

**MUNICIPAL PLANNING COMMISSION AGENDA  
SUMMER VILLAGE OF JARVIS BAY  
SUMMER VILLAGES ADMINISTRATION OFFICE  
JANUARY 12, 2021 @ 9:00 A.M.**

**A. CALL TO ORDER**

**B. ADOPTION OF AGENDA**

**C. DEVELOPMENT ITEMS**

1) Landscaping/Mechanized Excavation

**D. ADJOURNMENT**

## ***Summer Village of Jarvis Bay – Municipal Planning Commission***

***January 12, 2020***

### ***Agenda Item***

### ***250 Jarvis Bay Drive (Lot 17, Block 2, Plan 1981NY)***

### ***Development Permit Application***

#### **Background:**

Lakeview Contracting submitted an application on behalf of the registered owner Margaret Longmate-Allan for Landscaping/Mechanized Excavation located on the property of 250 Jarvis Bay Drive (Lot 17, Block 2, Plan 1981NY) in the Summer Village of Jarvis Bay. This property is located in the R District (Residential).

#### **Discussion:**

This application is before MPC for the following reasons:

- Mechanized Excavation, Stripping and Grading is listed as a discretionary use; therefore, the decision must come from the Municipal Planning Commission.
- Land located below the top of bank/top of escarpment should be in a natural state, a variance is required.

#### **Recommendation:**

In the Municipal Development Plan, section 2.4 states that *“Council supports the recommendation of the Alberta Lake Management Society that the edge between lake and private property be kept as natural as possible for the lake to maintain its natural ecosystem.”* The Land Use Bylaw, part 3 section 4(5) states *“The following standard of landscaping shall be required for all areas of a parcel not covered by buildings, driveways, storage and display areas: the retention in their natural state of land located below the top of bank of the lake, or any water body or water course”* and Caring for Shoreline Properties states *“artificial beaches damage the shoreline, do not create a beach where none existed before”*.

After reviewing all relevant planning and other statutory documents, it is the recommendation of administration to deny the application. We do not object to replacing the invasive caragana with native plantings and in the past variances have been recommended when a geotechnical report is provided and shows that the bank requires work but since this is not the case the area is to be left natural.

#### **Conditions:**

If approved, Administration would recommend the following conditions:

- Completions Deposit of \$2,000.00
- At minimum, the same number of bushes/trees removed must be replanted.
- Minimum 1m no mow zone required adjacent to lake.

January 5, 2021

**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.

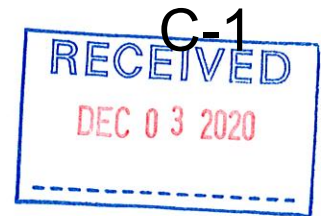
For a discretionary use in any district:

- 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.

**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*).



Allan Application for Development Permit  
December 2020

Contents:

1. Application
2. Area Map
3. Statement of Existing and Proposed Uses
4. Copies of 'Proposed Development' Sketch
5. 'Proposed De-vegetation' Sketch
6. 'Proposed Re-vegetation' Sketch
7. Existing and Proposed 'Cross Section' Sketches
8. 'Disposition Sketch' (Lakefront survey Oct 2011)
9. Photos:
  - ∞ 1-3 -Vegetated Sandstone Slope Samples
  - ∞ 4 -SV Jarvis Bay slope treatment
  - ∞ 5 -Site arial - markup
  - ∞ 6-11 -Existing vegetation
  - ∞ 12 -Boatlift removal Barge



# SUMMER VILLAGE OF JARVIS BAY CIVIC ADDRESS MAP

DECEMBER 2007

1:10 000 (11x17) 1:5 000 (18x24)



PARKLAND COMMUNITY PLANNING SERVICES



**NOTE:**  
ALL CIVIC ADDRESSES TO BE READ  
PERPENDICULAR TO THEIR  
CORRESPONDING STREET NAMES.

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SUBJECT  
250 JARVIS BAY DR.

SYLVAN LAKE

SYLVAN  
CREEK

39-1-5

CHAMBERLAIN  
RAILROAD



December 2, 2020

Allan Permit Application

Re: Application for Development Permit- 250 Jarvis Bay Dr.

#### STATEMENT OF EXISTING AND PROPOSED USES

The applicant is acting as agent for the homeowner who developed and has lived on the property since 2011. The landscape is heavily vegetated with minimal lawn area on the property. The owner is in possession of a DLO for erosion protection which was carried out Feb. 2012. There is a small portion of R3 land at the south east corner of the lot and a larger wedge-shaped strip at the north west side of the lot. The balance of R3 had eroded away prior to the erosion protection works.

The escarpment above the rip rap has become overgrown with an infestation of Caragana. Struggling to compete, are a mix of Poplar suckers, rose bushes and dogwoods. There is evidence that some grasses were present in the past but are not showing growth in the past season.

At the northwest side of the lot lies the majority of the remaining Reserve lands. The escarpment adjacent to this portion of the property has much less slope and has been used for access and egress for docks and boatlift storage and installation. As a result of that traffic, vegetation on that portion of the escarpment has been reduced to largely grasses.

The owners chose a landscape design which maximizes tree and shrub space, minimizing grassed areas. The grassed area is insufficient to provide room to store the boat lift, a portion of which lies on Reserve Lands.

