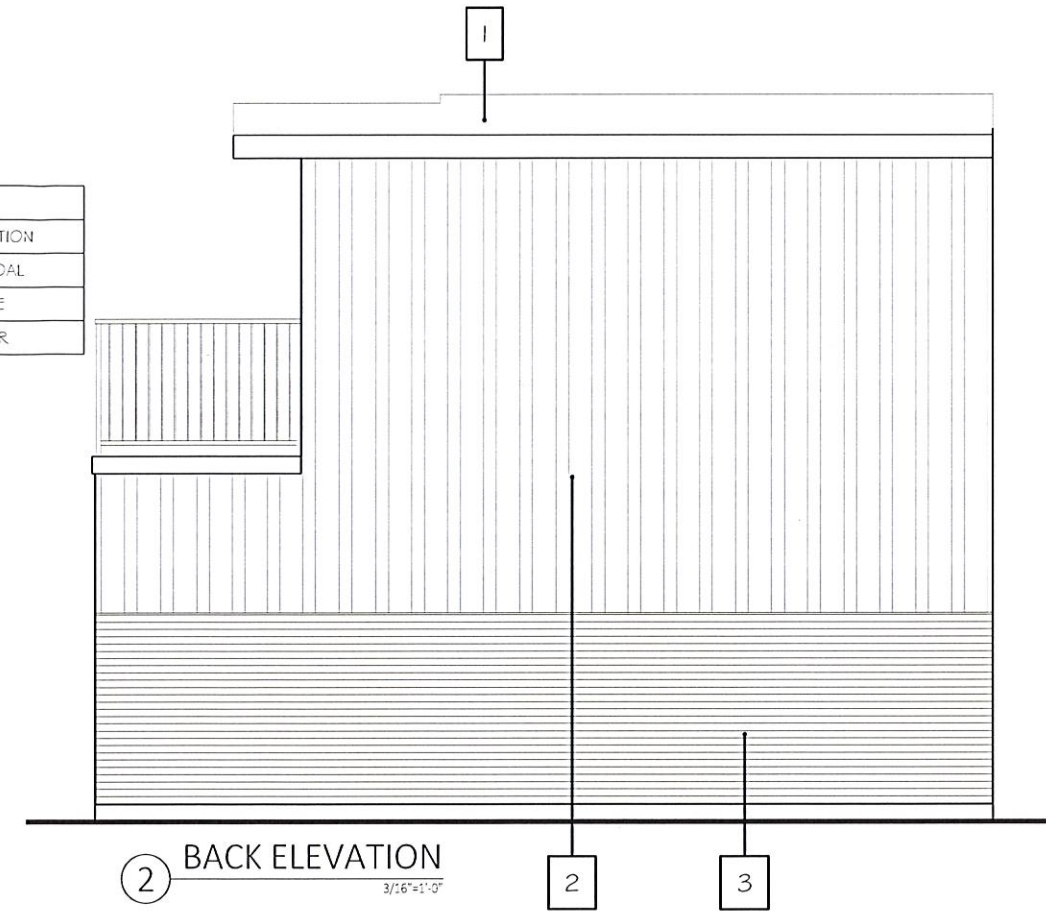
T/O ROOF  
120'-5"

T/O 2ND FLOOR  
110'-0"

