

**REGULAR MEETING AGENDA
SUMMER VILLAGE OF JARVIS BAY
SEPTEMBER 7, 2021 @ 9:30 A.M.**

A. CALL TO ORDER

B. AGENDA - additions/deletions

C. ADOPTION OF MINUTES

- Regular Meeting Minutes, July 6, 2021
- Organizational Meeting Minutes, July 6, 2021
- Municipal Planning Commission Minutes, July 6, 2021

D. INFORMATION ITEMS

- 1) Quarterly Financial Report
- 2) Public Works Report
- 3) Development Update
- 4) Speed Sign Report

E. REQUESTS FOR DECISION

1) Finance & Administration

- a) Banking Fees

2) Council & Legislation

- a) Sylvan Lake Regional Water Commission
- b) Alberta Urban Municipalities Association
- c) Association of Summer Village of Alberta
- d) Noise, Safety and Environment Concern
- e) Twin Rose Development Proposal

F. COUNCIL, COMMITTEES & CORRESPONDENCE

1) Council Reports

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

2) Upcoming Meetings

- a) Council Meeting – October 5, 2021

G. ADJOURNMENT

Summer Village of Jarvis Bay
Regular Meeting Minutes
July 6, 2021

C-1

Minutes of a Regular Council Meeting of the Summer Village of Jarvis Bay, Province of Alberta, held July 6, 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
	Recording Secretary:	Teri Musseau
	Gallery:	Jon Blocksom
		Ron Link
		Rhonda Wishart
		John Cuthbertson

CALL TO ORDER The Meeting was called to order at 10:01 a.m. by Mayor Maplethorpe.

AGENDA APPROVAL

JBC-21-100 MOVED by Deputy Mayor Wiseman that the agenda be adopted as amended:

E-1-E Sylvan Lake Management Plan
E-1-F Mayors & Reeves Covid Letter
CARRIED

CONFIRMATION OF MINUTES

JBC-21-101 MOVED by Mayor Maplethorpe that the minutes of the Regular Meeting of Council held on June 1, 2021, be approved as presented.

CARRIED

JBC-21-102 MOVED by Mayor Maplethorpe that the minutes of the Municipal Planning Commission held on June 1, 2021, be approved as presented.

CARRIED

JBC-21-103 MOVED by Deputy Mayor Wiseman that the minutes of the Special Meeting of Council held on June 9, 2021, be approved as amended.

CARRIED

INFORMATION ITEMS

- 1) Accounts Payable Report
- 2) Public Works Report
- 3) Development Update
- 4) Docks Off Road Allowances
- 5) Disturbance Standards Policy

JBC-21-104 MOVED by Mayor Maplethorpe that Council approve the information items as presented.

CARRIED

REQUEST FOR DECISION

COUNCIL & LEGISLATION

JBC-21-105 Seasonal Docks
MOVED by Mayor Maplethorpe that Council adopt the Interim Policy for New Provincial Dock & Mooring Regulations with discussed amendments, and Administration bring the policy back in September for further discussion.
CARRIED

JBC-21-106 Drowning Prevention Week
WHEREAS the mission of the Lifesaving Society Canada is to prevent drowning throughout this great country, and even one drowning in Alberta is one too many; and

WHEREAS most drownings are preventable in a Water Smart community, and only through Water Smart education and a healthy respect for the potential danger that any body of water may present can we genuinely enjoy the beauty and recreation opportunities offered by these bodies of water; and

WHEREAS the Lifesaving Society urges Canadians and residents of the Summer Village of Jarvis Bay to supervise children who are in and around the water, to refrain from drinking alcoholic beverages while participating in aquatic activities, and to always wear a lifejacket when boating; and

WHEREAS the Lifesaving Society Canada has declared July 18th-24th, 2021 National Drowning Prevention Week to focus on the drowning problem and the hundreds of lives that could be saved this year.

THEREFORE, BE IT RESOLVED THAT, I, Councillor Garratt, do hereby proclaim July 18th – 24th, 2021 NATIONAL DROWNING PREVENTION WEEK in the Summer Village of Jarvis Bay, and do commend its thoughtful recognition to all citizens of our Summer Village of Jarvis Bay, Alberta.
CARRIED

JBC-21-107 Munis 101 Council Orientation
MOVED by Deputy Mayor Wiseman that Council authorize Administration to arrangement for all Councillors to attend the Munis 101 Council Orientation training in September.
CARRIED

Kevin Vennard joined the meeting at 11:30 a.m.

PLANNING & DEVELOPMENT

JBC-21-108 Subdivision Application – 37 Jarvis Bay Drive.
MOVED by Mayor Maplethorpe that Council approve the subdivision application for 37 Jarvis Bay Drive with the condition that a demolition permit application is received.
CARRIED

Kara Kashuba and Kevin Vennard left the meeting at 11:56 a.m.

COUNCIL & LEGISLATION CONTINUED

- JBC-21-109

SDAB Member Training

MOVED by Mayor Maplethorpe that Council authorize Administration to enroll all SDAB members for the required SDAB training in September for returning members and in October for new members.

CARRIED
- JBC-21-110

Sylvan Lake Management Plan

MOVED by Deputy Mayor Wiseman that Council rescind the Sylvan Lake Management Plan.

CARRIED
- JBC-21-111

Mayors & Reeves Covid Letter

MOVED by Mayor Maplethorpe that the Summer Village provide their support by having the Mayor sign the letter.

CARRIED

PUBLIC WORKS

- JBC-21-112

Memorial Benches Donation Policy

MOVED by Mayor Maplethorpe that Council adopt the Memorial Benches Donation Policy as amended.

CARRIED
- JBC-21-113

Medicine River Wildlife Center Donation

MOVED by Mayor Maplethorpe that Council make a \$500.00 donation to the Medicine River Wildlife Center.

CARRIED

Chris Loov left the meeting at 10:56 a.m.

COUNCIL REPORTS

- Mayor Maplethorpe
 - No report
- Deputy Mayor Wiseman
 - No reports
- Councillor Garratt
 - No reports
- Committee Reports
- Ann Zacharias, Summer Village of Birchcliff
 - Parkland Regional Library Board

JBC-21-114 MOVED by Mayor Maplethorpe that the Council reports be accepted as information.

CARRIED

NEXT COUNCIL MEETING

JBC-21-115 MOVED by Mayor Maplethorpe that the next meeting of Council be held on September 7, 2021, at 9:30 a.m.

CARRIED

John Cuthbertson, Chris Loov left the meeting at 12:15 p.m.

CLOSED SESSION

JBC-21-116 MOVED by Mayor Maplethorpe that Council move to a closed session to seek advice from officials as per FOIP Section 17, at 12:16 p.m.

CARRIED

JBC-21-117 MOVED by Mayor Maplethorpe that Council return to an open meeting at 12:17 p.m.

CARRIED

ADJOURNMENT

JBC-21-118 MOVED by Mayor Maplethorpe that being the agenda matters have been concluded, the meeting be adjourned at 12: p.m.

CARRIED

JULIE MAPLETHORPE, MAYOR

TANNER EVANS, CAO

**SUMMER VILLAGE OF JARVIS BAY
ORGANZATIONAL MEETING MINUTES
JULY 6, 2021**

Minutes of an organizational meeting of Council held on July 6, 2021, in the Summer Village Administration Office in the Town of Sylvan Lake.

PRESENT: Annabelle Wiseman
Julie Maplethorpe
David Garratt

STAFF PRESENT: Tanner Evans, Administrator
Teri Musseau, Recording Secretary
Chris Loov, Public Works Coordinator
Kara Kashuba, Development Officer

GALLERY: Jon Blocksom
John Cuthbertson
Rhonda Wishart
Ron Link

CALL TO ORDER

Tanner Evans, C.A.O., called the meeting to order at 9:30 a.m.

AGENDA

JBC-21-084 MOVED by Councillor Wiseman that the agenda be accepted as presented.

SELECTION OF MAYOR

Tanner Evans called for the nominations for Mayor.

JBC-21-085 MOVED by Councillor Wiseman
Mayor THAT Councillor Maplethorpe be appointed as Mayor.

CARRIED

Tanner Evans turned the meeting over to Mayor Maplethorpe.

SELECTION OF DEPUTY MAYOR

JBC-21-086 Mayor Maplethorpe called for nominations for the position of Deputy
Deputy Mayor Mayor.

MOVED by Mayor Maplethorpe
THAT Councillor Wiseman be appointed as Deputy Mayor.

CARRIED

**APPOINTMENT OF ASSESSOR AND AUDITOR FOR THE 2021
FINANCIAL YEAR**

JBC-21-087 MOVED by Deputy Mayor Wiseman
Assessor THAT Wild Rose Assessment be appointed Assessor for the Summer Village of Jarvis Bay.

CARRIED

JBC-21-088
Auditor

MOVED by Councillor Garratt
THAT the Metrix Group be appointed Auditors for the Summer Village of Jarvis Bay.

CARRIED

APPOINTMENTS TO VARIOUS COMMITTEES, COMMISSIONS AND BOARDS

JBC-21-089
MPC

MOVED by Deputy Mayor Wiseman
THAT the following be appointed to the Municipal Planning Commission:

- Council Representative – Annabelle Wiseman
- Council Representative – Julie Maplethorpe
- Member at Large – Alf Moore
- Member at Large – Jim Watson
- Member at Large – Ron Link

CARRIED

JBC-21-090
SDAB

MOVED by Mayor Maplethorpe
THAT the following be appointed to the Subdivision Development Appeal Board:

- Council Representative – David Garratt
- Citizen-at-Large Representative – Diane Hollingshead
- Citizen-at-Large Representative – Bob Thomlinson
- Citizen-at-Large Representative – Lenore Berkley
- Citizen-at-Large Representative – Russell Crook
- Citizen-at-Large Representative – Rene Weber
- SDAB Secretary – Teri Musseau

CARRIED

APPOINTMENTS TO VARIOUS INTERMUNICIPAL COUNCIL COMMITTEES, COMMISSIONS AND BOARDS

JBC-21-091
Joint Services

MOVED by Deputy Mayor Wiseman
THAT Mayor Maplethorpe be appointed as Council Representative to the Joint Services Committee.

CARRIED

JBC-21-092
Emergency
Advisory
Committee

MOVED by Deputy Mayor Wiseman
THAT Mayor Maplethorpe, Deputy Mayor Wiseman and Councillor Garratt be appointed as Council Representatives to the Emergency Advisory Committee.

