

**REGULAR MEETING AGENDA
SUMMER VILLAGE OF JARVIS BAY
JANUARY 10, 2022 @ 9:30 A.M.**

A. CALL TO ORDER

B. AGENDA - additions/deletions

C. ADOPTION OF MINUTES - Regular Meeting Minutes, December 7, 2021

D. INFORMATION ITEMS

- 1) Accounts Payable Update
- 2) Public Works Report
- 3) Development Update
- 4) Tourist Home Letter
- 5) Highway 20 Safety

E. REQUESTS FOR DECISION

1) Planning and Development

- a) Land Use Bylaw Amendment

F. COUNCIL, COMMITTEES & CORRESPONDENCE

1) Council Reports

- a) Mayor Maplethorpe
- b) Deputy Mayor Wiseman
- c) Councillor Garratt

2) Upcoming Meetings

- a) Council Meeting – February 1, 2022

G. ADJOURNMENT

Minutes of a Regular Council Meeting of the Summer Village of Jarvis Bay, Province of Alberta, held December 7, 2021, in the Summer Village Administration Office at Sylvan Lake, Alberta.

IN ATTENDANCE Mayor: Julie Maplethorpe via Zoom
Deputy Mayor: Annabelle Wiseman via Zoom
Councillor: David Garratt via Zoom
CAO: Tanner Evans via Zoom
Public Works Coordinator: Chris Loov via Zoom
Development Officer: Kara Kashuba via Zoom
Finance Officer: Tina Leer via Zoom
Recording Secretary: Carolyn Widmer via Zoom

CALL TO ORDER The Meeting was called to order at 9:31 a.m. by Mayor Maplethorpe.

AGENDA APPROVAL

JBC-21-132 MOVED by Mayor Maplethorpe that the agenda be adopted as amended.

DELETIONS:
D.6 Winter Newsletter

CARRIED

CONFIRMATION OF MINUTES

JBC-21-133 MOVED by Deputy Mayor Wiseman that the regular meeting minutes of Council held on November 2nd, 2021, be approved as presented.

CARRIED

INFORMATION ITEMS

- 1) Accounts Payable
- 2) Public Works Report
- 3) Development Update
- 4) Tourist Homes
- 5) Mooring and Disturbance Standards Policy
- 6) Winter Newsletter – removed
- 7) Highway 20 Follow Up
- 8) Jarvis Bay Provincial Campground
- 9) Winter Safety Issues
- 10) Parking Issues

JBC-21-134 Tourist Homes
MOVED by Mayor Maplethorpe to have an amendment made to the land use bylaw for the Summer Village of Jarvis Bay to disallow tourist homes and to bring it back to next Council meeting in January.

JBC-21-135 Mooring and Disturbance Standards Policy
MOVED by Deputy Mayor Wiseman for Administration to research options when it comes to a mooring field in front of Petro Beach, and to table to next Council meeting in January.

Council Break at 10:47 a.m.

Council Reconvened at 10:53 a.m.

JBC-21-136 MOVED by Mayor Maplethorpe that Council approve the information items as presented.

CARRIED

REQUEST FOR DECISION

FINANCE & ADMINISTRATION

JBC-21-137 2022 – 2025 Budget
MOVED by Deputy Mayor Wiseman that Administration no longer accept in person credit card payments, and to set up a business email address to be used for business e-transfers for utility and tax payments.

JBC-21-138 MOVED by Councillor Garratt that Council approve the amended 2022 – 2025 budget.