The proponent proposes to relocate a portion of the escarpment away from the bank further into their property. The escarpment would be re-vegetated with native non-invasive vegetation, fit to suit, at a density which would provide full coverage at maturity. The relocated escarpment would further reduce the lawn area above and increase the volume of removed vegetation from 36.25 m<sup>2</sup> to 48.3 m<sup>2</sup>, an increase of more than 30%.

The relocated escarpment would provide an area above the bank to allow planting of a relatively flat, no mow buffer zone 2 meters wide. The applicant proposes to install washed sand at minimum depth of .25m to act as a bio filter and provide space for summer activity and winter dock storage.

The owner proposes to utilize a method of installation and removal of docks and lifts to and from storage area which will eliminate disturbance of lakebed and bank.

Further to the above, we have provided photos and sketches, detailing the existing and proposed uses and methodology.

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The project as proposed would:

1. Provide for removal of an invasive species
2. Provide a buffer zone above the bank within the work area
3. Eliminate disturbance on the lakebed, shore and bank amid install & removal of docks & lifts
4. Increase the volume of vegetation on the escarpment
5. Provide bio filtration between the escarpment and the proposed buffer zone
6. Decrease the amount of lawn grass above the escarpment with no lawn grass below
7. Allow for storage of boatlift entirely on private land
8. Utilize the recommendations of the Sylvan Lake Management Plan and, in particular, 'Caring for Shoreline Properties'.

We trust that the proposed condition will be an asset to lake health, habitat and the proponent.

We thank you for taking the time to consider this application and it's merits.

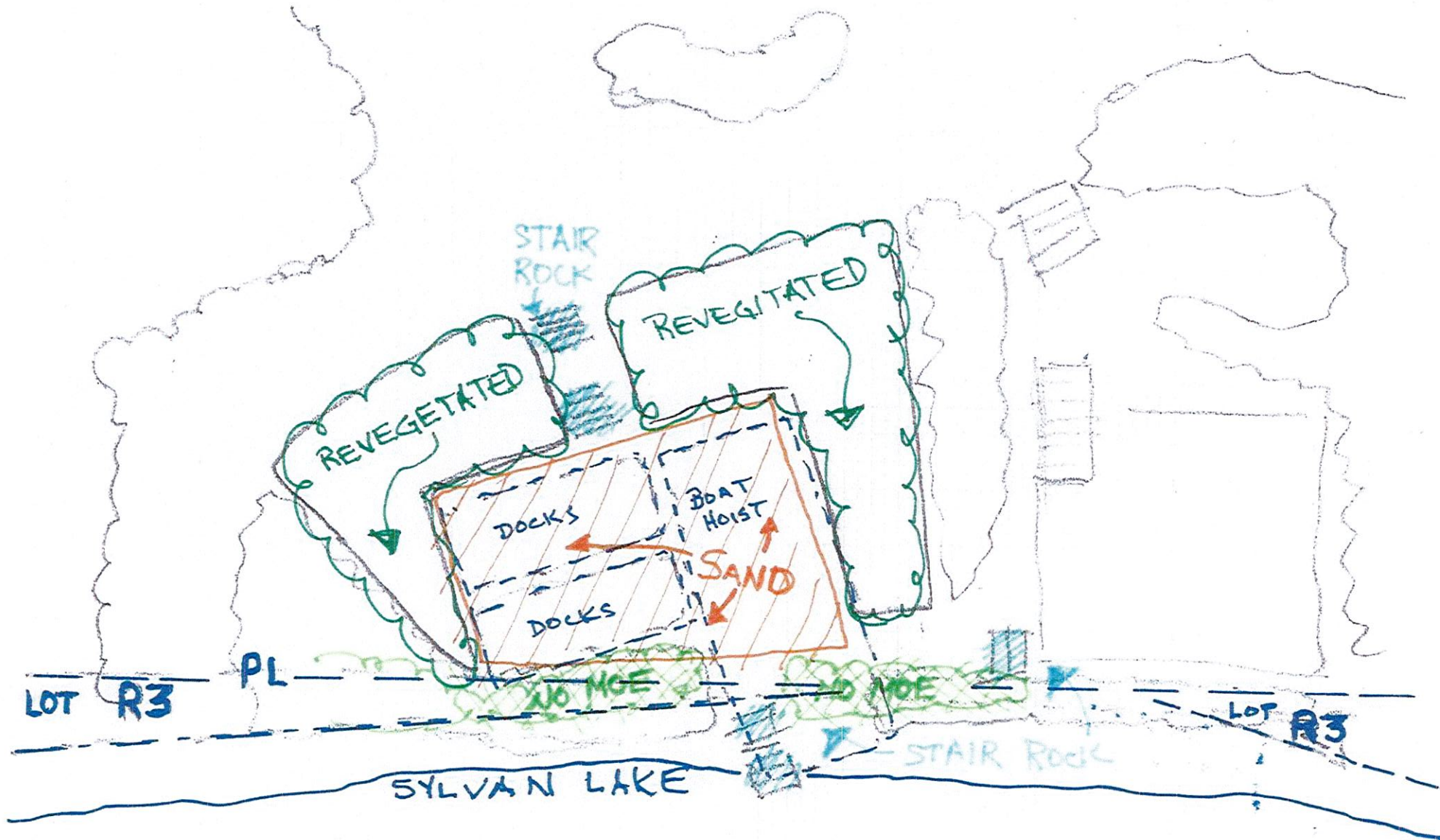
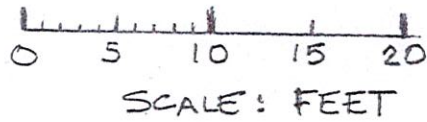
Brian Engel  
Lakeview Contracting Inc.





