

Summer Village of Jarvis Bay
Regular Meeting Minutes
June 3, 2025

Minutes of a Regular Council Meeting of the Summer Village of Jarvis Bay, Province of Alberta, held June 3, 2025, in the Summer Villages on Sylvan Lake Administration Office at Sylvan Lake, Alberta.

IN ATTENDANCE Mayor: Julie Maplethorpe
Councillor: David Garratt via Zoom
CAO: Tanner Evans
Development Officer: Kara Hubbard
Recording Secretary: Teri Musseau

CALL TO ORDER The Meeting was called to order at 9:35 a.m. by Mayor Maplethorpe.

AGENDA APPROVAL

JBC-25-061 MOVED by Mayor Maplethorpe that the agenda be adopted as presented.
CARRIED

CONFIRMATION OF MINUTES

JBC-25-062 MOVED by Councillor Garratt that the regular meeting minutes of Council held on May 6, 2025, be approved as presented.
CARRIED

JBC-25-063 MOVED by Mayor Maplethorpe that the Municipal Planning Commission meeting minutes from May 12, 2025, be approved as presented.
CARRIED

INFORMATION ITEMS

- 1) Accounts Payable Report
- 2) Public Works Report

Deputy Mayor Wiseman joined the meeting at 9:43 a.m. via Zoom.

- 3) Development Update
- 4) CAO Report
- 5) Postal Code
- 6) Enforcement Report
- 7) Municipal Planning Commission Minutes

JBC-25-064 MOVED by Councillor Garratt that Council accept the information items as presented.
CARRIED

REQUEST FOR DECISION

FINANCE

JBC-25-065 Surplus Distribution
MOVED by Deputy Mayor Wiseman that Council allocate the \$136,760.04 surplus as follows:

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<u>Operating Reserve</u>	<u>Allocation</u>
General Contingency	\$15,000
Environmental	\$20,000
<u>Capital Reserve</u>	<u>Allocation</u>
Sewer	\$50,000
Fleet	\$12,000
Capital Replacement	\$12,500
Infrastructure	\$12,500
Enforcement	\$14,760.04
	CARRIED

COUNCIL & LEGISLATION

JBC-25-066 Association of Summer Villages of Alberta Conference
MOVED by Mayor Maplethorpe that Council reserve one room for the Association of Summer Villages of Alberta Conference.
CARRIED

JBC-25-067 Alberta Municipalities Convention
MOVED by Mayor Maplethorpe that Council reserve one room for the Alberta Municipalities Convention.
CARRIED

Council recessed at 10:18 a.m.

Council reconvened at 10:30 a.m.

PUBLIC HEARING

Mayor Maplethorpe declared the Public Hearing for Bylaw #208-25, Land Use Bylaw Amendment Bylaw, open at 10:30 a.m.

Mayor Maplethorpe provided the procedure for the public hearing.

Tanner Evans, CAO, introduces the proposed bylaw.

Brad MacDonald, from Municipal Planning Services provided a report on the proposed changes to the current Land Use Bylaw which include:

- Update information about the development permit application and notification processes;
- Updated information about the subdivision process;
- Updated regulations for development and subdivision appeals;
- Updated regulations describing the enforcement process;
- The inclusion of additional and revised definitions to address common terms and land uses;
- Updated regulations affecting major site grading/landscaping;
- Updated regulations that prohibit the development of tourist homes; and
- Updated regulations affecting development within hazardous or environmentally sensitive areas.

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Written submissions included in the agenda package were received from:

Barb Coulter, Rod Coulter, Ryan Coulter, Staci Hastings – in favour of tourist homes

Jon Blocksom and Melody Reeves-Blocksom – in favour of tourist homes

Karin Sickler – in favour of tourist homes

Cajun Paradis, Lacombe County – requested information be added from Intermunicipal Development Plan

Ron & JoAnne Link – opposed to tourist homes

Jay Pritchard, Donna Pritchard, Jesse Pritchard, Alexis Pritchard, Maxwell Pritchard, Ziggy Pritchard, Tyler Pritchard, Tammy Warner/Pritchard, Qiunn Pritchard, Koltyn Pritchard, Parker Douglas Pritchard – in favour of tourist homes