BYLAW #179-21 Street Light Bylaw

JBC-21-139 MOVED by Mayor Maplethorpe that Council give first reading with changes as noted to Bylaw 179-21.
CARRIED

JBC-21-140 MOVED by Deputy Mayor Wiseman that Council give second reading to Bylaw 179-21.
CARRIED

JBC-21-141 MOVED by Councillor Garratt that Council obtain unanimous consent to give third and final reading to Bylaw 179-21.
CARRIED UNANIMOUSLY

JBC-21-142 MOVED by Mayor Maplethorpe that Council give third and final reading to Bylaw 179-21.
CARRIED

COUNCIL REPORTS

- Mayor Maplethorpe
- Town of Sylvan Lake Library Board
 - Parkland Regional Library Board

- AUMA Convention

Deputy Mayor Wiseman

- Sylvan Lake Regional Wastewater Budget

Councillor Garratt

- No reports

JBC-21-143

MOVED by Mayor Maplethorpe that Council accept the Council reports as information.

CARRIED

NEXT COUNCIL MEETING

JBC-21-144

MOVED by Mayor Maplethorpe that the next meeting of Council be held on January 11, 2021, at 9:30 a.m.

CARRIED

ADJOURNMENT

JBC-21-145

MOVED by Mayor Maplethorpe that being the agenda matters have been concluded, the meeting be adjourned at 12:12 p.m.

CARRIED

JULIE MAPLETHORPE, MAYOR

TANNER EVANS, CAO

Summer Village of Jarvis Bay

Administration and Finance

Council Date: January 11, 2022

Information Item

Agenda Item: *Accounts Payable Update*

Background:

Total payables processed and presented to Council \$ 61,293.56

The following list identifies any payments over \$3,000:

1. Pidherney's	\$ 11,752.81
a. 2021 Sewer Force Main Flushing	
2. Red Deer Catholic Regional School	\$ 5,335.77
a. 2021 Supplementary Tax Requisition	
3. SL Regional Wastewater Comm	\$ 5,081.75
a. Wastewater Services November 2021	
4. Marvin & Deborah Debelser	\$ 5,000.00
a. Completions Deposit Refund	
5. Summer Village of Norglenwold	\$ 9,629.47
a. October 2021 Muni Specific Costs	
b. October 2021 Shared Costs	
6. Summer Village of Norglenwold	\$ 16,967.19
a. November 2021 Muni Specific Costs	
b. November 2021 Shared Costs	

Council Expense Claims Report:

December 2021

▪ Julie Maplethorpe	\$ 120.00
▪ Annabelle Wiseman	\$ 480.00
▪ David Garratt	\$ 120.00

Administrative Recommendations:

Council to accept as information.

Authorities:

MGA 207 (c): The chief administrative officer advised and informs the council on the operations and affairs of the municipality.

Summer Village of Jarvis Bay
List of Accounts for Approval
Batch: 2021-00103 to 2021-00120

Bank Code - MAIN - General Bank

COMPUTER CHEQUE

Payment #	Date	Vendor Name	Invoice #	Reference	Invoice Amount	Payment Amount
1000	2021-11-30	Al's Bobcat & Trucking	18273	Nov. 16 & 22nd	623.70	623.70
1001	2021-12-16	Federation of Canadian	29154-COP7Y8	FCM Membership2022-2023	140.14	140.14
1002	2021-12-16	Pidherney's	132032	2021 Sewer Force Main Flushing	11,752.81	11,752.81
1003	2021-12-20	Red Deer Catholic Regional	2021-4	Supplementary Tax Requisition-20	5,335.77	5,335.77
1004	2021-12-20	SL Regional Wastewater Comm	1546	Wastewater Services November 2	5,081.75	5,081.75
1005	2021-12-20	TAR-IFIC Const Ltd	058055	Petro Beach Project	162.75	162.75
1006	2021-12-20	Marvin & Deborah Debelser	2252	Completions Deposit Refund	5,000.00	5,000.00
999	2021-11-30	Sylvan Lake Christmas Bureau	2021DONATION	2021 Donation	800.00	800.00
Total Computer Cheque:						28,896.92