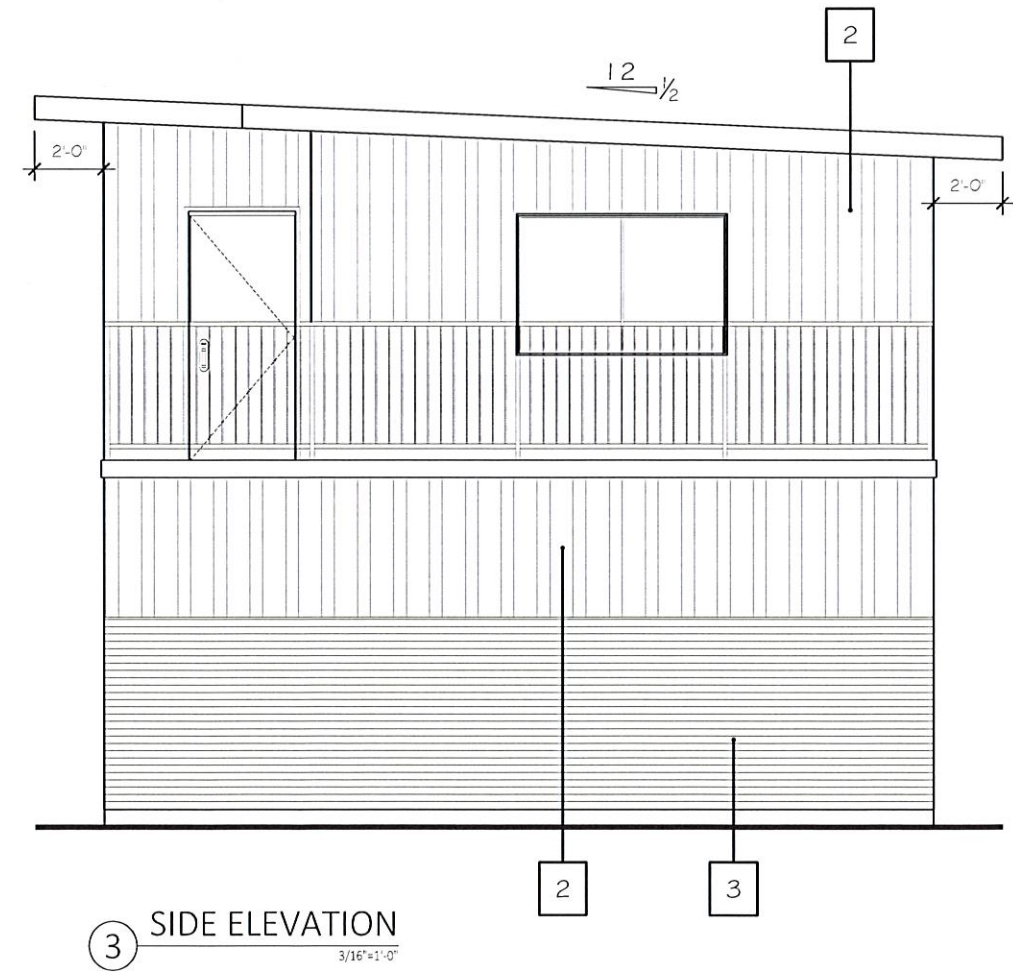
T/O MAIN FLOOR  
100'-0"

T/O GRADE  
99'-6"