250 JARVIS BAY DR.  
PROPOSED DEVELOPMENT

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250 JARVIS BAY DR.  
PROPOSED DEVEGETATION  
36.25 m<sup>2</sup>



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250 JARVIS BAY DR.

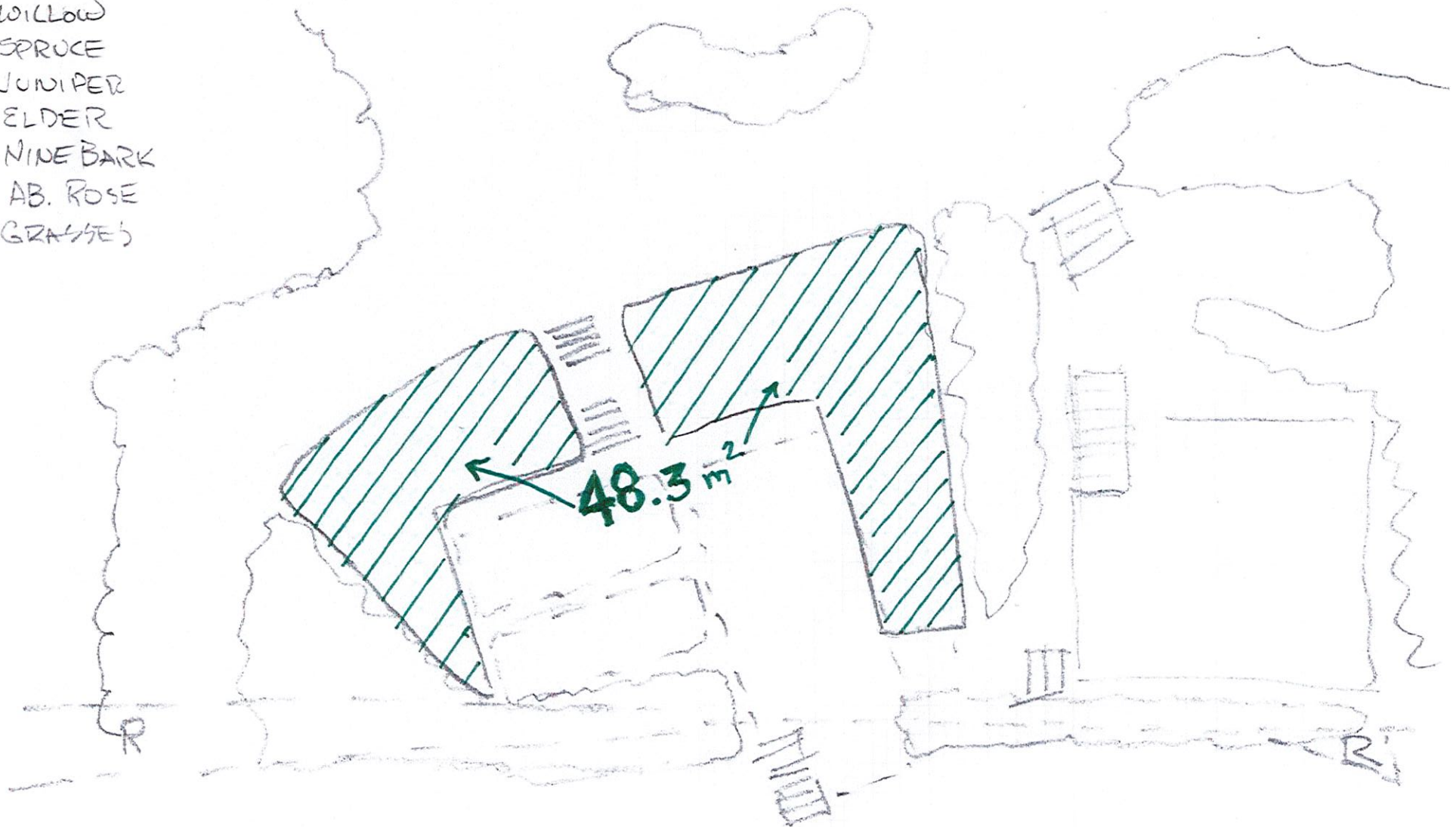
