

Summer Village of Jarvis Bay
Regular Meeting Minutes
March 1, 2022

Minutes of a Regular Council Meeting of the Summer Village of Jarvis Bay, Province of Alberta, held March 1, 2022, in the Summer Villages on Sylvan Lake Administration Office at Sylvan Lake, Alberta.

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

CALL TO ORDER The Meeting was called to order at 9:30 a.m. by Mayor Maplethorpe.

AGENDA APPROVAL

JBC-22-018 MOVED by Deputy Mayor Wiseman that the agenda be adopted as presented.

CARRIED

CONFIRMATION OF MINUTES

JBC-22-019 MOVED by Mayor Maplethorpe that the regular meeting minutes of Council held on February 1, 2022, be approved as presented.

CARRIED

Phil Dirks joined the meeting at 9:34 a.m.

DELEGATION

Phil Dirks from the Metrix Group joined Council to present the 2021 audited financial statements.

JBC-22-020 MOVED by Mayor Maplethorpe that Council accept the 2021 audited financial statements as presented and Council authorize the Mayor to sign the financial return.

CARRIED

Council break at 9:56 a.m.

Council reconvened at 10:00 a.m.

PUBLIC HEARING:

Mayor Maplethorpe declared the Public Hearing for Bylaw #180-22, Land Use Bylaw Amendment Bylaw, open at 10:00 a.m.

Mayor Maplethorpe provided the procedure for the public hearing.

Kara Kashuba, Development Officer, provided the background on the requested bylaw amendments.

Written submission received were read into the record by the Development Officer from:

Summer Village of Jarvis Bay
Regular Meeting Minutes
March 1, 2022

Kristen & Eric Havinga of 21 Jarvis Bay Drive, who currently operate a tourist home are against the proposed bylaw.

They purchased the property and renovated their home with the intention of renting it out. They need the income generated from this rental. They have provided their contact information to their neighbours should the renters become loud or disrespectful of the laws in the summer village.

Tammy & Richard Leibel of 17 Jarvis Bay Drive, who currently operate a tourist home are against the proposed bylaw.

They purchased the property as a retirement home as they loved the atmosphere the summer village offered. Due to financial reasons, they were forced to relocate and decided to rent their home for additional income. They found long term renters to be unreliable and irresponsible for the upkeep of their home, causing them to decide to transition to vacation rentals. They have never had an incident or complaint with their vacationers violating their rules or the rules of the summer village from anyone. They recommend implementing bylaws for vacation homes as opposed to prohibiting these short-term rentals.

Craig Fraser of 308 Jarvis Glen Way, who currently operates a tourist home is against the proposed bylaw.

He has never had a complaint about his rental property and has a good relationship with his neighbours. Taking away his ability to operation a vacation home would create financial hardship for him which would result in him having to sell his home. Income generated from his rentals allows him to maintain the property and stay in his home. He suggests enforcement and regulation would solve complaints.

Shannon Harrington & Dean Taylor of 3 Jarvis Bay Drive, who currently operate a tourist home are opposed to the proposed bylaw.

This will become their retirement home and they have never had any complaints about their tourist home so are shocked to hear about the proposed bylaw. They made many of the same points as were made in previous submissions. The Town of Sylvan Lake process was explained and suggested by the owners as a possible solution.

The floor was opened to comments from the public.

Kristen Havinga was in attendance via zoom and had submitted a letter. She had nothing additional to add.

Tammy Leibel was in attendance in person and had submitted a letter. She added that after guests stay with them, she rates those guests so other renters know if they would be appropriate to rent to. She turns down potential renters all the time if no children will be staying or if the rental would only be for a long weekend. It is her experience that long-term renters cause damage to property. By renting her property short-term, she is able to have inspections done weekly and afford repairs as required.

Craig Fraser was in attendance via zoom and had submitted a written letter. He had no additional comments.

Summer Village of Jarvis Bay
Regular Meeting Minutes
March 1, 2022

John Cuthbertson was in attendance via zoom and had no comments.

