

Summer Village of Jarvis Bay
February 28, 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 February 28, 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:	Ron Link via zoom
CAO:	Tanner Evans
Development Officer:	Kara Hubbard
Recording Secretary:	Teri Musseau
Applicant(s):	Donovan Nielsen via zoom
Gallery:	Alf Moore via zoom John Cuthbertson via zoom

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

AGENDA

MPC-23-007 Moved by Deputy Mayor Wiseman to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATION(S)

165 Jarvis Bay Drive

An application was submitted by the registered owner requesting a dwelling with variances for the property located at 165 Jarvis Bay Drive (Lots 1-2, Block 1, Plan 7278AA) in the Summer Village of Jarvis Bay. The applicant is requesting a driveway setback variance of 4.3m. and the design does not fit with the character of the existing developments in the district.

A written response was received by Alf Moore, the owner of the neighbouring property, who was opposed to the development as the proposed development doesn't fit with the character of the existing developments in the summer village.

Kara Hubbard, Donovan Nielsen, Alf Moore, and John Cuthbertson left the meeting at 9:20 a.m.

DEVELOPMENT DECISION(S)

MPC-23-008 **165Jarvis Bay Drive**
Moved by Chair Maplethorpe:

Each development permit stands on its own merit and therefore the Municipal Planning Commission denies this proposed structure as it does not align with the character of the existing development in the Summer Village.

Land Use Bylaw section 1(2)states that "The design, character and appearance of any building, or series of buildings, structures or signs

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proposed to be erected or located in any district must be acceptable to the Development Authority having due regard to the following:
b) The character of existing development in the district."

Where a structure is designed with the shop being more than twice the size of the living space, the principal use of the structure is not low density residential which is the purposes of the R-A district found in Part 4 of the Land Use Bylaw. In addition, while the Municipal Planning Commission understands this lot has irregular lot lines, the Summer Village of Jarvis Bay is a low-density single family residential municipality and does not support this type of building.

CARRIED

ADJOURNMENT:

MPC-23-009

Moved by Chair Maplethorpe that being the agenda matters have been concluded, the meeting of the Municipal Planning Commission be adjourned at 9:59 a.m.

CARRIED

JULIE MAPLETHORPE, CHAIR

TANNER EVANS, CAO

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