EFT

Payment #	Date	Vendor Name	Invoice #	Reference	Invoice Amount	Payment Amount
166	2021-10-31	Summer Villages of Norglenwold	2021-00175	Oct 2021 Muni Specific Charges	680.30	
			2021-00179	Oct 2021 Monthly Shared Cost	8,949.17	9,629.47
167	2021-11-30	Summer Villages of Norglenwold	2021-00184	Nov 2021 Muni Specific Costs	5,305.48	
			2021-00188	Nov 2021 Monthly Shared Cost	11,661.71	16,967.19
168	2021-12-17	Rugged West Maintenance Inc.	1228	Snow Fence Install	651.00	651.00
Total EFT:						27,247.66

OTHER

Payment #	Date	Vendor Name	Invoice #	Reference	Invoice Amount	Payment Amount
2933	2021-12-02	Receiver General/OTH	NOV2021	Tax & CPP- June to November 20	497.44	497.44
2944	2021-12-31	Red Deer County	NOV302021	Garbage Base Charge	2,294.00	2,294.00
2945	2021-12-31	Waste Management of Canada	1131944-0613-9	Recycling	1,433.91	1,433.91
2954	2021-12-20	Epcor	NOV302021-7333	Utilities	293.72	293.72
2955	2021-12-20	Epcor	DEC62021-9909	Utilities	165.30	165.30
2956	2021-12-20	Epcor	DEC62021-5503	Utilities	37.05	37.05

Date Printed
2022-01-05 9:10 AM

Summer Village of Jarvis Bay
List of Accounts for Approval
Batch: 2021-00103 to 2021-00120

Page 2

OTHER

Payment #	Date	Vendor Name	Invoice #	Reference	Invoice Amount	Payment Amount
3001	2021-12-23	Epcor				
			OCT42021-5503	Utilities-Oct Missed	33.99	33.99
3002	2021-12-23	Epcor				
			OCT42021-9909	Utilities-OCT	165.84	165.84
3003	2021-12-23	Epcor				
			OCT12021-7333	Utilities-OCT 2021	227.73	227.73
				Total Other:		5,148.98
				Total MAIN:		61,293.56

Certified Correct This January 5, 2022

Mayor

Administrator



Council Expense Claim Form

NAME: Julie Maplethorpe

POSITION: Mayor

MONTH ENDING: December-2021

Please follow the below steps for the formulas to work correctly.

1. Save this document to your desktop.
2. Right click the document, hover your mouse over "open with" then select "Adobe Acrobat".

Village Business

<i>DATE</i>	<i>EVENT</i>	<i>TIME SPENT</i>	<i>CLAIM</i>	<i>TOTAL</i>
12/7/21	Regular Council	3.0	Mayor	\$ 120.00
	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
	If event is other please type it in			\$ 120.00

If event is other please type it in.

COPY

Travel

DATE	EVENT	RETURN TRIP TOTALS (KM)	RATE	TOTAL
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
				\$ 0.00

Other Expenses

DATE	EXPENSE	SUBTOTAL	G.S.T	TOTAL
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00

MAYOR: _____

C.A.O:

TOTAL PAYABLE: \$ 120.00



Council Expense Claim Form

NAME: Annabelle Wiseman
 POSITION: Deputy Mayor
 MONTH ENDING: December-2021

Please follow the below steps for the formulas to work correctly.

1. Save this document to your desktop.
2. Right click the document, hover your mouse over "open with" then select "Adobe Acrobat".

Village Business

DATE	EVENT	TIME SPENT	CLAIM	TOTAL
11/2/21	Regular Council	2.5 hours	Deputy Mayor	\$ 120.00
11/24/21	Sylvan Lake Regional Wastewater Commission	1.5 hours	Deputy Mayor	\$ 120.00
12/7/21	Regular Council	2.5 hours	Deputy Mayor	\$ 120.00
12/13/21	Sylvan Lake Regional Wastewater Commission	1.5 hours	Deputy Mayor	\$ 120.00
	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
				\$ 480.00

If event is other please type it in.