Michelle Bakke-Purnell & Jim Purnell – opposed to tourist homes unless there are strict restrictions

Louise Page – in favour of tourist homes

Tammy Leibel – in favour of tourist homes

Richard Leibel - in favour of tourist homes

Shannon Harrington & Dean Taylor – in favour of tourist homes

Cindy Price and Grant Price – in favour of tourist homes

Myron Ganser – in favour of tourist homes

Brian & Gail Hjesvold and Chris & Erin Nelson – in favour of tourist homes

John Cuthbertson & Rhonda Wishart – opposed to tourist homes

Tanner Evans read in a written submission that was received after the agenda package was distributed from Michelle Baumann who is employed as the property manager of 3 Jarvis Bay Drive by Shannon Harrington. Ms. Baumann is in favour of allowing tourist homes.

The floor was opened to comments from the public.

The following people spoke in favour of tourist homes via Zoom:

Sarah & Marcus Visscher – Yellowstone County

Shannon Harrington – 2 Jarvis Bay Drive

Garth ???

Tammy Leibel – 17 Jarvis Bay Drive

Braden Scriven – 99 Morris Court, Blackfalds

Rick Leibel – 17 Jarvis Bay Drive

Craig Fraser - 308 Jarvis Glen Way

Melanie Epp – 2 Laird Close, Red Deer

Louise Page – Kelowna, BC

The following people spoke in favour of tourist homes from gallery:

Becky Neilson – 216 Jarvis Bay Drive

John Blocksom – 37 Jarvis Bay Drive

Kristian Wold – 29 Jarvis Bay Drive

The following residents spoke in support of allowing more than one recreational vehicle to be parked on a property:

Wade Dennis – 232 Jarvis Bay Drive

Sandy Smith – 232 Jarvis Bay Drive

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Mayor Maplethorpe asked if anyone else would like to speak.

Mayor Maplethorpe asks Council if they have any additional questions from any speaker, Administration, or the planner.

None were received.

Mayor Maplethorpe asks if everyone in attendance feels they had an opportunity to be fairly heard.

All in attendance agreed they had been fairly heard.

Seeing there were no further comments, Mayor Maplethorpe thanked everyone for coming and those who provided written and verbal comments.

Mayor Maplethorpe declared the Public Hearing for Bylaw 208-25 closed at 11:34 a.m.

Council recessed at 11:35 a.m.

Council reconvened at 11:43 a.m.

PLANNING & DEVELOPMENT

**Bylaw #208-25
JBC-25-068**

Land Use Bylaw

MOVED by Mayor Maplethorpe that Municipal Planning Services prepare a concise "*What We Heard*" report with recommendations on Sections 9.12.2 – Gross Vehicle Weight, 9.16 – Recreational Parking and 9.21 Short Term Rentals.

CARRIED

COUNCIL REPORTS

Mayor Maplethorpe

- Municipal Planning Commission

Deputy Mayor Wiseman

- Sylvan Lake Regional Water and Wastewater Commission

Councillor Garratt

- No reports

COMMITTEE REPORTS

- Parkland Regional Library Board Return on Investment

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CORRESPONDENCE

- Alberta Recreation and Parks Association

JBC-25-068 MOVED by Mayor Maplethorpe that Council accept the Council reports, Committee reports and Correspondence items as information.

CARRIED

NEXT COUNCIL MEETING

JBC-25-069 MOVED by Mayor Maplethorpe that the next meeting of Council be held July 8, 2025, at 9:30 a.m.

CARRIED

CLOSED SESSION

JBC-25-070 MOVED by Mayor Maplethorpe that Council move to a closed session to seek advice from officials as per FOIP Section 21, at 1206 p.m.

CARRIED

JBC-25-071 MOVED by Mayor Maplethorpe that Council return to an open meeting at 12:23 p.m. CARRIED

ADJOURNMENT

JBC-25-072 MOVED by Mayor Maplethorpe that being the agenda matters have been concluded; the meeting be adjourned at 12:25 p.m.

CARRIED

JULIE MAPLETHORPE, MAYOR

TANNER EVANS, CAO