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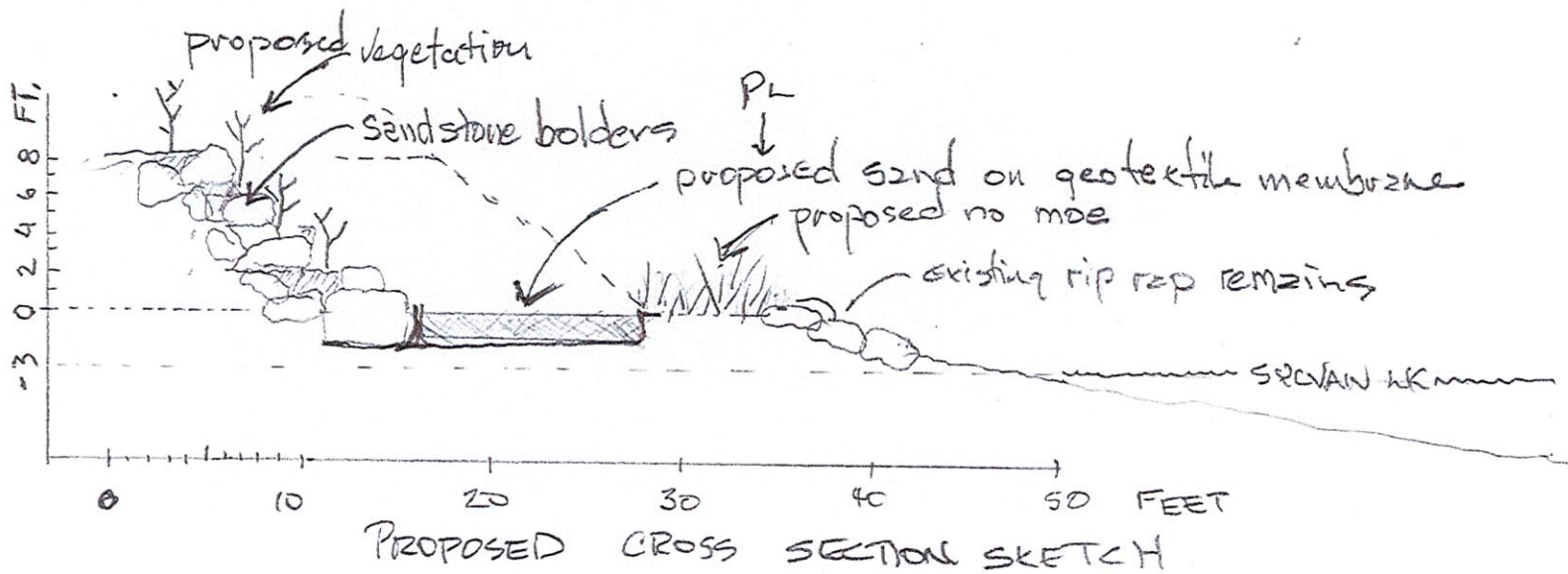
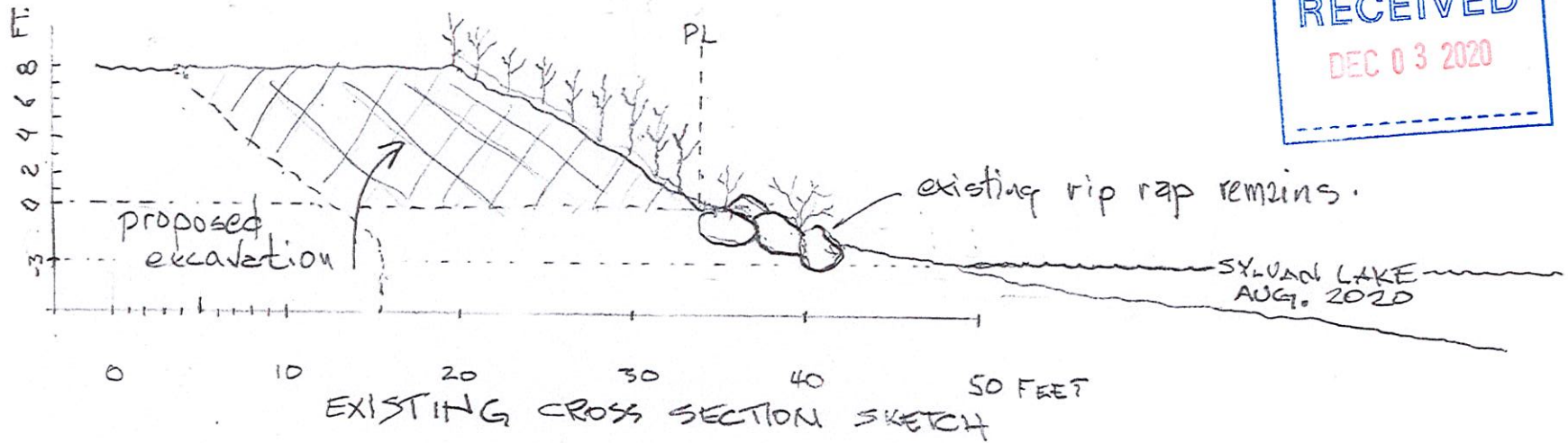
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PROPOSED RE VEGETATION : Plantings at density to provide  
entire slope coverage.  
(See sample photos)