COPY

Travel

DATE	EVENT	RETURN TRIP TOTALS (KM)	RATE	TOTAL
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
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	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
				\$ 0.00

Other Expenses

DATE	EXPENSE	SUBTOTAL	G.S.T	TOTAL
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00

MAYOR: _____
 C.A.O: _____

TOTAL PAYABLE: \$ 480.00



MONTH ENDING: December-2021

1. Save this document to your desktop.
2. Right click the document, hover your mouse over "open with" then select "Adobe Acrobat".

<i>DATE</i>	<i>EVENT</i>	<i>TIME SPENT</i>	<i>CLAIM</i>	<i>TOTAL</i>
12/7/21	Regular Council	3	Councillor	\$ 120.00
	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
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	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
	Select Event		Title	\$ 0.00
If event is other please type it in.				\$ 120.00

COPY

DATE	EVENT	RETURN TRIP TOTALS (KM)	RATE	TOTAL
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
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	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
	Select Event		\$0.59	\$ 0.00
				\$ 0.00

DATE	EXPENSE	SUBTOTAL	G.S.T	TOTAL
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00

TOTAL PAYABLE: \$ 120.00

Summer Village of Jarvis Bay

Council Date: January 11, 2022

Information Item

Agenda Item: Public Works Report

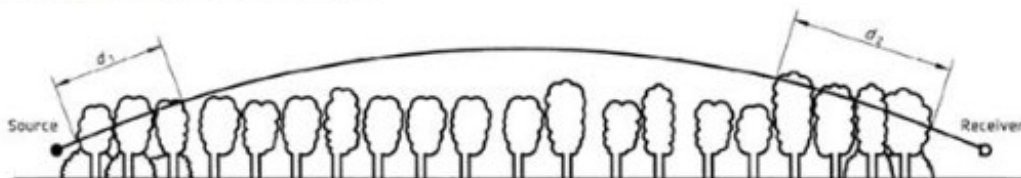
Background:

Administration has been tasked with researching options for a noise barrier adjacent to Jarvis Bay along Highway 20. Prior to spending funds on actual engineering, Public Works reached out to a number of engineering firms to provide preliminary recommendations on what could be done for noise abatement. Every firm we approached agreed that foliage attenuation (trees) would not be an effective solution. For foliage to be a solution, it would need to be much thicker than a line or two of trees, and would require a larger reserve than the municipality owns next to the highway, as can be seen in the diagram below. For foliage to be an effective noise barrier, it would require approximately 100m of treed area between the highway and the private property in Jarvis Bay.

Foliage Attenuation

$$\Delta L_{fol} = \alpha \cdot d$$

- Suitable estimates can be made using ISO 9613-2
- Based on the total length of propagation path through foliage having a radius of curvature of 5km.
- No considerations for the total path of less than 10 m. Limiting value corresponds to 200 m.
- Calculated for each octave band



Propagation distance d_f m	Nominal midband frequency Hz							
	63	125	250	500	1 000	2 000	4 000	8 000
$10 \leq d_f \leq 20$	Attenuation, dB: 0 0		1	1	1	1	2	3
$20 < d_f \leq 200$	Attenuation, dB/m: 0,02 0,03		0,04	0,05	0,06	0,08	0,09	0,12

In the opinion of the engineering firms, the only effective solution would be a noise barrier which are normally constructed of concrete, wood, or PVC. In order to be effective in the area along Highway 20, the barrier would need to be approximately 20m high, possibly higher in other areas. This would likely cost hundreds of thousands of dollars and would be a major change in the landscape, so prior to moving forward and spending on engineering, Administration is asking for direction from Council.