CARRIED

JBC-21-093
SLMC

MOVED by Mayor Maplethorpe
THAT Deputy Mayor Wiseman be appointed as Council Representative to the Sylvan Lake Management Committee.

CARRIED

JBC-21-094
Wastewater
Commission

MOVED by Mayor Maplethorpe
THAT Deputy Mayor Wiseman be appointed as Summer Village of Jarvis Bay Representative to the Sylvan Lake Regional Wastewater Commission with Councillor Garratt as Alternate.

CARRIED

Initials

APPONTMENT TO VARIOUS COMMITTEES AT LARGE

- JBC-21-095**
Parkland Regional Library Board

MOVED by Deputy Mayor Wiseman
THAT Mayor Maplethorpe from the Summer Village of Jarvis Bay, be appointed as representative to the Parkland Regional Library Board for all 5 Summer Villages.

CARRIED
- JBC-21-096**
FCSS

MOVED by Councillor Garratt
THAT a representative from the Summer Village of Sunbreaker Cove, be appointed as representative to the Family Community Support Services Board for all 5 Summer Villages.

CARRIED
- JBC-21-097**
Sylvan Lake Library Board

MOVED by Mayor Maplethorpe
THAT Mayor Maplethorpe be appointed as representative to The Town of Sylvan Lake Library Board for all 5 Summer Villages.

CARRIED

DATE AND PLACE OF THE 2022 ANNUAL INFORMATION MEETING

- JBC-21-098**
Annual Meeting

MOVED BY Deputy Mayor Wiseman
THAT the 2021 Annual Information meeting will be held on August 28, 2021.
- JBC-21-099**
Annual Meeting

MOVED BY Deputy Mayor Wiseman
THAT the 2022 Annual Information meeting will be held on July 16, 2022.

ADJOURNMENT

The meeting adjourned at 9:55 a.m.

Julie Maplethorpe, Mayor

Tanner Evans, Administrator

Initials

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Jarvis Bay, Province of Alberta, held July 6, 2021, at the Summer Village Administration Office in Sylvan Lake, Alberta.

PRESENT	Chair:	Julie Maplethorpe via Zoom
	Deputy Mayor:	Annabelle Wiseman via Zoom
	Member at Large:	Jim Watson via Zoom
	CAO:	Tanner Evans via Zoom
	Development Officer:	Kara Kashuba via Zoom
	Recording Secretary:	Teri Musseau
	Applicant:	Scott McDermott via Zoom John Cutherbertson viz Zoom

CALL TO ORDER Chair Maplethorpe called the meeting to order at 9:00 a.m.

AGENDA

MPC-21-007 Moved by Annabelle Wiseman to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATIONS

- 1. 251 Jarvis Bay Drive – Home Occupation

Application for home occupation at 251 Jarvis Bay Drive (Lot 2, Block 3, Plan 9622249).

MPC-21-008 Moved by Annabelle Wiseman to approve the application for a home occupation at 251 Jarvis Bay Drive (Lot 2, Block 3, Plan 9622249) subject to the following conditions being met to the satisfaction of the Development Officer:

- 1. The Home occupation commences and continues in the manner applied for and complies with the regulations and specifications of the Land Use Bylaw under which this permit was issued.
- 2. The development permit is only valid for one (1) year from the date of issuance. A new development approval will be required at that time should the applicant wish to continue with the Home Occupation use.
- 3. Any change in use or intensification of this home occupation will require a new development permit.
- 4. There shall be no exterior display or advertisement, except as provided for in section 2.2(11) of the Land Use Bylaw.
- 5. The applicant is responsible to comply with any other regulations or approvals required by any other provincial or federal agency.
- 6. No person other than a resident the dwelling unit shall be employed.
- 7. There shall be no outside storage of materials, commodities, or finished products.

Initials

- 8. Business to include coaching with the swim spa, treadmill training, supplement sales, body composition analysis, and a podcast room.
CARRIED

ADJOURNMENT:

MPC-22-009 Moved by Chair Maplethorpe that the Municipal Planning Commission meeting of June 1, 2021, be adjourned at 9:11 a.m.
CARRIED

JULIE MAPLETHORPE, CHAIR

TANNER EVANS, CAO

Initials

Summer Village of Jarvis Bay

Finance

Information Item

Agenda Item: *Quarterly Financial Report*

Background:

Administration would like to provide the following 2nd Quarter Financial information to Council.

Options for Consideration:

- The Operating Budget Report to June 30, 2021
- The Projects Budget Report to June 30, 2021
- Alberta School Foundation Report to June 30, 2021
- ATB Bank Account - June 30, 2021
- \$1,395,879.16
- Accumulated Surplus 44,289.76
- Completions Deposits 22,500.00
- Deferred Revenue (Grants) 120,496.36
- JSC IT Reserve 8,000.00
- Reserves Fleet Replacement 3,950.32
- Reserves Sewer 400,000.00
- Reserves General Operating 254,835.77
- Reserves Street Light 6,600.00
- Mill Rate Stabilization 50,000.00
- Reserves Environmental 260,000.00
- Reserves Twin Fawns Walkway 30,000.00
- Reserves Roads 400,000.00

Administrative Recommendations:

- 1) That Council Approve the 2nd Quarter Financial Report as information.

Authorities:

MGA 207 (c) "advises and informs the council on the operation and affairs of the municipality"

Report Date
2021-08-19 3:58 PM

Summer Village of Jarvis Bay
Operating Budget
For the Period Ending June 30, 2021

Page 1

	Budget	Year to Date	Budget Remain
Revenue			
101-000-110 - Taxation	408,779.46	408,787.36	7.90
101-000-120 - Taxes Local Improveme	2,060.00	203.85	(1,856.15)
101-000-510 - Penalties	8,128.00	6,733.31	(1,394.69)
112-000-410 - Sale of Services & Su	237.98	500.00	262.02
112-000-540 - Interest Charges	101.60	6.77	(94.83)
112-000-550 - Return on Investments	15,000.00	4,071.88	(10,928.12)
112-000-570 - Other Revenue	1,016.00	11,711.51	10,695.51
112-000-740 - MSI Operational	11,300.00	10,636.00	(664.00)
121-000-530 - Fines Provincial Coll	500.00		(500.00)
142-000-400 - Street Light Charges	3,400.00	3,400.00	
142-000-410 - Wastewater Charges	58,000.00	58,000.00	
161-000-410 - Certificates Complian	56.90	200.00	143.10
161-000-510 - Inspection Fees	1,524.00	493.60	(1,030.40)
161-000-520 - Development Permits/A	572.81	4,800.00	4,227.19
161-000-590 - Encroachment Fees	204.22	1,017.44	813.22
Total Revenue:	510,880.97	510,561.72	(319.25)
Expenditures			
Council and Legislation			
211-101-150 - Mayors Remuneration	5,000.00	3,410.00	1,590.00
211-101-210 - Mayor Travel and Sub	1,200.00		1,200.00
211-102-150 - Deputy Mayor Remun	3,500.00	1,560.00	1,940.00
211-102-210 - Deputy Mayor Travel &	600.00		600.00
211-103-150 - Councillor Remun	3,500.00	840.00	2,660.00
211-103-210 - Councilor Travel and	600.00		600.00
211-201-212 - ASVA Conference	1,040.00		1,040.00
211-202-212 - AUMA Conference	1,100.00		1,100.00
211-203-212 - Council Education Opportunity	2,500.00		2,500.00
211-301-220 - AUMA Membership	1,067.41	924.83	142.58
211-302-220 - ASVA Membership	975.00	975.00	
211-303-220 - FCM Membership	145.09	122.00	23.09
211-304-220 - Mayors and Reeves Mem	100.00		100.00
Total Council and Legislation:	21,327.50	7,831.83	13,495.67
Administration			
212-100-110 - Salaries	99,535.23	46,594.65	52,940.58
212-100-130 - Training	2,637.69	1,299.74	1,337.95
212-100-140 - Benefits	3,721.70	1,342.17	2,379.53
212-100-210 - Travel and Subsistenc	3,416.11		3,416.11
212-100-211 - WCB	2,381.05	389.06	1,991.99
212-100-266 - PW Fleet	1,782.22	432.61	1,349.61
212-200-215 - Postage/Freight/Couri	1,817.47	760.12	1,057.35
212-200-500 - Printing Costs	2,036.01	631.10	1,404.91
212-200-510 - Office Supplies	3,193.41	378.13	2,815.28
212-300-217 - Phone/Fax/Internet	2,078.62	721.06	1,357.56
212-300-240 - Computer Software / M	1,527.02	2,589.88	(1,062.86)
212-300-242 - IT equipment	1,047.37	1,552.29	(504.92)
212-300-250 - Facility Improvements	1,047.37		1,047.37
212-300-255 - Facility Maintenance	3,678.56	257.75	3,420.81
212-300-263 - Condominium Costs	1,068.90	950.52	118.38
212-300-265 - Equipment Maintenance	450.00		450.00

Report Date
2021-08-19 3:58 PM

Summer Village of Jarvis Bay
Operating Budget
For the Period Ending June 30, 2021