48.3 m<sup>2</sup> 

PINE  
WILLOW  
SPRUCE  
JUNIPER  
ELDER  
NINE BARK  
AB. ROSE  
GRASSES







# Disposition Sketch

**SNELL & OSUND SURVEYS (1979) LTD.**

RED DEER, ALBERTA

Ph: (403) 342-1255

**Purpose Of Activity:** Bank Stabilization

**PREPARED FOR:** MARGARET L LONGMATE-ALLAN  
11, 38349 Rge Rd. 270  
Red Deer County, Alberta  
T4E 1A2

**Date :** OCTOBER 27, 2011

## LEGAL DESCRIPTION:

**LOT** R3 & 17

**BLOCK** 2

**PLAN** 1981 NY

**Prepared By:** Martin D. Robinson, A.L.S.

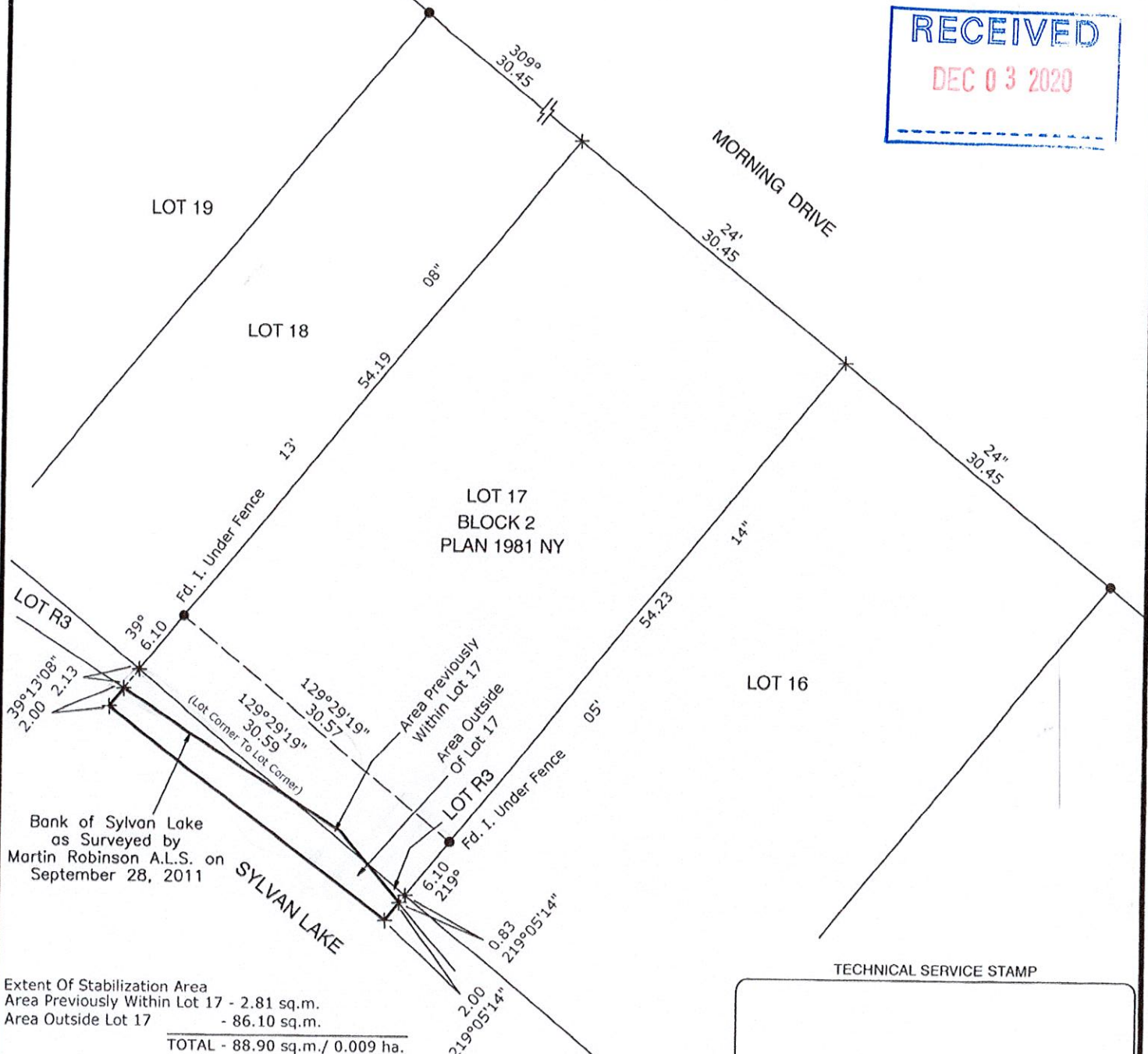
**CIVIC ADDRESS:** 250 JARVIS BAY DRIVE  
RED DEER COUNTY, ALBERTA  
E. 1/2 SEC. 9-39-1-W5M

**Drawn By:** F. MELONE

**Job No. :** 31996

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Bank of Sylvan Lake  
as Surveyed by  
Martin Robinson A.L.S. on  
September 28, 2011

Extent Of Stabilization Area  
Area Previously Within Lot 17 - 2.81 sq.m.  
Area Outside Lot 17 - 86.10 sq.m.  
TOTAL - 88.90 sq.m./ 0.009 ha.