1 FRONT ELEVATION  
3/16"=1'-0"



2 BACK ELEVATION  
3/16"=1'-0"



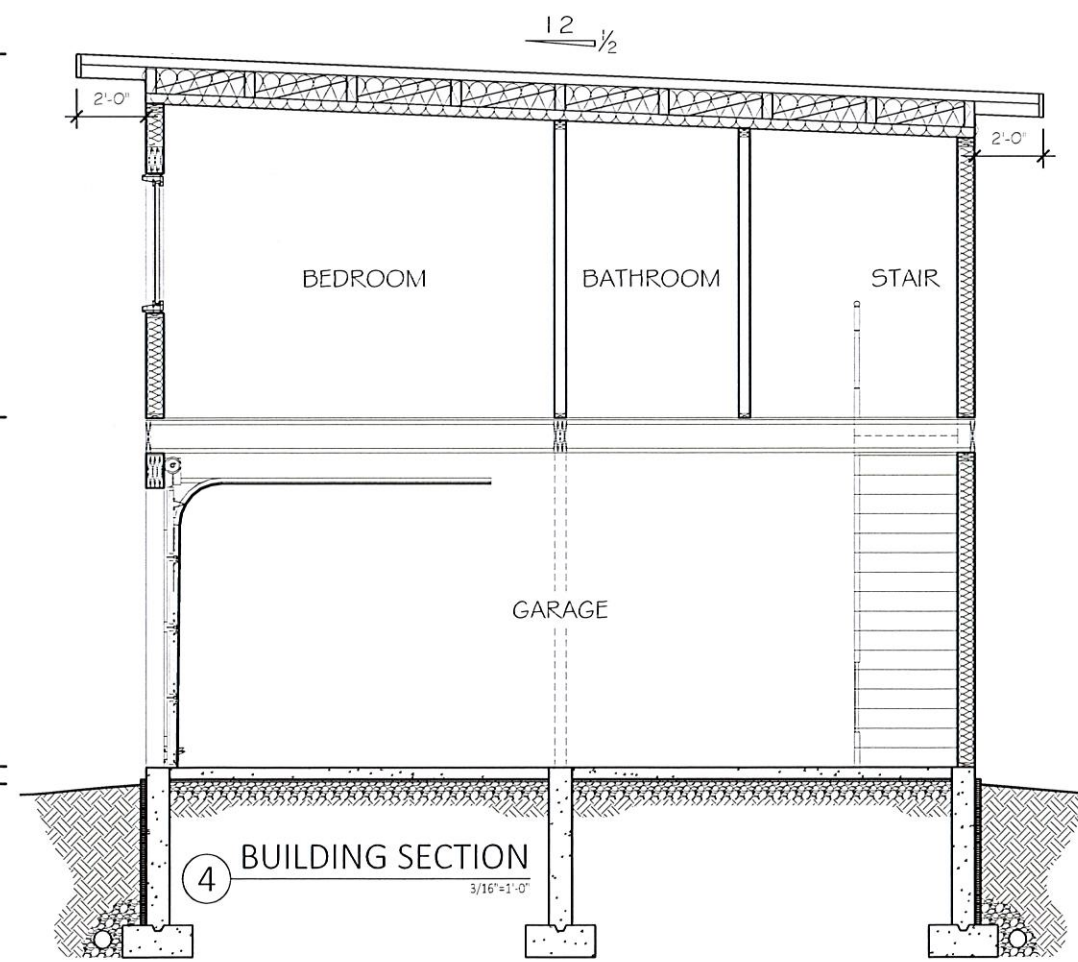
3 SIDE ELEVATION  
3/16"=1'-0"

T/O ROOF  
120'-5"

T/O 2ND FLOOR  
110'-0"

T/O MAIN FLOOR  
100'-0"

T/O GRADE  
99'-6"



4 BUILDING SECTION  
3/16"=1'-0"

NO.	DATE	REVISION	BY
1	04/02/2022		
2	04/02/2022		
3	04/02/2022		
4	04/02/2022		
5	04/02/2022		
6	04/02/2022		
7	04/02/2022		
8	04/02/2022		
9	04/02/2022		
10	04/02/2022		

STAMPS:

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New Detached Garage  
**37 JARVIS BAY**  
  
