

Summer Village of Jarvis Bay
July 16, 2024
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 July 16, 2024, 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:	Michelle Bakke-Purnell via Zoom
CAO:	Tanner Evans
Development Officer:	Kara Hubbard
Applicant(s):	Todd Zimmerman, Bowood Homes Don Allan

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

AGENDA

MPC-24-001 Moved by Annabelle Wiseman to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATION(S)

234 Jarvis Bay Drive

An application was submitted by the registered owner requesting a development permit for a new dwelling for the property located at 234 Jarvis Bay Drive (Lot 10A, Block 2, Plan 6735NY) in the Summer Village of Jarvis Bay.

Kara Hubbard and applicant(s) left the meeting at 9:30 a.m.

DEVELOPMENT DECISION(S)

MPC-23-002 **234 Jarvis Bay Drive**
MOVED by that the Municipal Planning Commission approve the application for a new dwelling permit for the property located at 234 Jarvis Bay Drive with the following conditions being met to the satisfaction of the Development Officer:

- The development commences and continues in the manner applied for, including landscaping, and that all development complies with the regulations and specifications of the Land Use By-Law under which this permit was issued.
- The construction shall be completed within 12 months and the landscaping shall be completed within 2 years of the date of permit issuance.
- All parcels shall be graded to ensure that storm water is directed to a drainage ditch without crossing adjacent land, except as permitted by the Development Authority. All maintenance and upkeep shall be the responsibility of the property owner. A lot grade certificate will be required at completion to ensure that proper drainage on the property exists

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- The payment of a \$5,000.00 completions deposit to ensure all conditions of this development permit have been met, including the completion of building construction within a one-year period, landscaping completed within two years, and any or all road damage repaired.
- Land located below the top of escarpment should be in a natural state, variance previously granted by the Municipal Planning Commission for grade alterations. No trees or any vegetation are to be removed or disturbed on the bank.
- Construction fences including signage are to be erected around the perimeter of the property for the duration of construction. The fencing shall be temporary metal construction fence panels.
- All retaining walls and hard landscaping is to be included in the parcel coverage calculations and shown on the final Real Property Report. Parcel coverage to remain under the 50% maximum.
- Any damage to public roads or the carriageways due to the construction shall be repaired immediately at the expense of the permit holder.
- A final as build real property report from an Alberta Land Surveyor at completion of landscaping that includes parcel coverage.
- All road bans to be followed that are implemented by Roadata and the administration office.
- All applicable Superior Safety Codes permits to be completed and submitted to the administration office.
- Grading of lots to drain and retain runoff to control and reduce surface water leaving the lot.
- Landscaping to be followed in accordance with the landscaping plan, and re-planting shall be completed as included in the provided plan. A sufficient depth of topsoil to facilitate growth in the soft-landscaped areas, with areas not planted to trees and shrubs being seeded to grass, sodded, or left with its natural grass cover.
- Site specific engineered drawings to be provided for the construction of the retaining walls and the slope on the north side property. Confirmation from same engineer after construction is complete to ensure engineering standards and recommendations have been complied with.
- The height of the dwelling shall not exceed 10m (32.81ft.) in building height measured from grade.
- Footing check survey required from an Alberta Land Surveyor at the time of footings prior to continuation of construction.
- Applicant to complete Sewer Forms and submit to the Development Authority.
- Electrical power from the property line to any building shall be constructed underground.
- Sewer curb stop must remain accessible at all times, during and after construction.
- Culvert required and must be a minimum 450mm diameter, galvanized corrugated metal pipe with 3:1 tapered ends and 1.6mm wall thickness.
- Any dock placed in the water on a municipal reserve requires approval from the municipality as the upland owner and must abide

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by the minimum setbacks required under the provincial disturbance standard. No dock sections or any other private property can be stored on municipal lands at any time.

- The approval of this development in no way shows support for a future subdivision of this lot shown on the drawings as this board is not the Subdivision Authority. The submitted drawings will be marked noting this prior to stamping approval.

CARRIED

ADJOURNMENT:

MPC-24-003

Moved by Chair Maplethorpe that being the agenda matters have been concluded, the meeting of the Municipal Planning Commission be adjourned at 10:20 a.m.

CARRIED

JULIE MAPLETHORPE, CHAIR

TANNER EVANS, CAO

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