## LEGEND & NOTES

STATUTORY IRON POSTS FOUND SHOWN THUS ●  
TEMPORARY POINT ESTABLISHED SHOWN THUS ×

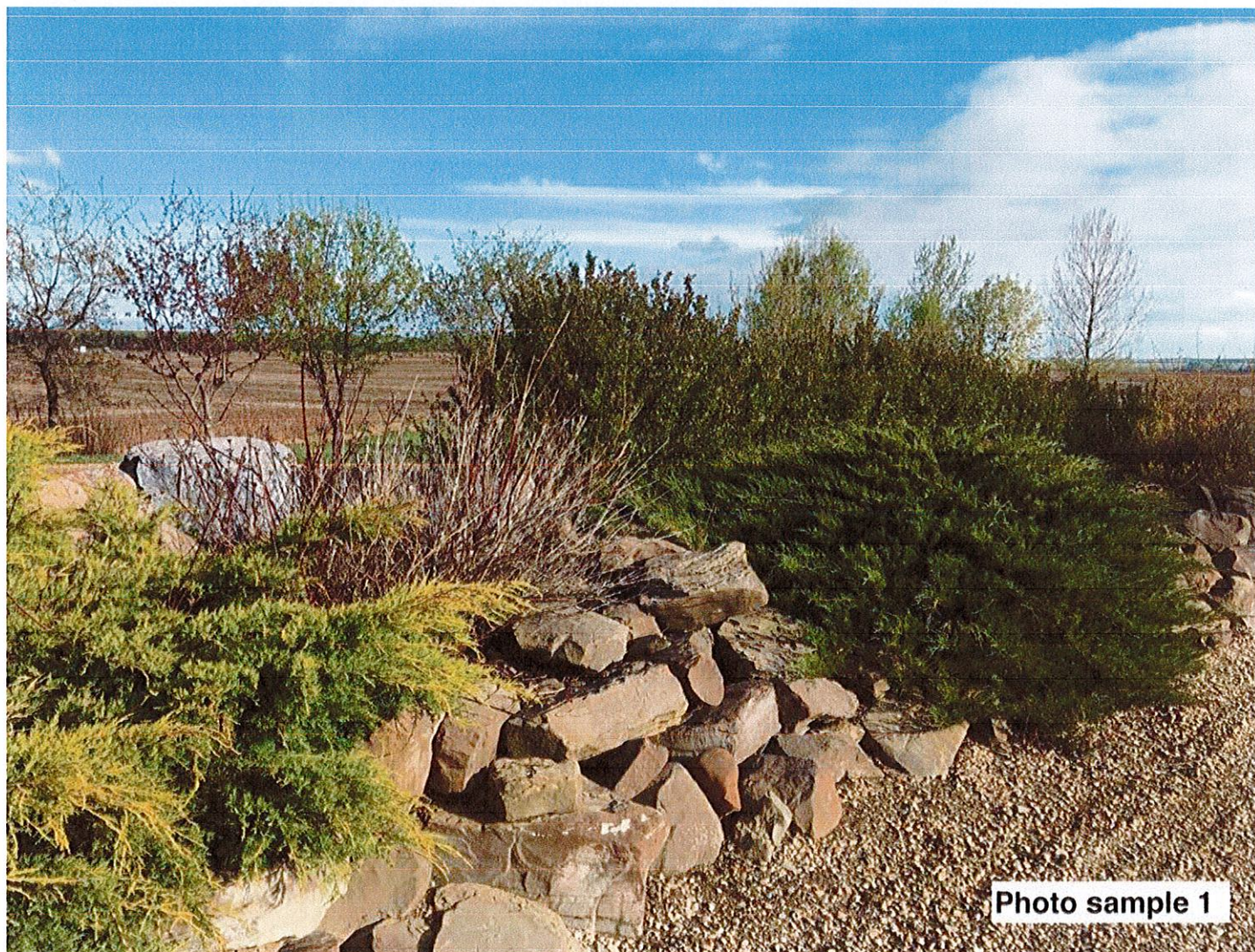
DISTANCES ARE IN METRES AND DECIMALS THEREOF.

