

Minutes of the Land Use Bylaw Amendment Bylaw #163-19 Public Hearing of the Summer Village of Jarvis Bay, Province of Alberta, held March 5, 2019 in the Summer Village Administration Office at Sylvan Lake, Alberta.

CALL TO ORDER: The Meeting was called to order at 10:30 a.m. by Deputy Mayor Wiseman with the following being present:

Mayor:	Bob Thomlinson via Zoom
Deputy Mayor:	Annabelle Wiseman
Councillor:	Julie Maplethorpe
Administrator:	Phyllis Forsyth
Recording Secretary:	Teri Musseau
Development Officer:	Tanner Evans
Public:	No one in attendance

PLANNING AND DEVELOPMENT

1. Land Use Bylaw Amendment Bylaw #163-19 Public Hearing

Deputy Mayor Wiseman explained the purpose of the hearing was to receive comments regarding the proposed Land Use Bylaw Amendment Bylaw #163-19.

Emergency exits, muster point and washrooms were noted.

Home Occupation (Part One – Definitions)

“Home occupation” means any occupation, trade, profession, or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building. No cannabis retail sales or cannabis production and distribution operations shall be permitted as a home occupation.

Accessory Building (Part Three – Buildings)

An accessory building’s footprint shall be no larger than 8% of the parcels total area.

Projections Over Yards (Part Three – Yards)

Remove from Land Use Bylaw.

Driveway Setback (Part Three – Vehicles)

Driveways on corner parcels shall be setback from the street intersection not less than 6 m (19.69 ft.).

Permitted Uses (Part Four – Land Use Residential (R1) District)

Driveway, Deck/Stairs, Holding Tank, Private Pool
Temporary Building (Part Four – All Residential Districts)

Remove Temporary Building from Discretionary Uses.



Initials

Supplementary Regulations (Part 4 – All Residential Districts)

Add the following:

- (3) No building may be erected or development commenced on parcels which are not proposed to be connected to municipal sewerage system.
- (4) The Development Authority shall either refuse to issue a Development Permit for any building, structure or works, unless arrangements under (3) above have been completed, or issue a Development Permit subject to the conditions that arrangements under (3) above shall be completed prior to the commencement of the development.

Site Development (Part 4 – Residential A District)

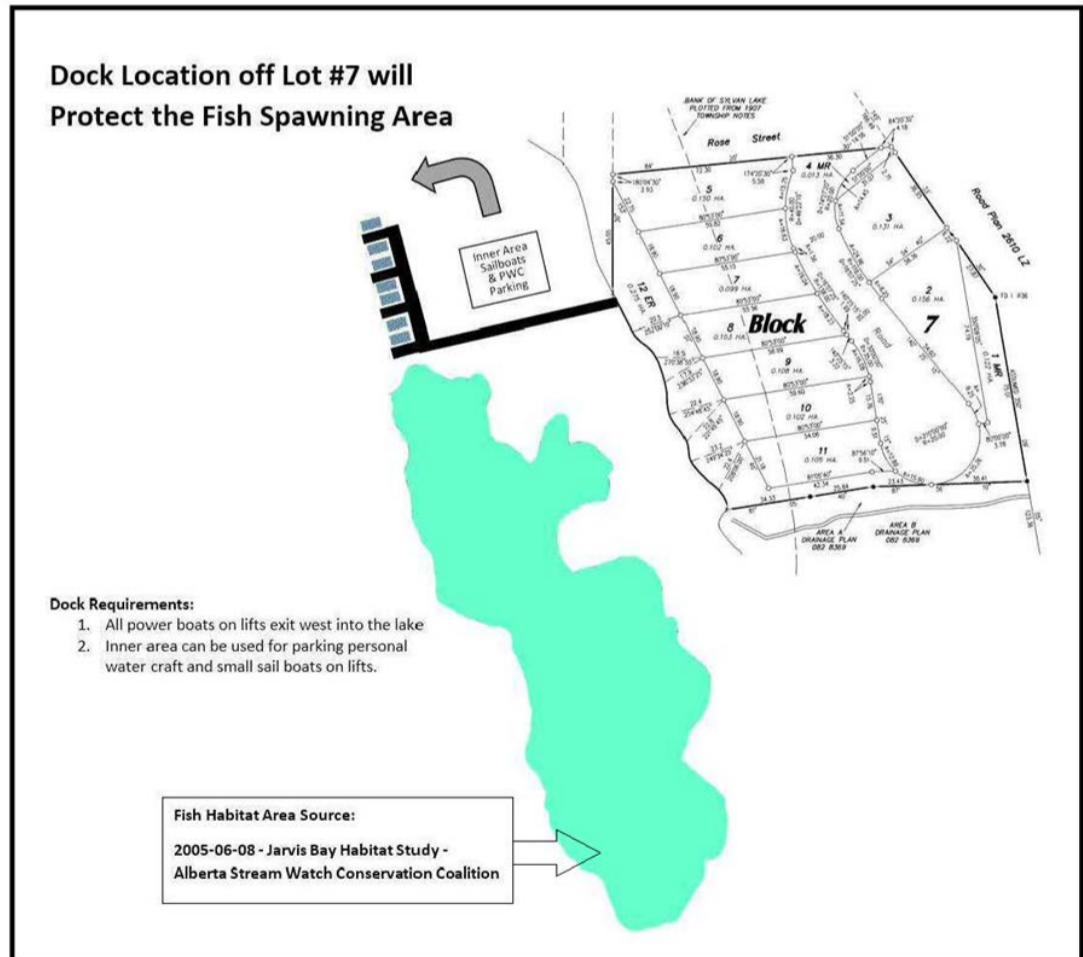
Minimum front yard (i) 15.24m (50ft)

Site Development (Part 4 – Residential A District)

Remove a) ii) as it is dealing with the rear yard setback and should not be under the front yard setback heading. Change b) to “Minimum Rear Yard: 15.24m (50 ft.)”

Supplementary Regulations (Part 4 – Twin Rose Residential District)

- (5) One seasonal communal dock is permitted along the Environmental Open Space, for the residents of Twin Rose Estates, as per the location indicated below.



Initials

Deputy Mayor Wiseman asked if any written submissions were received.

Written submission was received from John Cuthbertson and Rhonda Wishart of 214 Jarvis Bay Drive with the following comments:

- Support first 9 proposed changes
- Not in support of number 10 communal dock in Twin Fawn area

Deputy Mayor Wiseman closed the Public Hearing at 10:36 a.m.

BOB THOMLINSON
MAYOR

PHYLLIS FORSYTH
ADMINISTRATOR



Initials