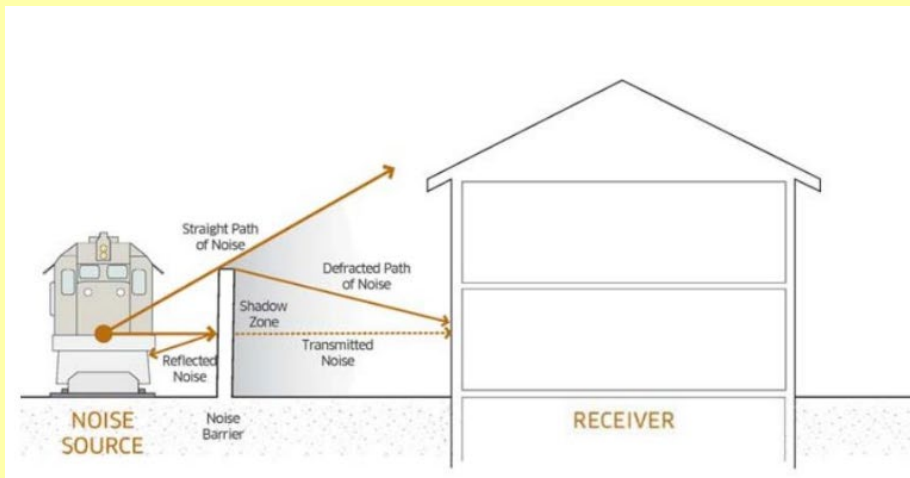


FIGURE 7 // EFFECT OF A NOISE BARRIER ON THE PATH OF NOISE FROM THE RECEIVER TO THE SOURCE. A NOISE BARRIER REDUCES NOISE LEVELS IN THREE WAYS: BY DEFLECTING NOISE OFF OF IT, BY DAMPENING THE NOISE THAT IS TRANSMITTED THROUGH IT, AND BY BENDING, OR DIFFRACTING NOISE OVER IT. THE AREA RECEIVING THE MOST PROTECTION BY THE NOISE BARRIER IS TYPICALLY REFERRED TO AS THE "SHADOW ZONE".

Administrative Recommendations:

Council to accept as information.

Authorities:

MGA 207 (c): The chief administrative officer advised and informs the council on the operations and affairs of the municipality.

Summer Village of Jarvis Bay

January 11, 2021

Planning and Development

Information Item

Agenda Item: Development Update

Background:

Development Permit Update:

Currently there are 92 development permits issued in the Summer Villages (33 in Birchcliff, 2 in Half Moon Bay, 10 in Jarvis Bay, 24 in Norglenwold, and 23 in Sunbreaker Cove).

The following is the listing for Jarvis Bay:

1. 166 Jarvis Bay Drive	Demolition & Dwelling
2. 210 Jarvis Bay Drive	Dwelling
3. 165 Jarvis Bay Drive	Demolition & Tree Removal
4. 251 Jarvis Bay Drive	Concrete Pad/Swim Spa
5. 251 Jarvis Bay Drive	Home Occupation
6. 184A Jarvis Bay Drive	Dwelling & Detached Garage
7. 184B Jarvis Bay Drive	Demolition & Dwelling
8. 41 Jarvis Bay Drive	Deck
9. 11 Jarvis Bay Drive	Sunroom (Deck Addition)
10. 251 Jarvis Bay Drive	Roof Extension & Shed (NEW)

Yearly Report:

A total of 65 Development Permits were issued in all 5 Summer Villages in 2021, 9 of them were Jarvis Bay's.

In 2020, 36 Development Permits were issued in all 5 Summer Villages, 3 of them were Jarvis Bay's.

6 Development Permits were closed in 2021 in Jarvis Bay.

Administrative Recommendations:

Council to accept as information.

Authorities:

Land Use Bylaw #125/13.

Summer Village of Jarvis Bay

Council Date: January 11, 2022

Information Item

Agenda Item: *Letter re: Tourist Homes*

Background:

A letter addressed to Jarvis Bay Mayor and Council regarding the potential changes to the Land Use Bylaw concerning tourist homes is attached.

Administrative Recommendations:

Council to accept as information.

Authorities:

MGA 207 (c): The chief administrative officer advised and informs the council on the operations and affairs of the municipality.