Page 2

	Budget	Year to Date	Budget Remain
212-300-270 - Equipment Rental	839.85	300.15	539.70
212-300-510 - Other Contingency	349.46	201.63	147.83
212-300-530 - Building Insurance	518.36		518.38
212-300-540 - Utilities	3,028.61	1,681.86	1,346.75
212-400-220 - Election Expenses/Mee	5,000.00	1,531.41	3,468.59
212-400-221 - Bank Fees	6,000.00	279.70	5,720.30
212-400-222 - Advertising	500.00		500.00
212-400-230 - Legal Fees	5,337.05		5,337.05
212-400-231 - Audit Fees	6,906.77	4,593.86	2,312.91
212-400-232 - Assessment Fees	6,800.00	3,500.00	3,300.00
212-400-233 - Accounting Software	1,868.02		1,868.02
212-400-275 - Municipal Insurance	4,269.64	3,667.15	602.49
212-400-910 - Taxation Changes	533.70		533.70
212-401-220 - Urgent Care Contribut	1,000.00		1,000.00
212-402-220 - Donations to other Or	1,000.00		1,000.00
Total Administration:	175,370.19	73,654.84	101,715.37
Protective Services			
223-000-200 - Contract Fire Service	19,000.00	553.80	18,446.20
224-000-200 - Emergency Management	2,134.82		2,134.82
225-000-200 - Policing Costs	8,969.00		8,969.00
226-000-200 - Enforcement	27,672.50	20,754.38	6,918.12
226-000-201 - Enforcement Reserve	3,108.96		3,108.96
Total Protective Services:	60,885.28	21,308.18	39,577.10
Public Works			
232-000-200 - Green Space Program	25,000.00	1,661.58	23,338.42
232-000-250 - Road Maintenance Prog	12,000.00	1,674.00	10,326.00
232-000-255 - Plowing Program	23,600.00	6,460.00	17,140.00
232-000-265 - Sign & Bench Program	3,000.00	1,063.79	1,936.21
232-000-530 - Ditch and Culvert Pro	3,000.00	1,045.00	1,955.00
232-000-545 - Street Light Program	5,100.00	1,468.84	3,631.16
242-000-250 - SLR WasteWater Commis	8,463.00	80.12	8,382.88
242-000-251 - SLR Water Commission	800.00	346.75	453.25
242-000-255 - Maintenance Program-S	15,000.00	1,178.15	13,821.85
242-000-260 - Useage Fees	64,756.00	25,408.75	39,347.25
243-000-200 - Contracted Services Solid Waste	24,560.78	5,037.50	19,523.28
243-000-270 - Recycling Program-WM	10,674.10	3,231.51	7,442.59
Total Public Works:	195,953.88	48,655.99	147,297.89
Planning and Development			
261-000-110 - Development Services	1,250.00	390.11	859.89
261-000-115 - IDP (RDC,TSL,LC)	1,000.00	26.25	973.75
261-000-200 - Community Planning	500.00		500.00
261-000-215 - Subdivision Appeal Bo	900.00		900.00
261-000-220 - Municipal Planning Co	900.00	460.00	440.00
Total Planning and Development:	4,550.00	876.36	3,673.64
Recreation			
272-000-510 - Parks and Playgrounds	21,348.19	2,606.85	18,741.34
272-000-250 - Buoy Programs	3,735.93		3,735.93

Report Date
2021-08-19 3:58 PM

Summer Village of Jarvis Bay
Operating Budget
For the Period Ending June 30, 2021

Page 3

	Budget	Year to Date	Budget Remain
274-000-850 - Parkland Regional Lib	1,821.00	910.58	910.42
212-403-220 - FCSS Sylvan Lake	3,438.60	1,433.00	2,005.60
274-000-510 - Operational Recreation Grants - ICF	21,432.24		21,432.24
Total Recreation:	51,775.96	4,950.43	46,825.53
Environment			
243-102-150 - Red Deer River Waters	518.16		518.16
273-100-150 - SLMC	500.00		500.00
Total Environment:	1,018.16	0.00	1,018.16
Total Expenditures:	510,880.97	157,277.63	353,603.36
Surplus / Deficit	0.00	353,284.09	353,284.11

Report Date
2021-08-19 2:48 PM

**Summer Village of Jarvis Bay
Projects Budget**
For the Period Ending June 30, 2021

Page 1

	Budget	Year to Date	Budget Remain
Revenue			
197-194-840 - Project Reserves - Petro Beach Security	15,000.00		(15,000.00)
197-196-840 - Project MSI - Administrative Building	97,387.00		(97,387.00)
197-198-840 - Project MSP - Drainage Improvement	13,319.00		(13,319.00)
197-199-840 - Project Grants - Memorial Benches	12,000.00		(12,000.00)
197-200-840 - Project Reserves - Speed Sign	7,000.00		(7,000.00)
Total Revenue:	144,706.00	0.00	(144,706.00)
Expenditures			
297-194-840 - Project Reserves - Petro Beach Security	15,000.00		15,000.00
297-196-840 - Project MSI - Administrative Building	97,387.00	10.00	97,377.00
297-198-840 - Project MSP - Drainage Improvements	13,319.00		13,319.00
297-199-840 - Projects Grants - Memorial Benches	12,000.00		12,000.00
297-200-840 - Project Reserves - Speed Sign	7,000.00	5,427.09	1,572.91
Total Expenditures:	144,706.00	5,437.09	139,268.91
Surplus / Deficit	0.00	(5,437.09)	(5,437.09)

Report Date
2021-08-19 2:56 PM

Summer Village of Jarvis Bay
ASFF Budget Report
For the Period Ending June 30, 2021

Page 1

	Budget	Year to Date	Budget Remain
Revenue			
101-000-130 - ASFF-Residential	425,874.89	425,881.61	6.72
101-100-130 - ASFF-non-residential	1,285.28	1,285.28	
101-103-130 - DI Designated Industrial	26.73	26.73	
Total Revenue:	427,186.90	427,193.62	6.72
Expenditures			
201-100-130 - ASFF - Residential	425,874.89	219,658.55	206,216.34
201-101-130 - ASFF Non-Residential	1,285.28		1,285.28
201-300-130 - DI Designated Industrial	26.73		26.73
Total Expenditures:	427,186.90	219,658.55	207,528.35
Surplus / Deficit	0.00	207,535.07	207,535.07

Summer Village of Jarvis Bay

September 7, 2021

Public Works

Information Item

Agenda Item: *Public Works Report*

Background:

The following will provide council with an update on Public Works projects and programs:

- Road repairs are scheduled for late September. Several manholes will be lowered to remove bumps on Jarvis Glen Way and the bump caused by the culvert at the end of Jarvis Glen Way will be removed.
- Administration is working with AB Transportation to repair drainage issues caused by road work done to the intersection on Highway 20.
- Administration is getting quotes for an additional curb stop sewer service to be installed at the newly subdivided lot of 184A Jarvis Bay Drive. The full cost of the work will be paid by the property owner.
- No parking signs have been installed in front of the pathway approaches as directed by Council.
- Administration is obtaining prices for sewer main flushing this fall.
- The large 10km/hr slow zone buoys have been removed for the year.
- There have been delays from the supplier on new memorial benches. Administration is working with the contractor trying to get these issues resolved.
- Summer staff are working to clean out deadfall and trim back vegetation along pathways in village reserves.
- The triathlon that was scheduled for this summer was canceled due to the Town of Sylvan Lake not approving the event.

- Contacting engineers about pricing and information on a highway noise reduction. Administration has been advised that the primary options would be to create a berm tall enough to block sound or build a sound wall. Planting trees is not a recommended solution.

- The Outlet Creek Bridge and bollards were graffitied in late August. Administration is looking into possible options to clean or paint over the vandalism.

Options for Consideration:

Accept for information

Authorities:

MGA 207 (c) "advises and informs the council on the operation and affairs of the municipality"

Summer Village of Jarvis Bay

September 7, 2021

Planning and Development

Information Item

Agenda Item: *Development Update*

Background:

Development Permit Update:

Currently there are 83 development permits issued in the Summer Villages (32 in Birchcliff, 2 in Half Moon Bay, 9 in Jarvis Bay, 23 in Norglenwold, and 17 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. 228 Jarvis Bay Drive | Dwelling |
| 5. 251 Jarvis Bay Drive | Concrete Pad/Swim Spa |
| 6. 251 Jarvis Bay Drive | Home Occupation (NEW) |
| 7. 184A Jarvis Bay Drive | Dwelling (NEW) |
| 8. 184B Jarvis Bay Drive | Demolition & Dwelling (NEW) |
| 9. 41 Jarvis Bay Drive | Deck (NEW) |

Closed development permits since last Council meeting:

- | | |
|-------------------------|--------------------|
| 1. 312 Jarvis Glen Way | Landscaping |
| 2. 252 Jarvis Bay Drive | Accessory Building |
| 3. 196 Jarvis Bay Drive | Deck Addition |
| 4. 186 Jarvis Bay Drive | Fence |

Administrative Recommendations:

Council to accept as information.

Authorities:

Land Use Bylaw #125/13.

Summer Village of Jarvis Bay**September 7, 2021****Public Works****Information Item****Agenda Item: *Speed Sign Report*****Background:**

In March 2021 Council directed Administration to purchase and install a speed sign at the main entrance of Jarvis Bay. The sign was installed in June 2021 and has been operational since that time. Data collected from the digital speed sign is as follows:

- All speed sign data was collected from June 10 – August 29, 2021
- A total of 37,891 measurements were taken from this sign from June 10 – August 30. (On average each vehicle passing is measured twice)
- The average speed traveled was 24km/hr

18.67% of vehicles were traveling over the posted 30km/hr speed limit.

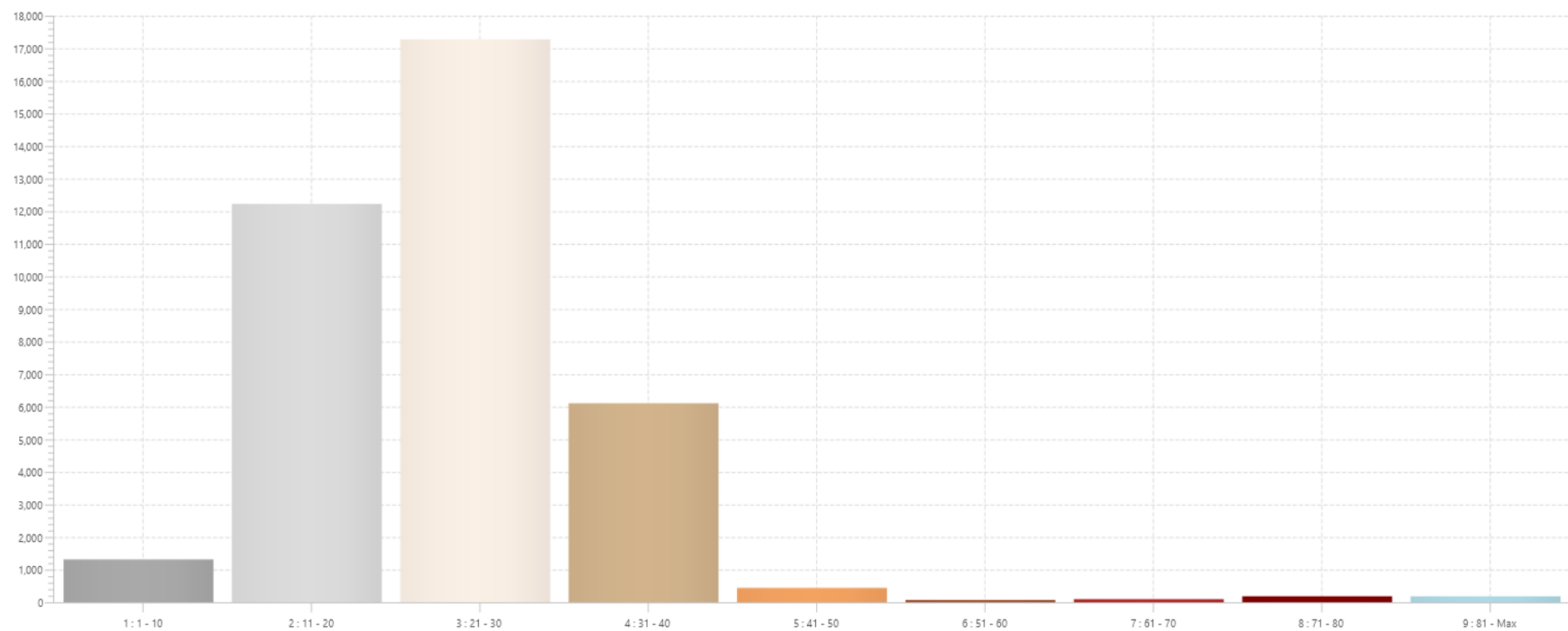
Options for Consideration:

Accept for information

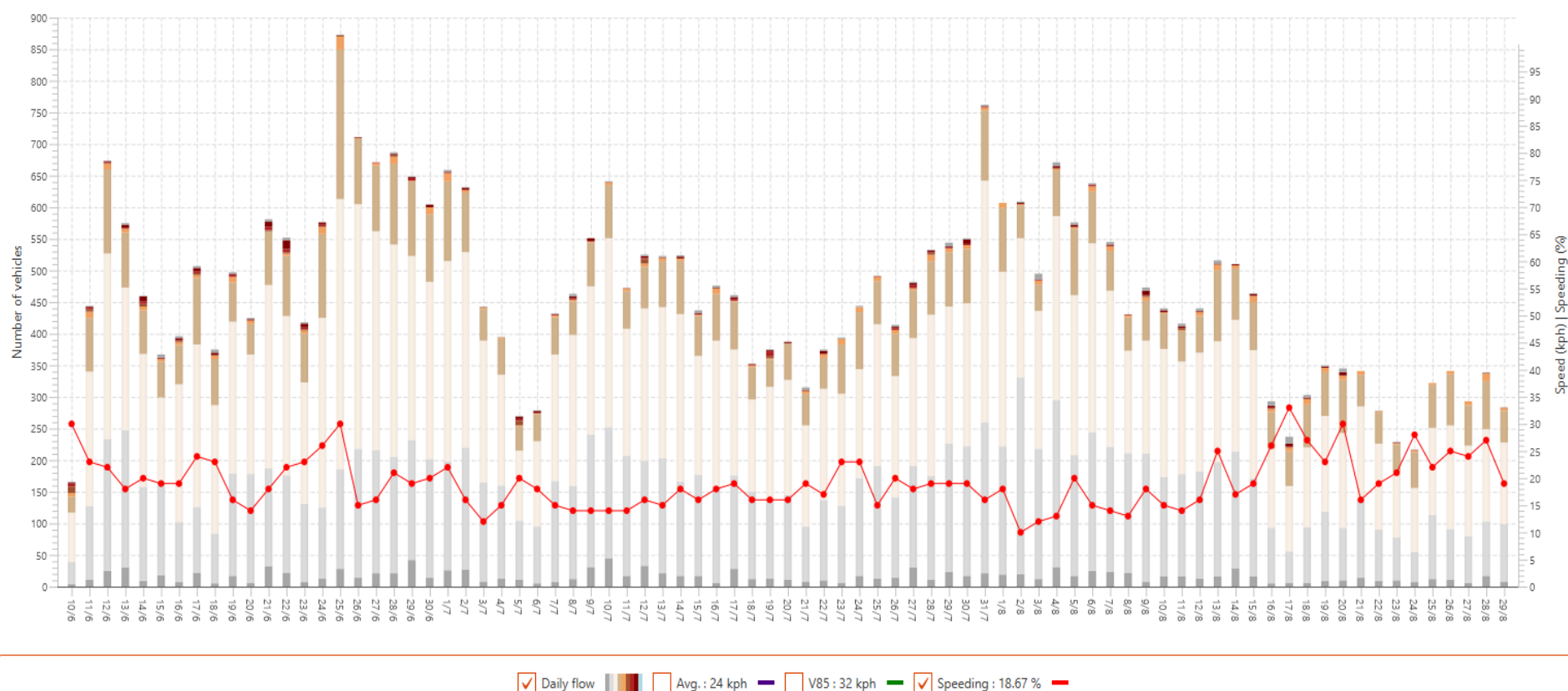
Authorities:

MGA 207 (c) "advises and informs the council on the operation and affairs of the municipality"

Total Count for Speed Ranges



Daily Breakdown



(Colors on the above graph match the speed ranges from the “Total Count for Speed Ranges” graph)

Summer Village of Jarvis Bay

Finance

Request for Decision

Agenda Item: *Bank Fees Update*

Background:

Administration would like to provide the following Banking Fees information to Council.

During the month of July, while taking payments for taxes and utilities, the Summer Village of Jarvis Bay incurred \$4,026.61 in the following fees:

- \$1,627.03 in VISA fees
- \$2,354.95 in MC fees
- \$44.63 in monthly Moneris (Debit/Credit Machine) fees

****This is approximately \$.06 per debit transaction, 1.64% on each MC transaction and 1.55% on all VISA transaction (last quote given).****

Municipal Affairs does not allow Municipalities to add on individual costs to credit card users. These fees must be budgeted for in banking costs in the yearly operating budgets.

During the 2021 tax payment process, Administration had received some feedback from Residents who were frustrated by the inability to pay their taxes and utilities online and at their financial institutions. Many expressed that our office should keep up with the times, similar to larger Municipalities, and allow this as a payment option.

Currently we offer VISA, Mastercard, Debit, Cash, Cheque, Money Order, Plastic and Electronic Tax Withdrawals as a form of payment.

Administration was given the following quote from our financial institution to set up online banking access at the 5 large banks:

Sample of other FI Corporate Creditor Pricing 2021

Sample of Competitors Corporate Creditor Service Pricing				
FI	Implementation Fee	Monthly Fee	Per Item Fee	Report
BMO	\$125.00	\$25.00	\$0.00	\$0.00
Scotiabank	\$125.00	\$25.00	\$0.00	\$2.50
RBC	\$125.00	\$25.00	<100 \$0.065 101-1,000 \$0.060 > 1000 \$0.055	\$1.25
TD	\$125.00	\$25.00	< 20 \$0.00 21-200 \$10.00 > 200 \$10.00 / 100	\$0.00
CIBC	\$125.00	\$25.00	\$0.055	\$1.25

In order to set up these 5 banks for online payment ability, the Summer Village of Jarvis Bay would incur:

- \$625 in one time Implementation Fees
- \$1500 per year in monthly fees + fees per items in some branches.

Another common Resident complaint that was heard this year, was the fact that our office does not have a payment drop off box on site. This would be much appreciated to residents who are only here on the weekends when our office is not open.

Options for Consideration:

- 1) Continue allowing in-person debit payments for taxes, utilities, invoices & development permits and discontinue all in-person credit card payments (credit card payments may be paid through the Plastiq online payment system only).
- 2) Set up Online bill payments for the 5 main banks at the above quoted costs.
- 3) Keep the credit card payment ability as it currently is.
- 4) Have a payment drop off box installed for weekend payments to be dropped off.

Administrative Recommendations:

- 1) That Council discuss the costs of keeping the in person credit card payment ability as an option to pay and/or whether to add online banking as a better more cost efficient option to pay.
- 2) That Council provide direction to Administration on what payment types to accept.
- 3) That Council approve a drop box for payment drop offs.

Authorities:

MGA 207 (c) "advises and informs the council on the operation and affairs of the municipality"

Summer Village of Jarvis Bay

September 7, 2021

Council and Legislation

Request for Decision

Agenda Item: *Merging of SLRWC and SLRWWC*

Background:

Administration has received the attached request from the Keith Boras from Lacombe County, requesting municipalities pass a motion authorizing the disestablishment of the Sylvan Lake Regional Water Commission and authorizing the change in name and services of the Sylvan Lake Regional Wastewater Commission.

Options for Consideration:

- 1) That Council accept as information.
- 2) That the Council of the Summer Village of Jarvis Bay hereby agrees to the following changes with respect to the Sylvan Lake Regional Wastewater Commission (the "Commission"):
 - the name of the Commission shall be changed to the Sylvan Lake Regional Water and Wastewater Commission, and;
 - the commission be authorized to provide water services in accordance with its bylaws.

Administrative Recommendations:

- 1) That the Council of the Summer Village of Jarvis Bay hereby agrees to the following changes with respect to the Sylvan Lake Regional Wastewater Commission (the "Commission"):
 - the name of the Commission shall be changed to the Sylvan Lake Regional Water and Wastewater Commission, and;
 - the commission be authorized to provide water services in accordance with its bylaws.

Authorities:

MGA Section 201

201(1)(a) a council is responsible for evaluating the policies and programs of the municipality.



Sylvan Lake Regional Wastewater Commission

c/o Lacombe County

RR 3

Lacombe, AB T4L 2N3

tevans@sylvansummervillages.ca

July 27, 2021

Tanner Evans
Sylvan Lake Summer Village Administration
Bay 8, 14 Thevenaz Industrial Trail
Sylvan lake AB T4S 2J5

Dear Mr. Evans:

Re: Merging of the SLRWC and SLRWWC

At the April 26th meeting of the SLRWC the Board unanimously approved a resolution to disestablish the SLRWC and transfer any assets to the SLRWWC. With the disestablishment of the Commission approved by the SLRWC Board, the next step was to have all member municipalities' Councils pass a resolution authorizing the disestablishment of the Commission.

With all member municipalities having now provided this resolution, the SLRWWC Board is requesting all member municipalities pass the following resolution to deal with the change in name and services. These proposed changes must be advertised weekly for a period of two consecutive weeks in at least one newspaper or other publication circulating in the area.