SCALE = 1:500

SURVEYED ON THE DATE OF

SEPTEMBER 28, 2011

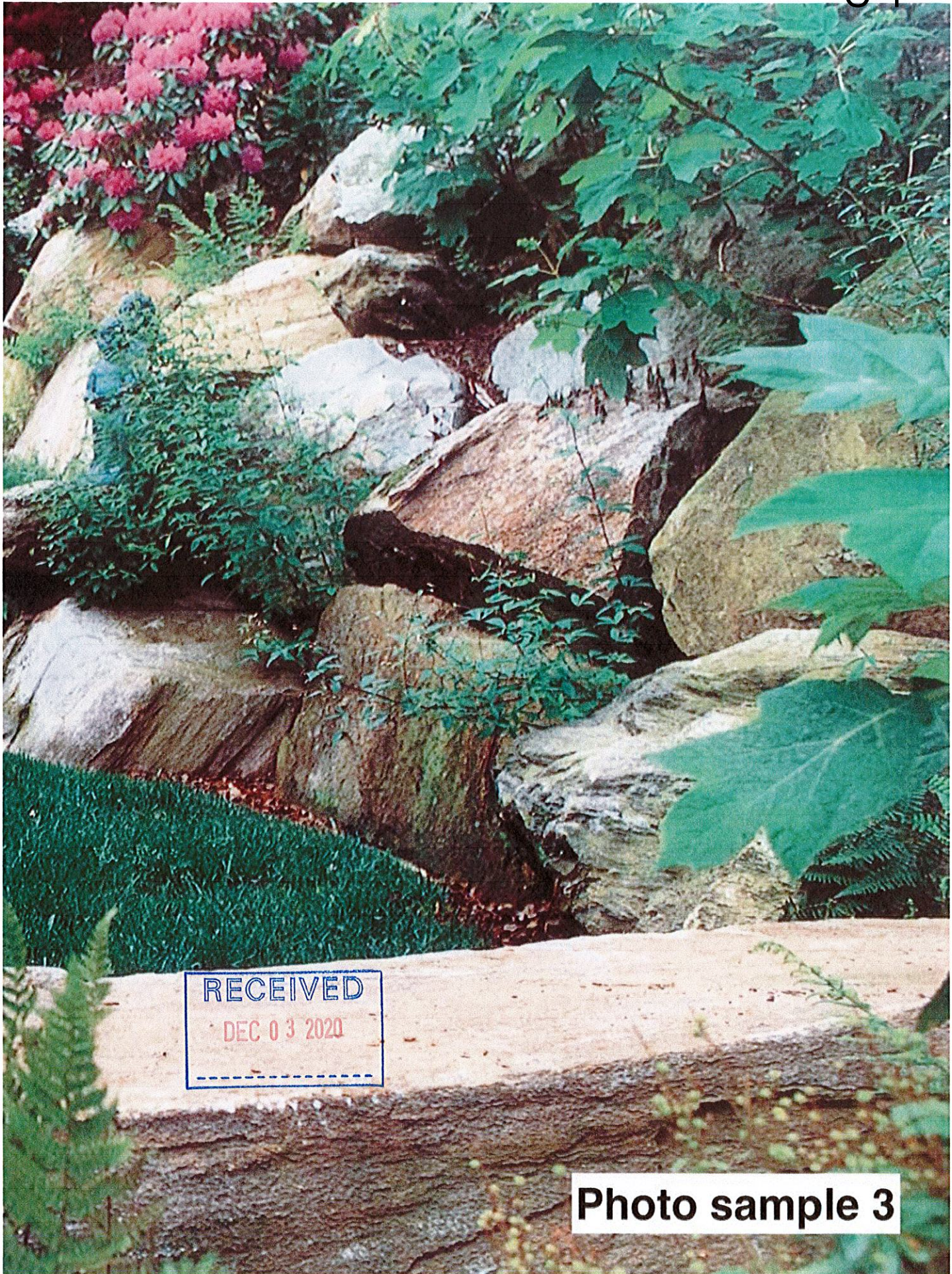












**Photo sample 3**



Jarvis Bay Dr.

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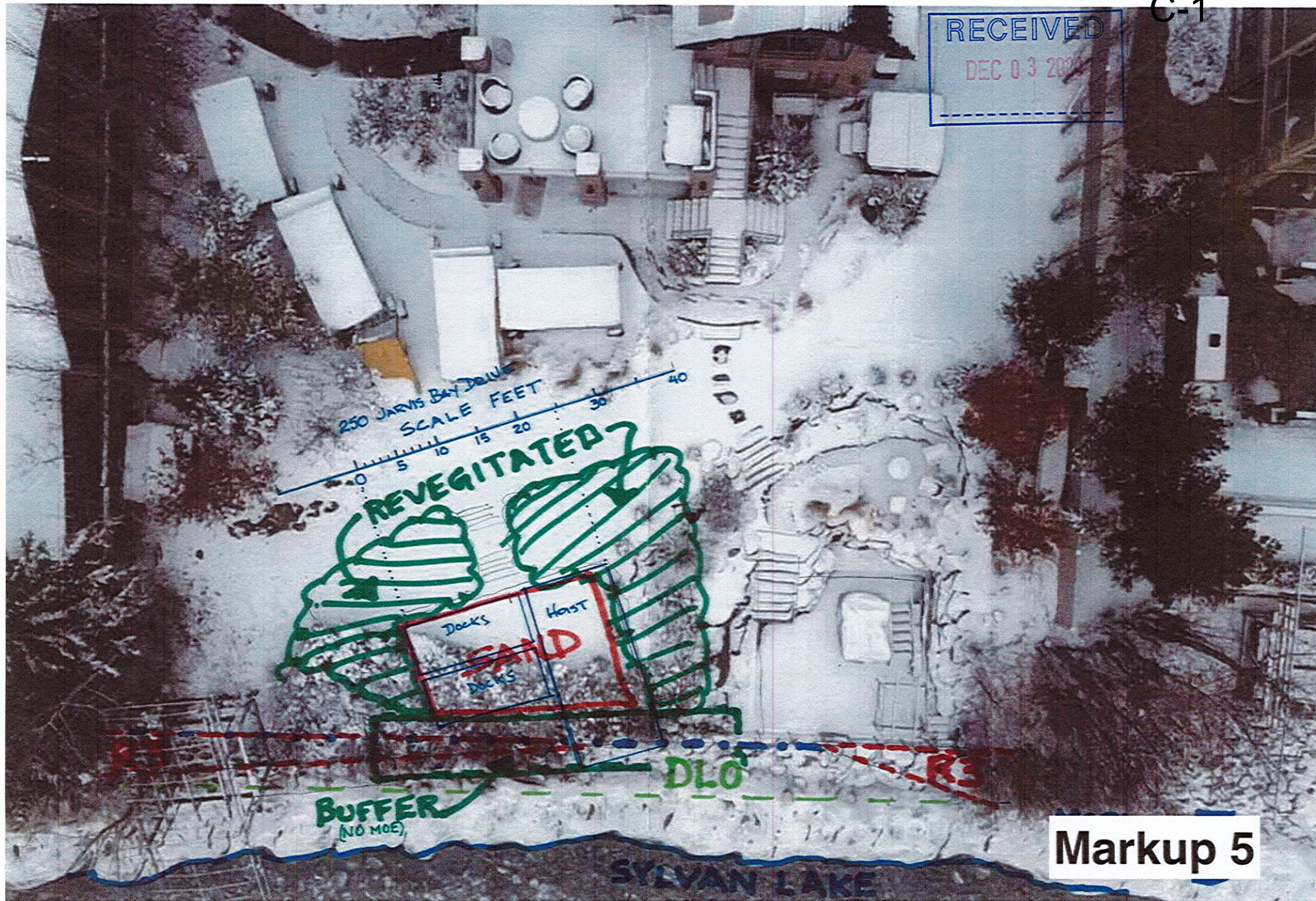


