

Summer Village of Jarvis Bay
July 2, 2025
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 2, 2025, at the Summer Villages on Sylvan Lake Administration Office in Sylvan Lake, Alberta.

PRESENT

Chair:	Julie Maplethorpe via Zoom
Deputy Mayor:	Annabelle Wiseman via Zoom
Member-at-Large:	Jim Watson via Zoom
CAO:	Tanner Evans via Zoom
Development Officer:	Kara Hubbard via Zoom
Junior Development Officer:	Sarah Cheney via Zoom
Recording Secretary:	Teri Musseau via Zoom
Applicants:	Jon Blocksom via Zoom Kristian Wold via Zoom Jessica Eren via Zoom

CALL TO ORDER Chair Maplethorpe called the meeting to order at 2:00 p.m.

AGENDA

MPC-25-018 Moved by Annabelle Wiseman to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATION(S)

29 Jarvis Bay Drive (Lot 15, Block 1, Plan 2350EO)

An application was submitted by the homeowners for approval of a tourist home for the property located at 29 Jarvis Bay Drive (Lot 15, Block 1, Plan 2350EO) in the Summer Village of Jarvis Bay.

37 Jarvis Bay Drive (Lot 19A, Block 1, Plan 2122274)

An application was submitted by the homeowners for approval of a tourist home for the property located at 37 Jarvis Bay Drive (Lot 19A, Block 1, Plan 2122274) in the Summer Village of Jarvis Bay.

Kara Hubbard and applicants left the meeting at 2:12

DEVELOPMENT DECISION(S)

MPC-25-019 **29 Jarvis Bay Drive**
MOVED by Annabelle Wiseman that the Municipal Planning Commission approve the application for a tourist home for the property located at 29 Jarvis Bay Drive with the following conditions being met to the satisfaction of the Development Officer:

- The payment of all outstanding property taxes or the making of arrangements, satisfactory to the Council, for the payment thereof, prior to the commencement of the development.

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- The development commences and continues in the manner applied for and that all development complies with the regulations and specifications of the Land Use Bylaw under which this permit was issued.
- The development permit is only valid for 1 year from the date of issuance. A new development application and approval will be required at that time should the application wish to continue with the tourist home use.
- Tourist homes shall be contained within the principle building and therefore garage suites shall not be used.
- Notwithstanding part three, section 2(3) of the Land Use Bylaw, no recreational vehicle shall be used as accommodation for tourist home guests.
- The maximum number of people staying overnight in the tourist home shall be 6.
- The operator of the tourist home shall provide the Summer Village Office with their name and phone number(s) and of at least one person (adult) that is authorized to act in the operator's absence. The operator is responsible for informing the Summer Village Office of any changes in this information. The operator shall provide adjacent landowners with this information.
- The tourist home shall always abide by all Summer Village of Jarvis Bay bylaws including the community standards bylaw regardless of who is occupying the home. This includes (noise, nuisance, and littering etc.). A summary of key bylaws will be provided by administration.
- The tourist home shall not display any sign advertising the tourist home.
- Adequate parking must be in place on the driveway, of a minimum of one stall per bedroom.
- The development permit does not exempt the owner/operator of the tourist home from complying with any federal, provincial, or other municipal legislation.

CARRIED

MPC-25-020

37 Jarvis Bay Drive

MOVED by Jim Watson that the Municipal Planning Commission approve the application for a tourist home for the property located at 37 Jarvis Bay Drive with the following conditions being met to the satisfaction of the Development Officer and recommendations from the Municipal Planning Commission:

- The payment of all outstanding property taxes or the making of arrangements, satisfactory to the Council, for the payment thereof, prior to the commencement of the development.
- The development commences and continues in the manner applied for and that all development complies with the regulations and specifications of the Land Use Bylaw under which this permit was issued.
- The development permit is only valid for 1 year from the date of issuance. A new development application and approval will

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be required at that time should the application wish to continue with the tourist home use.

- Tourist homes shall be contained within the principle building and therefore garage suites shall not be used.
- Notwithstanding part three, section 2(3) of the Land Use Bylaw, no recreational vehicle shall be used as accommodation for tourist home guests.
- The maximum number of people staying overnight in the tourist home shall be 12.
- The operator of the tourist home shall provide the Summer Village Office with their name and phone number(s) and of at least one person (adult) that is authorized to act in the operator's absence. The operator is responsible for informing the Summer Village Office of any changes in this information. The operator shall provide adjacent landowners with this information.
- The tourist home shall always abide by all Summer Village of Jarvis Bay bylaws including the community standards bylaw regardless of who is occupying the home. This includes (noise, nuisance, and littering etc.). A summary of key bylaws will be provided by administration.
- The tourist home shall not display any sign advertising the tourist home.
- Adequate parking must be in place on the driveway, of a minimum of one stall per bedroom.
- The development permit does not exempt the owner/operator of the tourist home from complying with any federal, provincial, or other municipal legislation.

CARRIED

ADJOURNMENT:

MPC-25-021

Moved by Chair Maplethorpe that being the agenda matters have been concluded, the meeting of the Municipal Planning Commission be adjourned at 2:35 p.m.

CARRIED

JULIE MAPLETHORPE, CHAIR

TANNER EVANS, CAO

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