

Summer Village of Jarvis Bay
May 12, 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 May 12, 2025, 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
Development Officer: Kara Hubbard
Recording Secretary: Teri Musseau
Applicants: Keith & April Weber

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

AGENDA

MPC-25-013 Moved by Michelle Bakke-Purnell to approve the agenda as presented.

CARRIED

MINUTES

MPC-25-014 Moved by Chair Maplethorpe to approve the April 8, 2025, Municipal Planning Commission meeting minutes as presented.

CARRIED

DEVELOPMENT APPLICATION(S)

10 Twin Rose Court

An application was submitted by the homeowners for approval of a driveway variance for the property located at 10 Twin Rose Court (Lot 9, Block 7, Plan 1424398) in the Summer Village of Jarvis Bay.

19 Jarvis Bay Drive

An application was submitted by the homeowners for approval of a new deck for the property located at 19 Jarvis Bay Drive (Lot 10, Block -, Plan 2350EO) in the Summer Village of Jarvis Bay.

Kara Hubbard and applicants left the meeting at 9:16 a.m.

DEVELOPMENT DECISION(S)

MPC-25-015 **10 Twin Rose Court**
MOVED by Chair Maplethorpe that the Municipal Planning Commission deny the application for a driveway variance for the property located at 10 Twin Rose Court due to non-compliance with the Land Use Bylaw #125-13, Section 3(1)(a) which states the maximum width of a driveway shall be 10 m (32.8 ft) and the driveway width shall be measured within the carriageway.

CARRIED

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MPC-25-016

19 Jarvis Bay Drive

MOVED by Annabelle Wiseman that the Municipal Planning Commission approve the application for a new deck for the property located at 19 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 re-landscaping meeting parcel coverage requirements, and that all development complies with the regulations and specifications of the Land Use Bylaw under which the permit was issued.
- Re-landscaping shall be completed within 12 months of the date of permit issuance to meet the parcel coverage requirements.
- The payment of a \$1,000.00 completions deposit to ensure all conditions of this development permit have been met. Any damage to public roads or carriageways due to the construction shall be repaired immediately at the expense of the permit holder.
- 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.
- Final as build real property report from an Alberta Land Surveyor at the completion of development that includes the parcel coverage total.
- Minimum front yard deck projection setback required of 3.75m, variance of 1.05m granted by the Municipal Planning Commission.
- Encroachments onto municipal land to be removed.

CARRIED

ADJOURNMENT:

MPC-25-017

Moved by Chair Maplethorpe that being the agenda matters have been concluded, the meeting of the Municipal Planning Commission be adjourned at 9:37 a.m.

CARRIED

JULIE MAPLETHORPE, CHAIR

TANNER EVANS, CAO

Initials