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Photo sample 4







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Existing vegetation 6





Existing vegetation 7











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**Existing vegetation 10**





**Existing vegetation 11**



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Boatlift removal barge 12



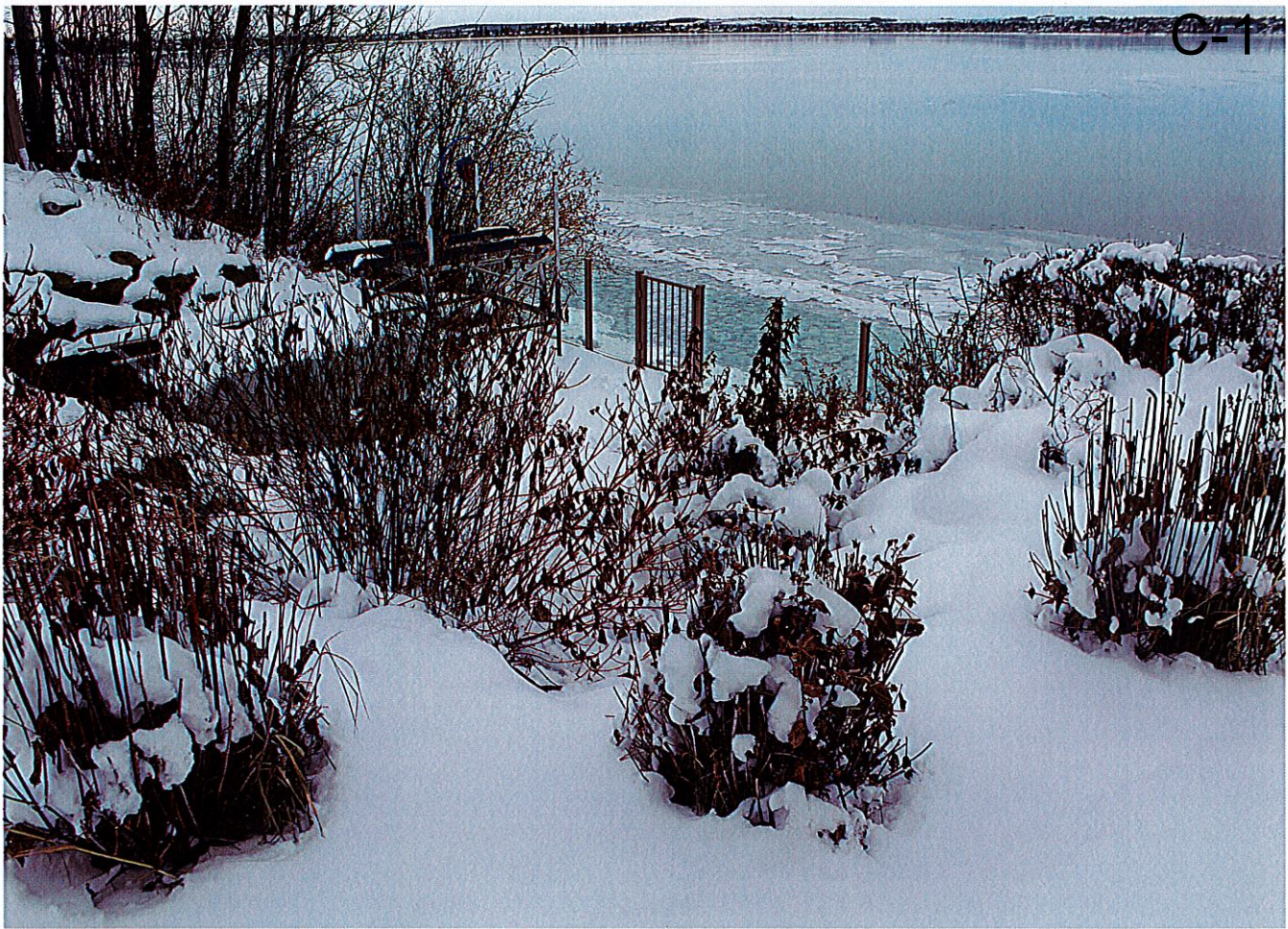
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