37 Jarvis Bay Dr  
Jarvis Bay,  
Alberta

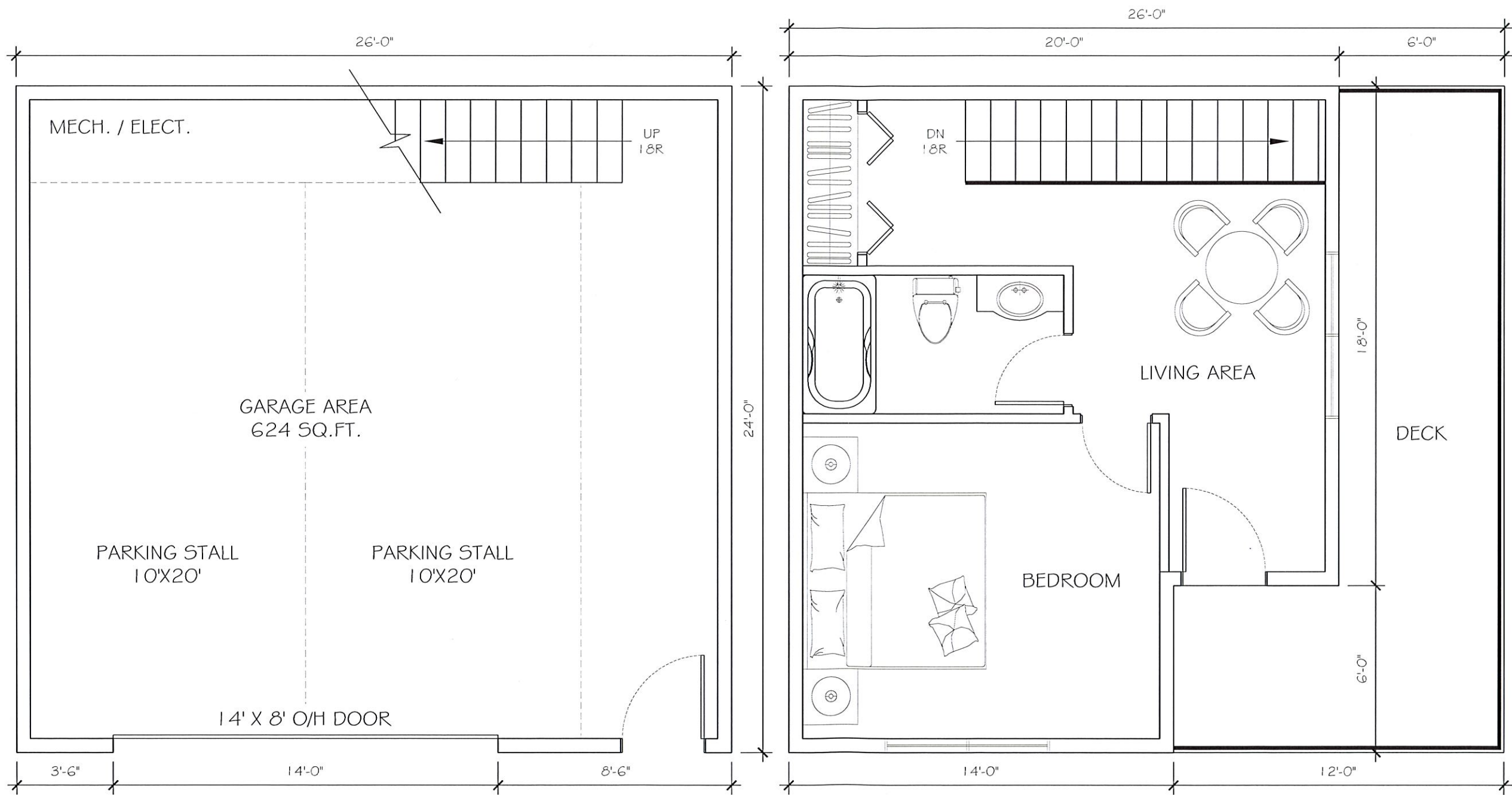
DRAWING TITLE:  
**GARAGE ELEVATION  
& BUILDING SECTION**

DRWN BY: TY | SCALE: AS SHOWN  
CHECKED BY: MH | DATE: MAR 14/22

JOB #:  
DRAWING: **A5**  
REVISION:

DO NOT SCALE DRAWINGS, ONLY USE DIMENSIONS PROVIDED OR REQUEST CLARIFICATION FROM THE DESIGNER.





① MAIN FLOOR PLAN  
1/4"=1'-0"

② 2ND FLOOR PLAN  
1/4"=1'-0"

NO.	DATE	REVISION	BY
1	11/10/2021	1	TY
2	11/10/2021	2	TY
3	11/10/2021	3	TY
4	11/10/2021	4	TY
5	11/10/2021	5	TY
6	11/10/2021	6	TY
7	11/10/2021	7	TY
8	11/10/2021	8	TY
9	11/10/2021	9	TY
10	11/10/2021	10	TY

STAMPS:

PRELIMINARY  
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PROJECT TITLE:  
Proposed  
New Detached Garage  
**37 JARVIS BAY**  
  
37 Jarvis Bay Dr  
Jarvis Bay,  
Alberta

DRAWING TITLE:  
**DETACHED GARAGE  
FLOOR PLAN**

DRWN. BY: TY | SCALE: AS SHOWN  
CHECKED BY: MH | DATE: JAN 31 / 22

JOB # | **A3** | REVISION:  
DRAWING: |

DO NOT SCALE DRAWINGS; ONLY USE DIMENSIONS PROVIDED OR REQUEST CLARIFICATION FROM THE DESIGNER.