Council of [Municipality] hereby agrees to the following changes with respect to the Sylvan Lake Regional Wastewater Commission (the "Commission"):

- The name of the Commission shall be changed to the Sylvan Lake Regional Water and Wastewater Commission, and;*
- The Commission be authorized to provide water services in accordance with its bylaws.*

Once the name of the Commission and scope of services are changed, the next step will be amending the renamed Commission's bylaws to finalize the process. This will be dealt with at the next Commission meeting scheduled for Monday, September 27, 2021.

Should you have any questions please feel free to contact me by phone at 403.782.8959 or email cao@sylvanlakeregional.com.

Sincerely,

Keith Boras
Chief Administrative Officer

Summer Village of Jarvis Bay

Council and Legislation

Request for Decision

Agenda Item: *AUMA Convention*

Background:

Administration has received information about the upcoming AUMA Convention. The AUMA Conference is being held November 17-19, 2021, at the Edmonton Convention Center. Online attendance will be available to those who do not wish to attend in person. Online attendees will not be able to attend breakout education session or in-person networking.

The cost to attend in-person is \$600 for early-bird registration and virtual attendance, or \$750 for in-person if registration is after October 25th.

Options for Consideration:

Council has allocated \$1100 in the 2021 budget for this Convention.

Administrative Recommendations:

Council to discuss and provide direction to Administration.

Authorities:

2021 Budget

Summer Village of Jarvis Bay

Council and Legislation

Request for Decision

Agenda Item: *ASVA Annual Conference*

Background:

Administration has received information about the upcoming ASVA Conference. The ASVA Conference is being held October 21st virtually. The featured keynote speaker will be Doug Griffiths who will be speaking about the 13 ways to kill your community.

Administration has received confirmation that there is no cost for attendance to the conference, should all Councillors wish to attend.

Options for Consideration:

Council has allocated \$1040 in the 2021 budget for this conference.

Administrative Recommendations:

Council to discuss and provide direction to Administration.

Authorities:

2021 Budget

Summer Village of Jarvis Bay

Council and Legislation

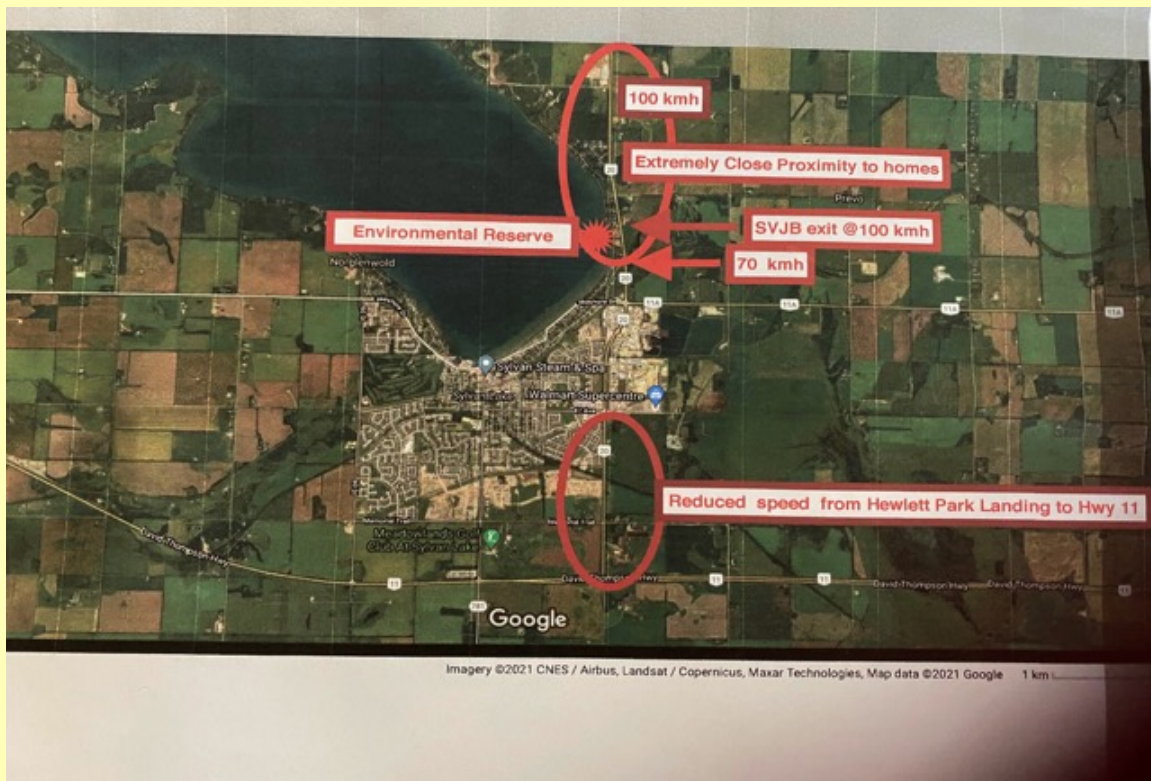
Request for Decision

Agenda Item: *Noise, Safety, and Environmental Concern*

Background:

Administration has received the attached letter from some community members concerning the traffic noise, safety and environmental concerns, created by the high volume and speeds of traffic on Highway 20 between Ridge Road 392 (Birchcliff Road) and Highway 11A.

Below please find the image of the area of concern.



Options for Consideration:

1. Council accept as information.
2. Council discuss and provide direction to Administration.

Administrative Recommendations:

Council to discuss and provide direction to Administration.

Authorities:

n/a

August 18, 2021

Her Worship Julie Maplethorpe, Mayor, Summer Village of Jarvis Bay

His Worship Sean McIntyre, Mayor, Sylvan Lake

Honourable Devin Dreesen, Minister of Agriculture and MLA, Sylvan Lake, Government of Alberta

Honourable Rajan Sawhney, Minister of Transportation, Government of Alberta

Honourable Jason Nixon, Minister of Environment, Government of Alberta

Re: Summer Village of Jarvis Bay - Noise, Safety and Environmental Issues

The Summer Village of Jarvis Bay (the Summer Village) is a small community located at the southeast corner of Sylvan Lake, in Central Alberta. On a seasonal basis, many families have been coming to the Summer Village for multiple generations. More recently, the demographic of the Summer Village has changed, with many more year-round residents – now estimated to be approximately 70% of the population of the Summer Village. Many of the Summer Village residents are families, some with young children.

Over the years, increasing traffic volumes and traffic speeds, use of truck engine retarder brakes and the resurfacing of Highway 20 have combined to result in a dramatic increase in the noise levels in the Summer Village – all emanating from Highway 20. These noise levels have increased significantly, both during the day and at night. It is now impossible to sleep at night while leaving one's windows open, without being awoken multiple times by the traffic noise. The noise levels now often negatively affect normal lakeside activities during the day. As you can imagine during this hot summer, with most residents not having air conditioning, the noise levels are causing significant sleep problems, having a negative impact on the wellbeing of the residents of the Summer Village.

During the recent roadwork on the turning lanes at the intersection of Township Road 391 and Highway 20 (mid-way through the Summer Village), the reduced speed limit on Highway 20 resulted in traffic noise returning to a more tolerable level. One could still hear the traffic, however it would not

interrupt one's sleep nor make it difficult to be heard while trying to carry on a normal conversation.

In addition to these significant traffic noise issues, the following noise, safety and environmental issues and risks are of great concern to the Summer Village:

- Transport trucks are travelling at 100 km/h (or faster) immediately adjacent to the Summer Village (and sometimes mere meters away from certain homes) while carrying hazardous materials.
- There is a substantial safety risk associated with a potential traffic collision at both entrances to the Summer Village from Highway 20, in particular given much higher traffic volumes and increased speeds in recent years - traffic volumes that in large part were previously directed to Highway 2.
- The general increased environmental degradation represented by higher vehicle speeds (noise pollution, increased emissions etc.), in particular in residentially populated areas.
- The risk of significant ecological and environmental damage to Sylvan Lake itself that would result should a vehicle carrying hazardous substances accidentally leaving Highway 20 at the sensitive watershed Environmental Reserve at the Twin Fawn site. We would note that Highway 20 is regularly travelled by tanker trucks hauling crude oil, chemicals and similar hazardous materials.
- When leaving the south exit of the Summer Village onto Highway 20, drivers have to immediately and aggressively accelerate to 100 km/h to safely observe the speed limit, only to then decelerate to 70 km/h within a half km when reaching the Town of Sylvan Lake.
- Should the "Twin Rose Villas" development at the Twin Fawn site proceed, an additional 16 residences would be built, directly abutting Highway 20. This would also add numerous additional vehicles entering and exiting the Summer Village at the south

entrance. These factors would greatly exacerbate the traffic noise, traffic safety and environmental degradation issues discussed above.

We understand that some of these issues were discussed this at the Summer Village council meeting on June 1st, 2021. However given the importance of these issues, the undersigned residents of the Summer Village respectfully make the following request: that the Government of Alberta, the Town of Sylvan Lake and the Summer Village administration collaborate to carry out an acoustic (sound) study, an environmental risk assessment and a safety evaluation respecting the vehicle traffic on Highway 20. These assessments should be made in respect of Highway 20 from the intersection of Range Road 392 (Birchcliff Road) to the end of the Summer Village at the town of Sylvan Lake.

Further, it would be our hope and expectation that the municipalities and the province would consider, at a minimum, the following potential, low cost solutions to address the serious noted risks and issues:

1. Permanent reduction of speed limit on Highway 20 from 100 km/h to 80 km/h - from the intersection of Range Road 392 (Birchcliff Road) and Highway 20 to the end of the Summer Village (where the speed limit currently reduces to 70 km/h - when reaching the Town of Sylvan Lake just south of the Twin Fawn site). This reduced speed limit would be the same as currently exists on Highway 20 south of Sylvan Lake, beyond Hewlett Landing to Highway 11 intersection, where - we would note - houses are set much further back from Highway 20 (please see attached map).
2. Enhance berm and coniferous tree planting, and consider installing additional noise abatement infrastructure, in particular in the 150-foot gap along Jarvis Bay Drive leading up to the intersection with Jarvis Glen Way.
3. Enhance berm and coniferous tree planting, and consider installing noise abatement infrastructure, along the Twin Fawn site development site between the south and north parts of the Summer

Village.