Lenore Berkley was in attendance via zoom and had no comments.

Dave Peteherych was in attendance via zoom. He agreed with the comments from the written submissions. He does not rent his property but neighbours a property that used to have rentals and has not experienced any issues. He believes that regulations are appropriate as opposed to prohibiting tourist homes.

Ron Link was in attendance via zoom and had no comments.

Luke Smith was in attendance via zoom and stated Dave Peteherych's comments summarized his views. His neighbour always communicates with the neighbours and thinks rules are appropriate.

Shannon Harrington was in attendance via zoom and had provided a written letter. She has had an inspection done on her tourist home to ensure safety. She has spoken with other owners of tourist homes and all owners enforce strict numbers of occupants for their homes. She is supportive of regulations around tourist homes and believes as Jarvis Bay is a small community, the rules should be kept simple.

Mayor Maplethorpe asked if anyone else would like to speak. 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 180-22 closed at 10:45 a.m. and cautioned that no further comments or submissions would be received.

Council break at 10:46 a.m.

Council reconvened at 10:48 a.m.

JBC-22-021 MOVED by Mayor Maplethorpe that Council move agenda item F.4.A. Land Use Bylaw Amendment Bylaw up on the agenda to be discussed prior to agenda item E. Information Items.
CARRIED

PLANNING & DEVELOPMENT

Bylaw #180-22 Land Use Bylaw Amendment Bylaw #180-22
JBC-22-022 MOVED by Councillor Garratt that Council rescind 1st reading of the Land Use Bylaw Amendment Bylaw #180-22, motion JBC-22-005, and Administration bring back recommendations to the next meeting.
CARRIED

INFORMATION ITEMS

- 1) Accounts Payable
- 2) Public Works Report

Summer Village of Jarvis Bay
Regular Meeting Minutes
March 1, 2022

- 3) Development Update
- 4) Speed/Parking Comments
- 5) Lacombe Regional Emergency Management Plan Field Exercise
- 6) CAO Goals

JBC-22-023 MOVED by Deputy Mayor Wiseman that Council approve the information items as presented.

CARRIED

REQUEST FOR DECISION

FINANCE & ADMINISTRATION

JBC-22-024 Municipal Sustainability Initiative Memorandum of Agreement
MOVED by Mayor Maplethorpe that Council authorize the Mayor to sign the Municipal Sustainability Initiative Memorandum of Agreement extending the program by 2 years.

CARRIED

COUNCIL & LEGISLATION

JBC-22-025 Municipal Leaders' Caucus
MOVED by Mayor Maplethorpe that Council authorize Mayor Maplethorpe to attend the Municipal Leaders' Caucus in person with the cost to come from Council Education Opportunities.

CARRIED

PUBLIC WORKS

JBC-22-026 Tree policy
MOVED by Councillor Garratt that Administration amend the Tree Policy as discussed and bring back a red line version to the next meeting.

CARRIED

COUNCIL REPORTS

Councillor Garratt

- No reports

Deputy Mayor Wiseman

- Sylvan Lake Regional Water and Wastewater Commission

Mayor Maplethorpe

- Town of Sylvan Lake Library Board written report
- Lacombe County treatment facility open house
- Mooring field by Petro Beach resident meeting
- Joint Services Committee HR Subcommittee
- Parkland Regional Library Board
- Town Hall meeting
- Joint Services Committee

Summer Village of Jarvis Bay
Regular Meeting Minutes
March 1, 2022

JBC-22-027 MOVED by Deputy Mayor Wiseman that Council accept the Council reports as information.

CARRIED

NEXT COUNCIL MEETING

JBC-22-028 MOVED by Mayor Maplethorpe that the next meeting of Council be held on April 5, 2022, at 9:30 a.m.

CARRIED

ADJOURNMENT

JBC-22-029 MOVED by Mayor Maplethorpe that being the agenda matters have been concluded, the meeting be adjourned at 12:02 p.m.

CARRIED

JULIE MAPLETHORPE, MAYOR

TANNER EVANS, CAO