MAR 28 2022







MAR 28 2022





C-1



MAR 28 2022





C-1



MAR 28 2022





## Summer Village of Jarvis Bay – Municipal Planning Commission

May 16, 2022

### Agenda Item

### 199 Jarvis Bay Drive (Lot 2, Block 1, Plan 5104EO)

### Development Permit Application

#### Background:

The registered homeowner of 199 Jarvis Bay Drive (Lot 15, Block 3, Plan 9622249) 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 fence has already been constructed at a height of 6' tall. Fences located within the rear and side yard of the property shall not exceed 2m (6.56ft) in height, fences located within the front yard of the parcel shall not exceed 1m (3.28ft) in height. The Land Use Bylaw states that front yard means *"in the case of parcels not abutting Sylvan Lake, a yard extending across the full width of a parcel measured perpendicularly from the front parcel boundary to the front wall of the main building situated on the parcel"*. This means that the fence shall not exceed the 1m (3.28ft) in height from the front wall of the main building extending through the front yard. The constructed side yard fence (to the front yard) and the rear yard fence height is compliant with the regulations and does not require development approval.

#### Discussion:

This application is before MPC for the following reason:

- For parcels not abutting Sylvan Lake, fences located within the front yard a parcel shall not exceed 1m (3.28 ft) in height therefore, a variance of .82m (2.72ft.) is required.

#### Recommendation:

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. Adjacent landowners have been notified and no response has been provided to administration.

#### Conditions:

If approved, Administration would recommend the following conditions:

- Zero trees to be removed.

May 6, 2022

**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*).



C-2



Summer Village of Jarvis Bay

Letter of Intent

RE: Fencing on front of property at 199 Jarvis Bay Drive

To whom it may concern:

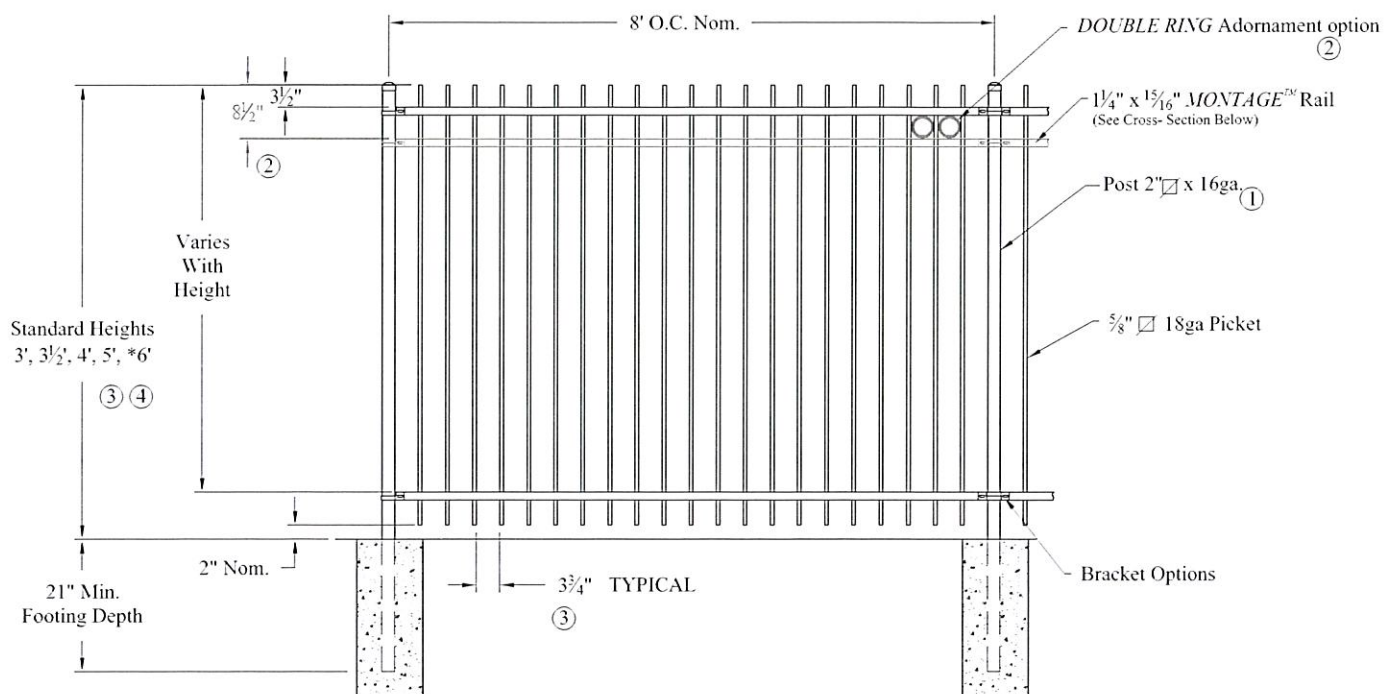
We purchased this property in the fall of 2021 and our biggest concern was for the safety of our 4-year old son [REDACTED] as well as our three large dogs. As with our primary residence in Calgary, it's unsafe to have three large dogs outside in a yard that isn't fenced. We require a fence that's higher than the regulations call for as they can jump over that size. We paid extra to have ornamental fencing for the aesthetics at a cost of approximately \$30,000. Removing this fence would come at a considerable cost to our family and also limit our ability to have our dogs outside in our yard. We humbly ask for an exception for our fencing.

