

Summer Village of Jarvis Bay  
August 2, 2023  
Municipal Planning Commission Minutes  
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*Minutes of a Municipal Planning Commission Meeting of the Summer Village of Jarvis Bay, Province of Alberta, held August 2, 2023, at the Summer Villages on Sylvan Lake Administration Office in Sylvan Lake, Alberta.*

**PRESENT**

Chair:	Julie Maplethorpe
Deputy Mayor:	Annabelle Wiseman via zoom
Member-at-Large:	Jim Watson
CAO:	Tanner Evans
Development Officer:	Kara Hubbard
Recording Secretary:	Teri Musseau
Applicant(s):	Brian Engel

**CALL TO ORDER** Chair Maplethorpe called the meeting to order at 10:00 a.m.

**AGENDA**

**MPC-23-010** Moved by Mayor Maplethorpe to approve the agenda as presented.  
CARRIED

**DEVELOPMENT APPLICATION(S)**

**158 Jarvis Bay Drive**

An application was submitted by the registered owner requesting lakeside retaining walls and stairs for the property located at 158 Jarvis Bay Drive (Lot 5, Block 5, Plan 7278AA) in the Summer Village of Jarvis Bay.

Kara Hubbard and applicant left the meeting at 10:00 a.m.

**DEVELOPMENT DECISION(S)**

**MPC-23-011** **165 Jarvis Bay Drive**  
MOVED by Chair Maplethorpe that the Municipal Planning Commission deny the application for lakeside retaining walls and stairs for the property located at 158 Jarvis Bay Drive for the following reasons:

- The retaining walls are not required to stabilize the bank and the geotechnical report does not state that the bank is failing and requires the work to take place.
- Variances shall be considered only where warranted by the merits of the proposed development and in response to irregular parcel lines, parcel shapes, or site characteristics.
- The Land Use Bylaw, Part Three 4(5) states:  
The following standard of landscaping shall be required for all natural areas of a parcel not covered by buildings, non-permeable driveways, storage, and display areas:
  - b. The retention in their natural state of:
    - iv. Land with sloped areas with a gradient of fifteen (15) percent or greater.
- While the MPC is in support of a retaining wall for environmental reasons and erosion control, they are opposed to the need for an upper retaining wall.

CARRIED

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**ADJOURNMENT:**

**MPC-23-012**

Moved by Chair Maplethorpe that being the agenda matters have been concluded, the meeting of the Municipal Planning Commission be adjourned at 10:46 a.m.

CARRIED

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JULIE MAPLETHORPE, CHAIR

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TANNER EVANS, CAO

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