4. Prohibit the use of engine retarder brakes from Range Road 392 (Birchcliff Road) to Highway 11A.

South and Central Alberta have only a few precious lakes for recreation and use by Albertans, and, in our respectful opinion, all levels of government have a responsibility to ensure these recreational playgrounds, residential communities and roads servicing them, are safe and enjoyable for residents. Over the last several years, the significant increase in Highway 20 traffic noise and marked increase in traffic safety risks and potential environmental risks, have become a high priority for Summer Village residents. These are the same residents who have been supporting the Summer Village and Sylvan Lake economy, and paying property taxes, for generations. As a community, we hope we can count on all orders of government to conduct proper due diligence, and identify and implement changes that will mitigate the noise, safety and environmental risks discussed above.

Thank you for your consideration and we look forward to hearing back from you at your earliest convenience.

Sincerely,

Mary Moran & Bruce Allford
192 Jarvis Bay Drive

John and Rhonda Cuthbertson
234 Jarvis Bay Drive

Donovan and Joanne Nielsen
162 and 165 Jarvis Bay Drive

Sharon Nielsen
149 Jarvis Bay Drive

Karen Puller and John Brown
Dave and Brenda Puller

184 Jarvis Bay Drive

Gary Miller
52 Jarvis Bay Drive

Derold Clark
48 Jarvis Bay Drive

Darrell and RuthAnne Osinchuk
44 Jarvis Bay Drive.

Myles and Kim Bosman
56 Jarvis Bay Drive

Woody Paylor and Val Jenson
194 Jarvis Bay Drive

Pat and Brian Devlin
252 Jarvis Bay Drive

John and Marlene Stones
240 Jarvis Bay Drive

Ron and JoAnne Link
246 Jarvis Bay Drive

Angie and Tom Harper
190 Jarvis Bay Drive

Russ and Joanne Crook
186 Jarvis Bay Drive

Jeffrey and Marcy Bowers
188 Jarvis Bay Drive

Dr. Ieleen Taylor
179 Jarvis Bay Drive

Sara Conway
133 Jarvis Bay

Karen and Rick Stuivenberg
138 Jarvis Bay Drive

Summer Village of Jarvis Bay**Council and Legislation****Request for Decision****Agenda Item: *Twin Rose Development Proposal*****Background:**

After a recent proposal for Twin Rose Estates, Council decided to obtain as much feedback as possible from the community to inform a decision on potentially drafting amendments to the Land Use Bylaw which would make changes to the Twin Rose Residential District. An information meeting was held on July 18th where developers and members of Council were in attendance, and we received some surveys that had been filled out at that event. Administration also allowed feedback to be submitted through our website and via email.

Attached is a copy of all the official feedback that we received. Names and addresses have been redacted due to the FOIP act, however the survey that was filled out at the public information session does indicate if the person filling it out resides in Jarvis Bay. 100% of the feedback received via the website or email were from Jarvis Bay residents.

This feedback has been attached for Council's review and consideration. Should Council wish to move forward with the proposed development, administration will come back with a number of proposed Land Use Bylaw changes in order for this type of development to comply with the bylaw. Any changes to the Land Use Bylaw will require 3 readings and a public hearing.

Options for Consideration:

1. Direct administration to draft potential Land Use Bylaw amendments to the Twin Rose Residential District for review at the next Council meeting.
2. Deny the request for Land Use Bylaw amendments and leave the Twin Rose Residential District as-is.

Administrative Recommendations:

Council to discuss and provide direction to Administration.

Authorities:

Twin Rose Villas at Jarvis Bay
Public Information Meeting – July 18, 2021
Questionnaire

1 a) Was the presentation informative?

☒ Yes

☐ No

1 b) How could it be improved? _____

2 a) Are you a resident of The Summer Village of Jarvis Bay?

☐ Yes

☒ No

2 b) If you are not a resident of The Summer Village of Jarvis Bay, in which municipality do you currently reside?

Red Deer

3) Do you believe a development operated by an HOA (Home Owner's Association) will be maintained and presented to a higher standard than by individual owners?

☐ More

☐ Less

☒ Same

4 a) Would you accept the presented proposal of the Villas at Jarvis Bay?

☒ Yes

☐ No

4 b) If No, why not? _____

5) Comments: _____

6) Name: (optional) _____

Twin Rose Villas at Jarvis Bay
Public Information Meeting – July 18, 2021
Questionnaire

1 a) Was the presentation informative?

☒ Yes

☐ No

1 b) How could it be improved?

2 a) Are you a resident of The Summer Village of Jarvis Bay?

☐ Yes

☒ No

2 b) If you are not a resident of The Summer Village of Jarvis Bay, in which municipality do you currently reside?

RED DEER

3) Do you believe a development operated by an HOA (Home Owner's Association) will be maintained and presented to a higher standard than by individual owners?

☒ More

☐ Less

☐ Same

4 a) Would you accept the presented proposal of the Villas at Jarvis Bay?

☒ Yes

☐ No

4 b) If No, why not?

5) Comments:

GREAT USE OF THIS LAND

6) Name: (optional)

Twin Rose Villas at Jarvis Bay
Public Information Meeting – July 18, 2021
Questionnaire

1 a) Was the presentation informative?

Yes

No

1 b) How could it be improved?

2 a) Are you a resident of The Summer Village of Jarvis Bay?

Yes

No

2 b) If you are not a resident of The Summer Village of Jarvis Bay, in which municipality do you currently reside?

Red Deer

3) Do you believe a development operated by an HOA (Home Owner's Association) will be maintained and presented to a higher standard than by individual owners?

More

Less

Same

4 a) Would you accept the presented proposal of the Villas at Jarvis Bay?

Yes

No

4 b) If No, why not?

5) Comments:

Great use of Land.

6) Name: (optional)

Twin Rose Villas at Jarvis Bay
Public Information Meeting – July 18, 2021
Questionnaire

1 a) Was the presentation informative?

☒ Yes

☐ No

1 b) How could it be improved?

2 a) Are you a resident of The Summer Village of Jarvis Bay?

☐ Yes

☒ No

2 b) If you are not a resident of The Summer Village of Jarvis Bay, in which municipality do you currently reside?

Red Deer

3) Do you believe a development operated by an HOA (Home Owner's Association) will be maintained and presented to a higher standard than by individual owners?

☐ More

☐ Less

☒ Same

4 a) Would you accept the presented proposal of the Villas at Jarvis Bay?

☐ Yes

☐ No

4 b) If No, why not?

5) Comments:

6) Name: (optional)

Twin Rose Villas at Jarvis Bay
Public Information Meeting – July 18, 2021
Questionnaire

1 a) Was the presentation informative?

☒ Yes

☐ No

1 b) How could it be improved?

2 a) Are you a resident of The Summer Village of Jarvis Bay?

☒ Yes

☐ No

2 b) If you are not a resident of The Summer Village of Jarvis Bay, in which municipality do you currently reside?

3) Do you believe a development operated by an HOA (Home Owner's Association) will be maintained and presented to a higher standard than by individual owners?

☐ More

☐ Less

☒ Same

4 a) Would you accept the presented proposal of the Villas at Jarvis Bay?

☒ Yes

☐ No

4 b) If No, why not?

5) Comments:

6) Name: (optional)

Twin Rose Villas at Jarvis Bay
Public Information Meeting – July 18, 2021
Questionnaire

1 a) Was the presentation informative?

☒ Yes

☐ No

1 b) How could it be improved?

2 a) Are you a resident of The Summer Village of Jarvis Bay?

☐ Yes

☒ No

2 b) If you are not a resident of The Summer Village of Jarvis Bay, in which municipality do you currently reside?

Sylvan Lake (town)

3) Do you believe a development operated by an HOA (Home Owner's Association) will be maintained and presented to a higher standard than by individual owners?

☒ More

☐ Less

☐ Same

4 a) Would you accept the presented proposal of the Villas at Jarvis Bay?

☒ Yes

☐ No

4 b) If No, why not?

5) Comments:

6) Name: (optional)

Twin Rose Villas at Jarvis Bay
Public Information Meeting – July 18, 2021
Questionnaire

1 a) Was the presentation informative?

Yes

☒ No

1 b) How could it be improved?

2 a) Are you a resident of The Summer Village of Jarvis Bay?

☒ Yes

No

2 b) If you are not a resident of The Summer Village of Jarvis Bay, in which municipality do you currently reside?

3) Do you believe a development operated by an HOA (Home Owner's Association) will be maintained and presented to a higher standard than by individual owners?

More

☒ Less

Same

4 a) Would you accept the presented proposal of the Villas at Jarvis Bay?

Yes

☒ No

4 b) If No, why not?

Duplex's don't belong here.
Singler houses only.

5) Comments: House's I am in favour of
not duplex's.

6) Name: (optional)

Twin Rose Villas at Jarvis Bay
Public Information Meeting – July 18, 2021
Questionnaire

1 a) Was the presentation informative?

Yes

No

In a superficial way.

1 b) How could it be improved?

Details on size of lots.

2 a) Are you a resident of The Summer Village of Jarvis Bay?

☒ Yes

No

2 b) If you are not a resident of The Summer Village of Jarvis Bay, in which municipality do you currently reside?

3) Do you believe a development operated by an HOA (Home Owner's Association) will be maintained and presented to a higher standard than by individual owners?

More

☒ Less

Same

4 a) Would you accept the presented proposal of the Villas at Jarvis Bay?

Yes

☒ No

4 b) If No, why not?

The Summer Village is low density; this is higher density. It does not fit with the look and feel of the community. It will also lead to further degradation of the marsh which is critical to keeping the lake clean.

5) Comments:

6) Name: (optional)

Twin Rose Villas at Jarvis Bay
Public Information Meeting – July 18, 2021

Questionnaire

1 a) Was the presentation informative?

☒ Yes

☐ No

1 b) How could it be improved?

Third party, necessary to ensure that architectural controls are adhered to.

2 a) Are you a resident of The Summer Village of Jarvis Bay?

☐ Yes

☒ No

2 b) If you are not a resident of The Summer Village of Jarvis Bay, in which municipality do you currently reside?

Sylvaan Lake

3) Do you believe a development operated by an HOA (Home Owner's Association) will be maintained and presented to a higher standard than by individual owners?

☒ More

☐ Less

☐ Same

4 a) Would you accept the presented proposal of the Villas at Jarvis Bay?

☐ Yes

☒ No

4 b) If No, why not?

Really believe you require a third party, as in 1(b).

