

**SUMMER VILLAGE OF JARVIS BAY
SUBDIVISION AND DEVELOPMENT APPEAL BOARD
PRELIMINARY ISSUE HEARING
JANUARY 20, 2026
RECORD OF HEARING AND DECISION**

PRESENT Chair: David Garratt via Zoom
Member-at-Large: Doug Decksheimer via Zoom
Member-at-Large: Greg Ganske via Zoom
CAO: Tanner Evans via Zoom
Recording Secretary: Teri Musseau via Zoom

CALL TO ORDER Chair Garratt called the hearing to order at 9:03 a.m. Introductions of the Board members and staff were made.

PURPOSE OF HEARING Case #SDAB-26-001, filed by the appellant, Nicole Safron, appealing the denial of a development permit for the property located at 215 Jarvis Bay Drive.

PRELIMINARY ISSUES The hearing is being held in closed session to address the issue of jurisdiction. The notice of the Municipal Planning Commission's decision was issued on December 5, 2025, by the Development Officer. The appeal deadline was December 26, 2025. The appeal was received by the SDAB Secretary on January 6, 2026.

Written submissions for consideration have been received from the Appellant, Nicole Safron, stating she thought she had made the submission on December 22, 2025, but due to an error in the email address, it did not go through. Ms. Safron did not forward the original email to the SDAB Secretary as requested, which would have shown the original send date and time of the appeal submission.

DECISION MOVED by Chair Garratt that the Subdivision and Development Appeal Board does not have the jurisdiction to hear the appeal.

REASON(S) The appeal was received after the 21-day appeal period as per the *Municipal Government Act*, Section 686(1)(a)(i)(A).

**DATED AT THE TOWN OF SYLVAN LAKE THIS 20TH DAY OF
JANUARY 2026.**

**THE SUMMER VILLAGE OF
JARVIS BAY SUBDIVISION AND
DEVELOPMENT APPEAL BOARD**

**David Garratt
SDAB Chair**