From: [REDACTED]
Date: Tue, 7 Dec 2021 at 17:14
Subject: Further to today's meeting ...
To: <jamnrg@telus.net>

Mayor Julie Maplethorpe and Council,

Thanks again for the opportunity to attend and participate in today's council meeting. It was one of the more enlightening experiences as far as Zoom meetings go that I have had the pleasure of attending in the past couple of years. The mute button is a digital angel for someone like myself as I tend to vocalize spontaneous responses... all of the time.

My initial reason for attending was to hear from council their position or view regarding the "Tourist Homes" in our community. It was good to hear that this issue is finally getting the attention it deserves and is overdue. I agree wholeheartedly with you when you commented on getting in front of the issue before Twin Fawns comes online. We have been living beside a tourist rental for the past ten years. Previously, we have had to fight our own battles with our neighbours with little or no support from the village. It has taken a long time and some diplomatic compromises to have finally reached an amenable situation with our neighbours.

Up to this point there hasn't been anything in our By-Laws with teeth that regulates, provides guidelines or that protects the quiet integrity of our "single family residential community". The number of rental properties on our section of Jarvis Bay Drive has continued to increase every year. Some of these properties are long term rentals for residents and these families are our recognizable neighbours on the street and contribute to the stability, safety and security of our neighbourhood. The tourist rental property owners are mostly absent from the street and unavailable to respond to concerns regarding their tenants, their unruly behaviour, excessive vehicles and parking, RVs and large numbers of guests, garbage, etc. sometimes overflowing across the street into the park and the lake.

First off I would also say "NO" to Tourist Homes. However, I do believe this is the only way that some of these owners would have been able to purchase a house in the first place. If they couldn't rent it out for exorbitant dollars during the summer season the purchase would have been unaffordable.

This is certainly not what we were expecting when we purchased our property (1992) and built our permanent home(1996). In those days it was truly a free for all with what people were doing in the village. It is fair to say we have made significant progress in village

governance since then.

If "NO" is not an option,
things I would support ...

- defining a "Tourist Home" for Jarvis Bay
- require a development permit with annual renewal
- under 28 days rental periods
- identifying that this is not a residence, it is a vacation stay
- "NO" to any RVs as additional places for tourist guests to sleep
- parking must be available on the property for all of the guest vehicles
- notifying the adjacent landowners
- no signage advertising the tourist rental
- identify the Max. # of beds = the Max # of bedrooms = maximum # of overnight tourist guests.

I look forward to a public hearing.

Also, Nancy and I look forward to the fieldtrip for the site visit to Petro Park regarding a mooring field. I understand that The Town of Sylvan Lake has put up signs on the beach areas that are within their jurisdiction in regards to mooring lifts that aren't registered with the Town and do not have a permit. I'll take a walk down to where there is a sign and take a picture for you.

This is probably more than you expected as feedback from today's meeting. I'll quit now.
Thanks again.

[REDACTED]
[REDACTED]

Summer Village of Jarvis Bay

Council Date: January 11, 2022

Information Item

Agenda Item: *Letter re: Highway 20 Safety Review*

Background:

A letter from Alberta Transportation has been attached for your information. They will be undergoing an “In-Service Safety Review” which is an engineering study of existing roads to diagnose road safety risk factors and any potential countermeasures. This review should be completed by Spring of 2022.

Administrative Recommendations:

Council to accept as information.

Authorities:

MGA 207 (c): The chief administrative officer advised and informs the council on the operations and affairs of the municipality.

From: Mike Baik <Mike.Baik@gov.ab.ca>

Date: December 21, 2021 at 10:21:26 MST

To: Mary Moran [REDACTED]

Subject: RE: Summer Village of Jarivs Bay - noise, safety and environmental concerns and risks (AR86883)

Hello Ms. Moran

Thank you for your email.

