

Summer Village of Jarvis Bay
September 20, 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 September 20, 2023, 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:	Lenore Berkeley via Zoom
CAO:	Tanner Evans via Zoom
Development Officer:	Kara Hubbard
Recording Secretary:	Teri Musseau
Applicant(s):	Tammy Leibel via Zoom Becky Nielsen
Gallery:	John Cuthbertson

CALL TO ORDER Chair Maplethorpe called the meeting to order at 9:02 a.m.

AGENDA

MPC-23-017 Moved by Annabelle Wiseman to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATION(S)

17 Jarvis Bay Drive

An application was submitted by the registered owner requesting a tourist home permit for the property located at 17 Jarvis Bay Drive (Lot 9, Block 1, Plan 2350EO) in the Summer Village of Jarvis Bay.

216 Jarvis Bay Drive

An application was submitted by the registered owner requesting a tourist home permit for the property located at 216 Jarvis Bay Drive (Lot 23, Block 2, Plan 9825307) in the Summer Village of Jarvis Bay.

John Cuthbertson was present to convey his opposition to all tourist homes in Jarvis Bay as they, in his opinion, are not compatible with Jarvis Bay.

Kara Hubbard and applicant(s) left the meeting at 9:26 a.m.

DEVELOPMENT DECISION(S)

MPC-23-018 **17 Jarvis Bay Drive**
MOVED by Annabelle Wiseman that the Municipal Planning Commission approve the application for a tourist home permit for the property located at 17 Jarvis Bay Drive with the following conditions being met to the satisfaction of the Development Officer:

- The development permit is only valid for 1 year from the date of issuance or until the property is sold. Only the party named on the Development Permit may operate the tourist home. A new

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development application and approval will be required at that time should the applicant wish to continue with the tourist home use.

- Tourist homes shall be contained within the principle building and therefore garage suites and/or accessory buildings shall not be used.
- The RV on the property shall not be used as a guest house and otherwise shall conform with the Recreational Vehicle regulations in section 2,2(3) of the Land Use Bylaw.
- The maximum number of people staying overnight in the tourist home shall be 10.
- The operator of the tourist home shall provide the Summer Village Office with the name and phone number(s) 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 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.
- Operators to provide a Real Property Report (RPR) and any non-conforming or encroaching structures brought into compliance in accordance with the Land Use Bylaw.

CARRIED

MPC-23-019

216 Jarvis Bay Drive

MOVED by Annabelle Wiseman that the Municipal Planning Commission approve the application for a tourist home permit for the property located at 216 Jarvis Bay Drive with the following conditions being met to the satisfaction of the Development Officer:

- The development permit is only valid for 1 year from the date of issuance or until the property is sold. Only the party named on the Development Permit may operate the tourist home.
- Tourist homes shall be contained within the principle building and therefore garage suites and/or accessory buildings 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 10.
- The operator of the tourist home shall provide the Summer Village Office with the name and phone number(s) 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 to this information. The operator shall provide adjacent landowners with this information.
- The tourist home shall always abide by 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.

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- 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.

CARRIED

ADJOURNMENT:

MPC-23-020

Moved by Chair Maplethorpe that being the agenda matters have been concluded, the meeting of the Municipal Planning Commission be adjourned at 10:03 a.m.

CARRIED

JULIE MAPLETHORPE, CHAIR

TANNER EVANS, CAO

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