5) Comments:

*Storage of dock is a problem on a PUL which should be allowed by municipality. 7
Is this a bare land condo?
No need for HOA if this is a bareland condo.*

6) Name: (optional)

[Redacted Name]

Twin Rose Villas at Jarvis Bay

Public Information Meeting – July 18, 2021

Questionnaire

1 a) Was the presentation informative?

Yes

No

1 b) How could it be improved?

Need an independent architectural control process. Using the budget to enforce AC guidelines does not provide the assurance that the guidelines will be adhered to.

2 a) Are you a resident of The Summer Village of Jarvis Bay?

Yes

No

2 b) If you are not a resident of The Summer Village of Jarvis Bay, in which municipality do you currently reside?

Sylvestre Lake

3) Do you believe a development operated by an HOA (Home Owner's Association) will be maintained and presented to a higher standard than by individual owners?

More

Less

Same

4 a) Would you accept the presented proposal of the Villas at Jarvis Bay?

Yes

No

Not without independent enforcement of guidelines.

4 b) If No, why not?

Guidelines have not been presented need independent enforcement. Storage of dock is a problem on a PVL which should be owned by the municipality.

5) Comments:

Is this a bare land estate or freehold properties? No need for an HOA if bare land estate. If bare land then PVL should be owned properly.

6) Name: (optional)

[Redacted Name]

Twin Rose Villas at Jarvis Bay
Public Information Meeting – July 18, 2021
Questionnaire

1 a) Was the presentation informative?

☒ Yes

☐ No

1 b) How could it be improved?

2 a) Are you a resident of The Summer Village of Jarvis Bay?

☒ Yes

☐ No

2 b) If you are not a resident of The Summer Village of Jarvis Bay, in which municipality do you currently reside?

3) Do you believe a development operated by an HOA (Home Owner's Association) will be maintained and presented to a higher standard than by individual owners?

☐ More

☒ Less

☐ Same

4 a) Would you accept the presented proposal of the Villas at Jarvis Bay?

☐ Yes

☒ No

4 b) If No, why not?

High density proposal not in keeping with residential population of Jarvis Bay.

5) Comments:

Concerns about community dock affecting bird nesting in marsh area as well as size of dock.

6) Name: (optional)



Twin Rose Villas at Jarvis Bay
Public Information Meeting – July 18, 2021
Questionnaire

1 a) Was the presentation informative?

☒ Yes

No

1 b) How could it be improved?

*But I don't support
the new development*

2 a) Are you a resident of The Summer Village of Jarvis Bay?

☒ Yes

No

2 b) If you are not a resident of The Summer Village of Jarvis Bay, in which municipality do you currently reside?

3) Do you believe a development operated by an HOA (Home Owner's Association) will be maintained and presented to a higher standard than by individual owners?

More

☒ Less

Same

4 a) Would you accept the presented proposal of the Villas at Jarvis Bay?

Yes

☒ No

4 b) If No, why not?

*- density is too high
- not enough parking
- too much pressure on habitat
& environmental resource.*

5) Comments:

6) Name: (optional)



Twin Rose Villas at Jarvis Bay
Public Information Meeting – July 18, 2021
Questionnaire

1 a) Was the presentation informative?

☒ Yes

☐ No

1 b) How could it be improved?

Better weather

2 a) Are you a resident of The Summer Village of Jarvis Bay?

☒ Yes

☐ No

2 b) If you are not a resident of The Summer Village of Jarvis Bay, in which municipality do you currently reside?

3) Do you believe a development operated by an HOA (Home Owner's Association) will be maintained and presented to a higher standard than by individual owners?

☒ More

☐ Less

☐ Same

4 a) Would you accept the presented proposal of the Villas at Jarvis Bay?

☒ Yes

☐ No

4 b) If No, why not?

5) Comments:

Like it.

6) Name: (optional)



Twin Rose Villas at Jarvis Bay
Public Information Meeting – July 18, 2021
Questionnaire

1 a) Was the presentation informative?

☒ Yes

No

1 b) How could it be improved?

Clarity on docks, well location,
Sewage tie-in.

2 a) Are you a resident of The Summer Village of Jarvis Bay?

☒ Yes

No

2 b) If you are not a resident of The Summer Village of Jarvis Bay, in which municipality do you currently reside?

3) Do you believe a development operated by an HOA (Home Owner's Association) will be maintained and presented to a higher standard than by individual owners?

☒ More

Less

Same

4 a) Would you accept the presented proposal of the Villas at Jarvis Bay?

☒ Yes

No

4 b) If No, why not?

* conditional on further information

5) Comments:

6) Name: (optional)

Sent July 16, 2021

Greetings,

I hope you're all having a good summer around Jarvis Bay!

I took some time to review the Twin Rose Proposal, and also took some time to visit the site, and I'm left with a few concerns about the proposal.

My first concern is with the increased density of the latest proposal. I'm worried about the increased noise, increased traffic and increased pressure on the ecology of the lake these extra units will have.

Also, I'm concerned about the handling of the environmental reserve. On my most recent visit, I noticed the owner of the land filled in a parcel of the ecological reserve and began landscaping the reserve as if it were regular grass.

This purposeful encroachment of the developer into the clearly marked ecological reserve demonstrates a troubling lack of respect for environmental rules, and further damages the environmentally sensitive site the development is hoping to build near.

Thank you for hearing my feedback,

[REDACTED]

Sent July 16, 2021

Hi, I don't have much time right now to write a detailed, lengthy concern but I will next week. That said, I wanted to send in my brief thoughts for the record before the information session this Sunday. If Jarvis Bay is going to allow a one home building to have two residences (in Calgary that is Calgary a "Residential 2 dwelling" property, or otherwise known as an "R2" property) then that needs to apply for the entire Summer Village of Jarvis Bay. Our property, [REDACTED] is designated as a single family (or otherwise known as an "R1" type of property. We have a fully independent, separate 1 bedroom suite located on the main floor of our home. It has access from the outside. We previously had a renter in the suite but bylaw came to use a number of years ago and advised us we could not rent the suite separately. They said we are a residential single family home ("Residential 1 dwelling" or otherwise known as "R1") property and the suite could only be used as part of the main house or same family.

IF you allow this subdivision change, then you need to allow it for all the homes in Jarvis Bay, including ours. We will agree to the subdivision if this rule change is applied evenly to all homes.

Please let me know if you need anything further from me at this time and how we can go about making our request and thoughts on this issue more formal?

Thank you!

[REDACTED]
[REDACTED]
[REDACTED]

As residents of the Summer Village of Jarvis Bay, we wanted to provide our feedback with respect to the new Twin Rose development proposal.

We read the online presentation carefully and this was basically reproduced on the presentation boards at the open house on July 18 which we attended.

As you will know, there is currently a separate land district categorization for the Twin Rose Residential District under the Summer Village Land Use Bylaw No. 125/13.

The general purpose of that designation is stated to “provide for an area of comprehensively designed **low density** residential development”.

Clearly, the developer has been unable to sell any of the authorized lots at the current asking price and we suspect the noise from Highway 20 is also a significant deterrent.

We acknowledge that the developer has tried to be creative with this new plan but another option is economic-reduce the lot price and keep the density the same. We suspect that choice is one the developer would resist. And yet it would preserve the difficult decisions made only 6 years ago respecting the terms of development of this area.

The new proposal would significantly increase the density in this area and it is for that reason we would not be in favor of any Land Use Bylaw amendment to accommodate that new plan.

Densification has several downsides and very little upside except to make the development arguably more saleable.

Among them, the most important is predictable stress on the ecology of this sensitive area.

In conjunction with the discussions about the development of this area in 2016, an ecological assessment was prepared at the request of Council for the development proposed at that time. I’ve included the link to the assessment here.

http://www.sylvansummervillages.ca/uploads/8/8/0/5/88056186/twin_rose_ecological_documentation_assessment_2016.pdf

More units means more people trying to access the lake in this area, greater potential for damage to an ecologically sensitive area, more pressure to expand dock space for watercraft and increased residential parking issues. All of these were concerns raised by Summer Village residents back in 2016.

We were advised at the presentation that the units would be built out on an “as sold” basis. So there is a reasonable prospect of ongoing construction for several years which is its own form of disturbance to the community.

A longer term impact would be the precedent this sets for others to argue they should be able to “densify” their own properties either by subdivision of their lots or building similar type structures on their property.

While perhaps harsh to the developer to comply with the existing plan, we do not support revisiting the legislative framework to accommodate the new plan.

Regards

[REDACTED]

[REDACTED]

Summer Village of Jarvis

Bay Council and Administration

July 21, 2021

Re: Twin Rose Villas Development Proposal

We oppose the Twin Rose Villas Development Proposal (Twin Rose) because it will double the density of homes in an environmentally sensitive area already threatened by human activity.

Twin Rose proposes two side-by-side villas on a 72-foot-wide lot, or one each on a 36-foot-wide lot. That will result in the construction of 16 villas. Allowing such a substantial relaxation in lot size – the second one requested by this developer - would establish a precedent for further requests by owners of 100-foot-lots to subdivide their property, dramatically and negatively altering the nature of the Jarvis Bay community.

The higher density of buildings in the area will also substantially increase human and motorized boat traffic. With the 16 units there is the potential of two cars each, not to mention visitor parking. Since each of the 16 units will have access to a communal dock, there is the potential for two boats/seadoos each for a total of 32 motorized boats. This will increase human encroachment in an area whose environmental sensitivity has been documented in the Twin Rose Ecological Documentation and Assessment Prepared for the Summer Village of Jarvis Bay in September 2016.

The document points out there are two “important, protected ecological areas” bordering the site, the Environmental Reserve and Easement and the Crown Land protecting the Sylvan Creek outlet. The document notes the reserve and easement are an “important riparian environment” and provide habitat for wildlife and migratory birds. But the most important aspects of these areas is their ability to filter pollutants and sediments from Sylvan Lake. As human and boat traffic on the lake reach all-time highs, it is imperative to maintain these areas to safeguard the health of the lake.

The document further notes that already human alteration of the environmental areas has caused the spread of invasive plant species in both areas, threatening the health of the wetlands.

The Twin Rose developer suggests the 16 units will generate taxes of some \$34,000 annually. However, this small amount will be offset by the cost of services and the potential liabilities to the Summer Village establishing these units in a marsh setting in an environmentally sensitive area.

