

Summer Village of Jarvis Bay
June 27, 2022
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 June 27, 2022, 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
CAO:	Tanner Evans
Development Officer:	Kara Kashuba
Recording Secretary:	Carolyn Widmer
Gallery:	Susan Knopp – Bowood Homes Todd Zimmerman – Bowood Homes Shauna Willoughby – 232 Jarvis Bay Kathleen Smith – 232 Jarvis Bay Drive Sandi Smith – 232 Jarvis Bay Drive Dennis Wade – 238 Jarvis Bay Drive Don Allan – 234 Jarvis Bay Drive James Morrisroe – 236 Jarvis Bay Dr Colleen Finn – 236 Jarvis Bay Dr

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

AGENDA

MPC-22-007 Moved by Ron Link to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATION

234 Jarvis Bay Drive

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

The following spoke in opposition of the development:

Shauna Willoughby
Kathleen Smith
Sandi Smith
Dennis Wade
James Morrisroe
Colleen Finn

The following spoke in favor of the development:

Susan Knopp
Todd Zimmerman
Don Allan

Kara Kashuba, Susan Knopp, Todd Zimmerman, Shauna Willoughby, Kathleen Smith, Snadi Smith, Dennis Wade, Don Allan, James Morrisroe and Colleen Finn left the meeting at 10:03 am.

Initials



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MPC-22-008

CLOSED SESSION

MOVED by Mayor Maplethorpe to move to a closed session at 10:03 am.

Deputy Mayor Wiseman announced a break at 10:04 am.
Reconvened at 10:10 am.

MPC-22-009

Moved by Mayor Maplethorpe that Council return to an open meeting at 11:38 am.

CARRIED

DECISIONS

MPC-22-010

Moved by Mayor Maplethorpe that Municipal Planning Commission approve the application with conditions as amended.

- 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.
- The height of the dwelling shall not exceed 10m (32.81ft.) in building height measured from grade.
- Final as build reap property report from an Alberta Land Surveyor at completion of landscaping that includes parcel coverage.
- Replanting of trees/shrubs and exiting trees to remain according to landscaping plan.
- Future shop is not included in this approval.
- Development is to comply with the geotechnical report recommendations to ensure that the bank is protected and the development is safe.
- Metal construction fence panels including signage are to be erected around the perimeter of the property for the duration of construction.
- All retaining walls and hard landscaping to be included in the parcel coverage calculations and shown on the final Real Property Report Parcel.
- Completions deposit of \$5000.00.

CARRIED

ADJOURNMENT:

MPC-22-011

Moved by Chair Maplethorpe that the Municipal Planning Commission meeting be adjourned at 11:43 a.m.

CARRIED

JULIE MAPLETHORPE, CHAIR

TANNER EVANS, CAO

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