Although our review did not identify warrants for a speed reduction, we have engaged a third party engineering consultant to complete an "In-Service Safety Review." An In-Service Safety Review is a detailed engineering study of an existing road facility (segment, intersection, interchange, or corridor) to diagnose road safety risk factors and to identify a list of short-term and long-term countermeasures which may be implemented to yield a quantifiable safety improvement.

We anticipate the review to be completed by spring 2022. I will share with you the results of the independent review once it is completed.

Warm Regards,

Michael Baik

Operations Manager – Red Deer

Operations Branch
Alberta Transportation
Government of Alberta

Tel 403-340-5166

Fax 403-340-4876

mike.baik@gov.ab.ca

511 Alberta - Alberta's Official Road Reports

Go to 511.alberta.ca and follow [@511Alberta](https://twitter.com/511Alberta)



Summer Village of Jarvis Bay

January 11, 2021

Planning and Development

Request for Decision

Agenda Item: LUB Amendment – Tourist Homes

Background:

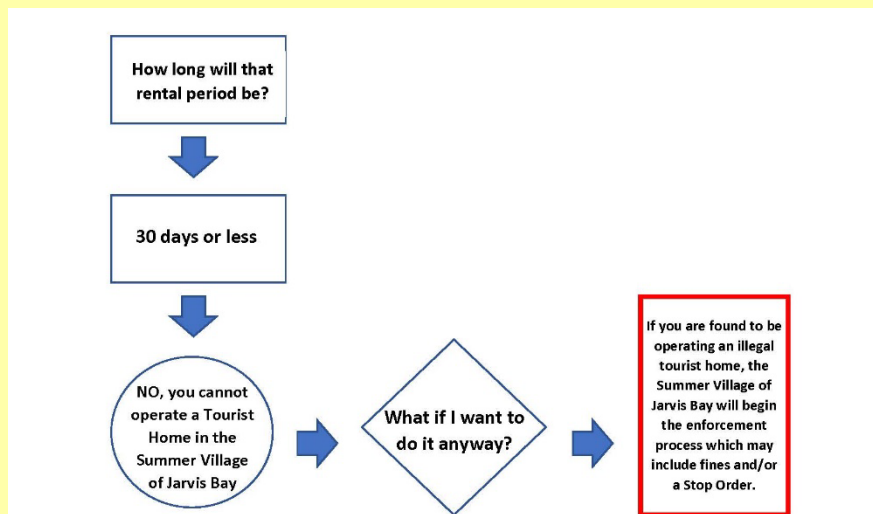
At the last Council meeting, Council directed administration to prepare an amendment to the Land Use Bylaw to include tourist home regulations. The following is a summary of the proposed amendments for Land Use Bylaw 125/13.

1. Add the Tourist Home definition.

Part One: 1.3 Definitions, add the following definition: “tourist home” – means a dwelling unit operated as a temporary place to stay, with compensation, and includes all vacation rentals of a dwelling unit. The characteristics that distinguish a tourist home from a dwelling unit used as a residence may include any of the following: the intent of the occupant to stay for short-term (30 days or less) vacation purposes rather than use the property as a residence, the commercial nature of a tourist home, the management or advertising of the dwelling unit as a tourist home or “vacation rental”, on website such as AirBnB or VRBO, the use of a system of reservations, deposits, confirmations, credit cards, or other forms of electronic payment etc.

2. Add in Land Use Districts:

Part Four: Land Use District (R) (R-A) (RTR), add the following: Tourist Homes
(1) Tourist Homes are not permitted within the Summer Village of Jarvis Bay.
Can you rent out your home for an evening, a weekend, a week, or a few weeks at a time?



Attached is Bylaw #180-22 for Councils review.

Options for Consideration:

1. Give first reading to Bylaw #180-22 and schedule public hearing at next meeting, or
2. Amend Bylaw #180-22, then give first reading and schedule public hearing.

Administrative Recommendations:

Council to give first reading to Bylaw #180-22 with the public hearing scheduled at the next Council meeting.

Authorities:

Land Use Bylaw #125/13 – Council on its own initiative may give first reading to a bylaw to amend this Land Use Bylaw.