This proposal has been put forward because the Twin Rose developer has been unable to sell the 72-foot lots for the construction of single family homes. It is not the responsibility of the Summer Village of Jarvis Bay Council and Administration to allow the necessary relaxations to

make this venture profitable for the developer. It is important to maintain the quality of life Summer Village residents expect and to maintain the environmental integrity of Sylvan Lake.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: July 25, 2021 12:32 PM
To: Information <information@sylvansummervillages.ca>
Subject: Twin Fawn Development

As an owner of [REDACTED] I am very concerned with this new development changing their ideas on development. I was not in favor of the destruction of the wildlife habitat when this development started, putting too many people in a sensitive area, and now the proposal is to double the density? Is there some kind of landscape development showing any trees, and if there is, where are the trees from the original proposal?
This is a very sensitive area, I can not agree with this proposal.

--

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: July 23, 2021 11:13 AM
To: Information <information@sylvansummervillages.ca>
Subject: Twin Rose proposal

My wife [REDACTED] & I attended the Open House presentation on Sunday July 18th, at the Twin Rose site and our comments and opinions are listed below.

The existing approved development (approved in 2008) calls for up to 9 families or owners on this site, with the recent proposed amendment now tentatively looking to expand this number up to 16 families/owners. This very significant increase in density is very concerning and we object to that level of increase in density.

I was a member of the Sylvan Lake Sailing Club from 1994-2018 and when entering/exiting the marina entrance several times/week over that 24 year span, I saw firsthand, how the very sensitive bird/fish habitat area in front of Marina Bay was 'whittled away' and in some cases fully removed over time by the lakeside residents there and I have no confidence that the same thing won't happen in front of Twin Rose- aware that the developer claims that the area will be protected by the proposed HOA, however, that HOA group is really just the homeowners themselves, so who monitors the HOA, as it will be very difficult for the HOA reps to chastise and discipline their own neighbours.

Twin Rose homeowners will want to 'see and access' the lake in front of their lot and the vegetation on the ER will quite likely be changed/removed through time, as it was at Marina Bay.

Will there be a fence erected between the current pathway along the ER boundary and the lake, thus truly protecting the existing ER vegetation & habitat?

We also spoke with Glenn Hockley about where the proposed common dock would be located and how many boat slips/lifts could be accommodated on the common dock. He pointed out exactly where on the shoreline the dock will be located and also informed us that his agreement with the SV allows for 9 boat slips/lifts and when queried about how he will address that limit when now trying to sell 16 residences, he wasn't sure and suggested perhaps a 'first come, first served' approach.

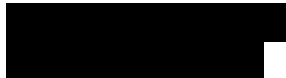
Concerns are many in regards to this common dock:

- a) how will this common dock comply with the newly released AEP regulations issued this spring and given how shallow the water is in front of Twin Rose, would the length of dock required to access deeper water even be approved by Transport Canada, which has a current dock length limit of 30m from shore;
- b) how will the SV of Jarvis Bay address any subsequent or future request to 'amend' the common dock to accommodate 16 boats/slips for one can easily envision every Twin Rose future homeowner/resident likely wanting a slip- developer has an existing approval to develop 9 lots and is now seeking an 'amendment', so we see the possibility of a future request amending the dock capacity as being quite likely

c) will the lakeside lots be sold with a caveat that no future permission will be granted by the SV allowing an individual dock, as defined by AEP?

Aware that the developer has been trying to sell lots and develop this area for past 13 years, however, wonder why the developer's lack of success in his efforts, is of concern to the SV & its residents and ask why should the SV now yield to this amendment request, as the area density issue was originally addressed back in 2008.

Regards,

A black rectangular redaction box covering the signature of the sender.

From: [REDACTED]
Sent: Monday, July 19, 2021 11:05 AM
To: Information <information@sylvansummervillages.ca>
Subject: Concerns over Twin Rose development

Hello

[REDACTED] here from [REDACTED] Jarvis Bay Drive.

We have many concerns about the proposed development changes.

Increasing density in a place where the ENTIRE point of moving here, was to escape duplexes, 4 plexes, apartments etc. This is the opposite of everything Jarvis Bay is. It is why we moved away from Sylvan Lake.

I have paddled, swam and walked along that entire area and I cannot imagine houses being in such a sensitive environmental area. There is no way that even makes sense, let alone to try and change it to double the occupancy and ADD a boat dock! Gas powered boats leak oil and gas into the water, both when they are running, and when they are not. When I am swimming in the lake (I am an endurance athlete that trains for a 10km open water swim) I can SMELL when a boat goes by from the fuel in the water. Why in the world would we (as humans and stewards of the lake) allow someone to place that toxic pollution in and amongst a wetland reserve? I am sorry, that makes no sense at all. Fully against.

If the dock, as proposed, would be public somehow that would mean another Petro Beach – where the traffic and littering is ridiculous.

Further: “a storage building on the public utility lot in the Development” So now one of the main entry points to Jarvis Bay is going to have a boat and dock storage as well as a water treatment shack surrounded by a big ugly chain link fence? We vote no.

As someone who runs and cycles along the connector trail and bridge that is now in place, I certainly appreciate that improvement and have been asking for it for 15 years – before I even lived here, so I do not want to miss the chance to be appreciative of that.

We are sorry that the Twin Fawn developer has taken such a risk to build on top of an environmentally sensitive area that has so many restrictions and is right beside one of the busiest highways in the area.

We wouldn't want to live there with the reserve, traffic and restrictions and feel that making it cheaper to try and overcome all of the hurdles is not in the best interest of the community.

[REDACTED]

From: [REDACTED]
Sent: Wednesday, July 21, 2021 10:31 AM
To: Information <information@sylvansummervillages.ca>
Cc: [REDACTED]
Subject: Twin Rose Development Presentation

My wife and I attended the presentation on Sunday July 18 and viewed the illustrations and talked to some of the development team.

As property owners immediately to the north of the development, we have been concerned about a number of issues regarding the present project and the plan to increase density only heightens our concerns.

Having watched the destruction of the reeds in front of Marina Bay over time by the owners entering the water and digging up the vegetation, we worry about the same thing happening with encroachment onto the Environmental Reserve and destruction of vegetation in the waters off shore. A secure fence around the north, west and south side of the development near the lake may discourage encroachment and damage to the trees and shrubs along the lake shore, but will not prevent vegetation damage in the lake.

Nearly doubling the number of residential units in the development increase traffic entering the area, cause parking congestion by the new residents and guests.

Increasing the density of development, if allowed, could be used by owners in the summer village to argue for subdivision of existing lots into smaller than 50 foot lots.

Increasing the density will increase the watercraft numbers and increase the noise of more people using the docking/beach area.

More people and watercraft in the water may well affect the spawning area just south of the proposed dock structure. The dock structure itself will be extremely long to get to water deep enough to safely launch motor boats. It will bring the motorized boats into or adjacent to 2 reed beds.

With Sanbar Developments project across HWY 20 and the proposed increase in density at Twin Rose will there be an issue of water supply taken from the aquifer?

With the increased density along the shoreline, together with an increase in pet population affect the nesting birds in the trees and shrubs?

Someone suggested that the planned residential complex will be aesthetically more pleasing than unregulated single family homes, but that does not resolve the concerns expressed herein.

[REDACTED]

Twin Rose Villas at Jarvis Bay

Public Information Meeting – July 18, 2021

Questionnaire

1 a) Was the presentation informative?

☒ Yes

No

1 b) How could it be improved?

DO NOT APPROVE THE
CHANGE IN ZONING!!

2 a) Are you a resident of The Summer Village of Jarvis Bay?

☒ Yes

No

2 b) If you are not a resident of The Summer Village of Jarvis Bay, in which municipality do you currently reside?

3) Do you believe a development operated by an HOA (Home Owner's Association) will be maintained and presented to a higher standard than by individual owners?

More

☒ Less

Same

4 a) Would you accept the presented proposal of the Villas at Jarvis Bay?

Yes

☒ No

4 b) If No, why not?

THIS PROPERTY RECEIVED SPECIAL
ZONING WHEN IT WAS DEVELOPED AND IF
THEY CAN'T SELL THE LOTS, THEY HAVE TO
REDUCE THE PRICES.

5) Comments:

ALLOWING DUPLICATES WILL
SET A BAD PRECEDENT. THE PROBLEM IS
LOCATION AND PRICE

6) Name: (optional)

August 16, 2021

Summer Village of Jarvis Bay Council and Administration

Re: Twin Rose Villas Development Proposal:

We recently attended the July 18th open house of Twin Rose Villas and have read the online development proposal. We do not support the proposed changes to the District and the Land Use Bylaw for the following reasons.

A change to the District and the Land Use Bylaw creates will result in a substantial relaxation of lot size and increased density. This may set a precedent for other landowners to request and be granted subdivision of lots in Jarvis Bay summer village. Although Twin Rose has proposed to reduce the number of lots, it has doubled the density on the site. A total of 8 duplexes housing 16 families x an estimated 3 – 4 people per family. If each family has an average of 2 or more vehicles plus additional vehicles for visitors, parking will become a difficult issue. As parking along Jarvis Bay Drive and near Petro Beach is already an issue, this will cause further safety and parking problems at the south intersection of HWY 20 and will also affect adjacent properties.

The same applies to the proposed marina. Higher density on wetland will increase demand for beach access and further environmental stress on the shoreline. The proposal does not address preservation of environmentally sensitive lands in the area.

While fishing, near Marina Bay we have seen people cutting down the water vegetation that supports fish and duck habitat. This is an example of owners feeling entitled to trespass into the sensitive lakeshore area with the installation of personal docks and hoists despite the available marina and boat launch for that community. This could easily occur on the Twin Rose site once the proposed units are built. Perhaps possible owners might purchase slips at the downtown marina?

The entire lakeshore area of the proposed Twin Rose development is fronted by a sandy lake bottom. If high density development is permitted, Twin Rose homeowners will eventually overrun the environmental reserve to access the sandy shoreline and will destroy another lake habitat that supports the ecology of the lake and all lake residents.

We fail to see any benefit to Jarvis Bay Summer Village apart from the nominal proposed increase in the tax base. The development of this site will affect the greater community and environmental integrity of the entire lake which continues to be under pressure from increasing use.

[REDACTED]

Summer Village of Jarvis Bay

September 1, 2021

Council Reports

Information Item

Council Reports:

Julie Maplethorpe
Annabelle Wiseman
David Garratt

Committee Reports:

Correspondence:

Upcoming Meetings:

Next Council Meeting – October 5, 2021