

*Minutes of the Land Use Bylaw Amendment Bylaw #155-15 Public Hearing of the Summer Village of Jarvis Bay, Province of Alberta, held July 3, 2018 in the Summer Village Administration Office at Sylvan Lake, Alberta.*

**CALL TO ORDER:** The Meeting was called to order at 10:32 a.m. by Mayor Thomlinson with the following being present:

|                      |                   |
|----------------------|-------------------|
| Mayor:               | Bob Thomlinson    |
| Deputy Mayor:        | Annabelle Wiseman |
| Councillor:          | Julie Maplethorpe |
| Administrator:       | Phyllis Forsyth   |
| Recording Secretary: | Teri Musseau      |
| Development Officer: | Koralyn Lemmon    |
| Public:              | Marvin Debelser   |
|                      | Debbie Debelser   |
|                      | Alf Moore         |

**PLANNING AND DEVELOPMENT**

**1. Land Use Bylaw Amendment Bylaw #55-18 Public Hearing**

Mayor Thomlinson explained the purpose of Hearing was to receive comments regarding the proposed Land Use Bylaw Amendment Bylaw #155-18.

Emergency exits, muster point and washrooms were noted.

Introductions were made and the meeting and the process for the hearing explained.

Koralyn gave her presentation outlining the ten (10) proposed amendments to the Land Use Bylaw #125-13.

Number of Accessory Buildings (Part Two – Development Not Requiring a Permit)

Proposed regulation:

Remove from Land Use Bylaw.

Application Deemed Complete (Part Two – Permission for Development)

Proposed regulation:

After receipt of a development permit application, the Development Authority shall give notice to the applicant by email as per the email address listed on the Development Permit Application, that the application is deemed complete or incomplete.

(a) If the application is deemed incomplete, the notice shall contain any outstanding documents and information required, and a date the outstanding documents and information shall be submitted, set out in the notice or a later date agreed on between the applicant and the



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development authority in order for the application to be considered complete.

- (b) If the applicant fails to submit all the outstanding information and documents on or before the date referred to in the email the application is deemed to be refused. The development authority must issue to the applicant a notice by ordinary mail.

Variance Requests (Part Two)

Proposed regulation:

The Municipal Planning Commission may approve an application for Development Permit... In approving an application for development pursuant to...the Municipal Planning Commission shall...

21 Day Appeal Period (Part Two – Development Permits and Notices)

Proposed regulation:

A Development Permit issued pursuant to this Part does not come into effect until twenty-one (21) days after the date on which notice of issuance of the permit is given under subsection 4(a) or (b). Any development proceeded with the application prior to the expiry of this period is done solely at the risk of the applicant.

Notice of Decisions (Part Two – Development Permits and Notices)

Proposed regulation:

For permitted and discretionary uses:

- (i) Mail a notice of the decision to all persons whose use, enjoyment or value of property may, in the option of the Development Authority, be affected; and
- (ii) Post a notice of the decision on the Summer Villages' website.

21 Day Appeal Period (Part Two – Appealing a Decision)

Proposed regulation:

An appeal by an applicant must be commenced within twenty-one (21) days of the notification of the decision or when the forty (40) day period or any time extension expires. An appeal by any other affected person must be made within twenty-one (21) days of the notice of the issuance of the permit was given.

Hot Tubs (Part Three – Private Pools and Decorative Ponds)

Proposed regulation:

Draining private pools other than directly into the sewer line of your home, is prohibited (in accordance with the Sanitary Sewage Bylaw 69-97). Pool and



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hot tub water and their associated maintenance products contain chemicals that may seriously harm aquatic plants, fish and animals when disposed of improperly.

Parcel Coverage (Part Four – Land Use District R)

Proposed regulation:

Maximum Parcel Coverage: Fifty (50) percent, other fifty (50) percent shall remain as is or contain native grasses, trees, shrubs or ornamental plantings, satisfactory to the Development Authority.

Parcel Coverage (Part Four – Land Use District R-A)

Proposed regulation:

Maximum Parcel Coverage: Thirty-three (33) percent, other sixty-seven (67) percent shall remain as is or contain native grasses, trees, shrubs or ornamental plantings, satisfactory to the Development Authority.

Parcel Coverage (Part Four – Land Use District RTR)

Proposed regulation:

Maximum Parcel Coverage: Fifty (50) percent, other fifty (50) percent shall remain as is or contain native grasses, trees, shrubs, or ornamental plantings, satisfactory to the Development Authority.

There were no written submissions received.

Comments were received from:

Alf Moore – 163 Jarvis Bay Drive

- clarification garage is an accessory building
- doesn't understand reasoning behind only permitting two accessory buildings
- thinks 4 accessory buildings would be reasonable
- doesn't want village to continue acting like towns and cities
- lake property doesn't have to be kept in same standard as town
- notice of decisions should be posted on property
- does draining pools have same rules as hot tubs and ponds?
- why is parcel coverage different in RA District?
- have always had 50% parcel coverage
- gravel, paving stones and stone garden borders should not be included.

Debbie Debelser – 242 Jarvis Bay Drive

- asked if residents are responsible to check for development permits issued on the website



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- wants letters sent to all residents notifying them of new communication and how to apply for email updates
- wants better definition of native grass – change to non-invasive
- impervious surfaces should not be included in parcel coverage
- gravel surfaces better than paved

Seeing no further persons wishing to speak to the bylaw, Mayor Thomlinson closed the Public Hearing at 11:09 a.m.

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BOB THOMLINSON, MAYOR

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PHYLLIS FORSYTH, CAO



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