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

**SUMMER VILLAGE OF JARVIS BAY
LAND USE BYLAW
AMENDMENT BYLAW #180-22**

Being a Bylaw of the Summer Village of Jarvis Bay, in the Province of Alberta, to authorize amendments to the Summer Village of Jarvis Bay Land Use Bylaw 125-13.

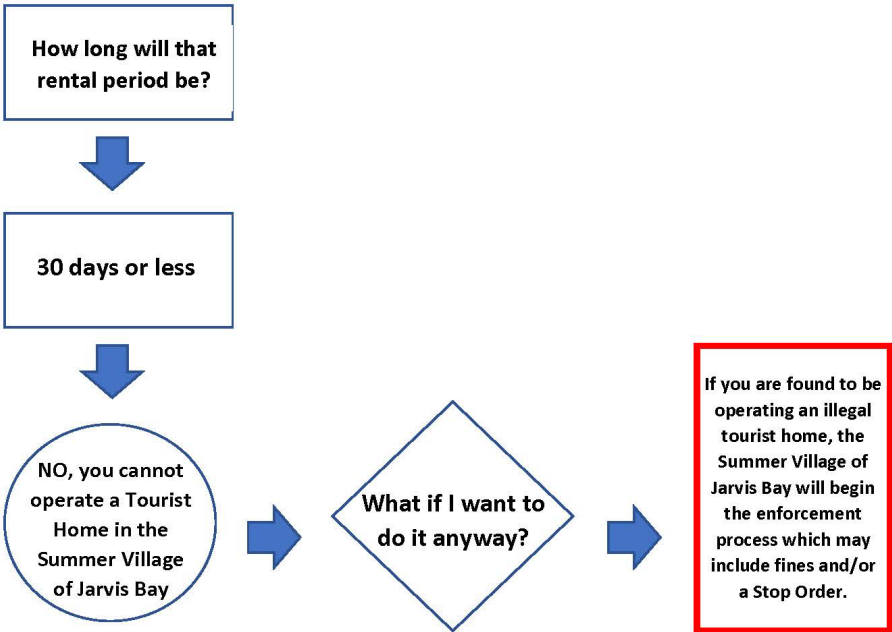
WHEREAS Section 692 of the Municipal Government Act, RSA 2000, authorizes a Council to amend a land use bylaw;

WHEREAS the Council deems it desirable to amend Land Use Bylaw 125-13;

NOW THEREFORE, the Council of the Summer Village of Jarvis Bay, in the Province of Alberta, duly assembled, hereby enacts as follows:

An amendment to the Land Use Bylaw 125/13:

- 1. Part One: 1.3 – Add “tourist home” definition: means a dwelling unit operated as a temporary place to stay, with compensation, and includes all vacation rentals of a dwelling unit. The characteristics that distinguish a tourist home from a dwelling unit used as a residence may include any of the following: the intent of the occupant to stay for short-term (30 days or less) vacation purposes rather than use the property as a residence, the commercial nature of a tourist home, the management or advertising of the dwelling unit as a tourist home or “vacation rental”, on website such as AirBnB or VRBO, the use of a system of reservations, deposits, confirmations, credit cards, or other forms of electronic payment etc.
- 2. Part Four: Land Use District (R) (R-A) (RTR), add the following: Tourist Homes (1) Tourist Homes are not permitted within the Summer Village of Jarvis Bay. Can you rent out your home for an evening, a weekend, a week, or a few weeks at a time?



INTRODUCED AND GIVEN FIRST READING this 11th day of January 2022.

Julie Maplethorpe, Mayor

Tanner Evans, C.A.O.

PUBLIC HEARING HELD this 1st day of February 2022.

GIVEN SECOND READING this 1st day of February 2022.

GIVEN THIRD AND FINAL READING this 1st day of February 2022.

Julie Maplethorpe, Mayor

Tanner Evans, C.A.O.