Thank you for your consideration.

Best,

[REDACTED]

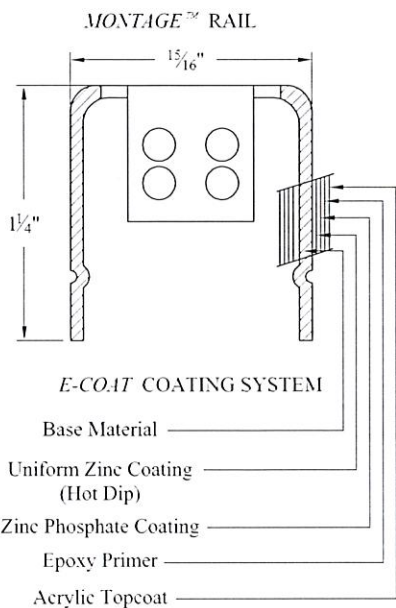


**NOTES:**

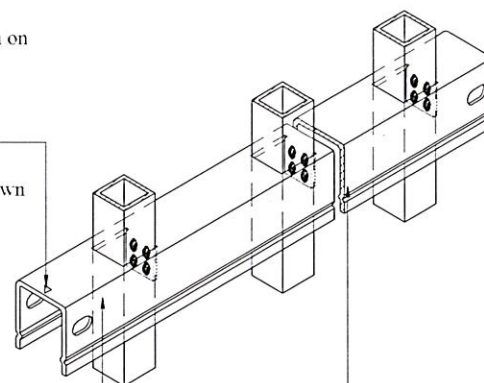
- 1.) Post size depends on fence height and wind loads. See *MONTAGE™* specifications for post sizing chart.
- 2.) Third rail required for *Double Rings*.
- 3.) Available in 3" air space and or Flush Bottom on most heights.
- 4.) Three rails required for 6' tall.

**RAKING DIRECTIONAL ARROW**

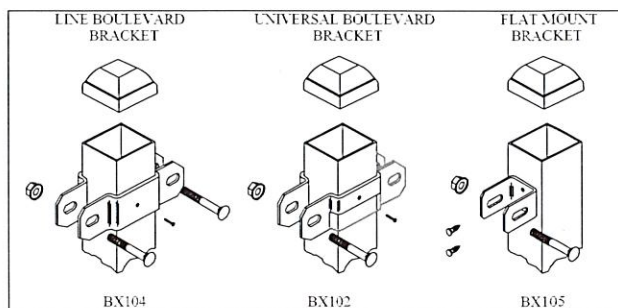
Welded panel can be raked 45° over 8' with arrow pointing down grade.

**PROFUSION™ WELDING PROCESS**

No exposed welds,  
Good Neighbor profile - Same  
appearance on both sides



**MONTAGE™ RAIL**  
Specially formed high strength  
architectural shape.



**RESIDENTIAL WELDED STEEL PANEL**  
**PRE-ASSEMBLED**

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

RGISO

Title: <b>MONTAGE GENESIS 2/3-RAIL</b>			
DR: CI	SH. 1 of 1	SCALE: DO NOT SCALE	
CK: ME	Date 7-19-11	REV: c	



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APR 25 2022







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C-2



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APR 25 2022





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APR 25 2022





