Minutes of a Subdivision Meeting of the Summer Village of Jarvis Bay, Province of Alberta, held June 29, 2026, at the Summer Villages on Sylvan Lake Administration Office in Sylvan Lake, Alberta.

PRESENT

Mayor	Julie Maplethorpe
Deputy Mayor:	David Garratt via Zoom
Councillor:	John Cuthbertson
CAO:	Tanner Evans via Zoom
Assistant Development Officer:	Sarah Cheney
Recording Secretary:	Teri Musseau

CALL TO ORDER Mayor Maplethorpe called the meeting to order at 9:04 a.m.

AGENDA

MPC-26-073 Moved by Mayor Maplethorpe to approve the agenda as presented.
CARRIED

SUBDIVISION APPLICATION(S)

1. <u>234 Jarvis Bay Drive (Lot 10A, Block 2, Plan 6735NY)</u>

An application was submitted for subdivision of the lot for the property located at 234 Jarvis Bay Drive (Lot 10A, Block 2, Plan 67353NY) in the Summer Village of Jarvis Bay.

Written submission opposed to the subdivision were received from the owners of the following properties:

- 192 Jarvis Bay Drive
- 211 Jarvis Bay Drive
- 227 Jarvis Bay Drive
- 230 Jarvis Bay Drive
- 231 Jarvis Bay Drive
- 232 Jarvis Bay Drive
- 235 Jarvis Bay Drive
- 236 Jarvis Bay Drive
- 239 Jarvis Bay Drive
- 242 Jarvis Bay Drive
- 243 Jarvis Bay Drive
- 244 Jarvis Bay Drive
- 247 Jarvis Bay Drive
- 248 Jarvis Bay Drive

Sarah Cheney and gallery left the meeting at 9:07 a.m.

DEVELOPMENT DECISION(S)

<u>234 Jarvis Bay Drive (Lot 10A, Block 2, Plan 6735NY)</u>

MPC-26-074 MOVED by Mayor Maplethorpe to deny the subdivision application. The Subdivision Board has made the decision to deny this application based on

the reasons listed below:

1. The proposed subdivision and lot sizes do not meet the minimum area or lot width requirement of the Land Use Bylaw, and it will create two non-compliant lots. Further the Land Use Bylaw specifically contemplates that there be no variance with regards to parcel coverage in a Development Permit. This area of Jarvis Bay has larger lots than anywhere else. This is by design, as it is the desire of the residents and council for larger country residential style lots in this location. There are no other lots of similar size within close proximity to this one. The restrictions within the Land Use Bylaw are there in order to protect the use, enjoyment, and value of neighbouring parcels and the expectation of those who live there that they specifically were purchasing property in an area that did not allow for smaller, city-style subdivided lots. Road design, stormwater management, planning and servicing design in this area were undertaken with the assumption that lots would remain at the sizes stipulated in the Land Use Bylaw.

2. Further subdivision on lakefront properties would almost certainly mean an increase in docks and potential clearing of underwater vegetation and shoreline disturbance which has the potential to harm the ecosystem. The Summer Village of Jarvis Bay follows the Provincial Disturbance Standards overall desire for less disturbance on the lake and shore.

3. The Summer Village of Jarvis Bay, by nature, has narrow roads and adding density to our municipality is not within our Land Use Bylaw or Municipal Development Plan as the goal is to maintain the safety of the roads with clear access for emergency vehicles and in keeping with the natural beauty of the environment that surrounds the Summer Village. While one subdivided lot may not greatly impact the traffic or parking issues in the area, the precedence set by allowing smaller lots than currently allowable under the Land Use Bylaw is a dangerous one as the road system was not designed for higher density use.

4. Adding density in any capacity around the lake may have unintended consequences on our aquifer or our wastewater system. Increased density on the lake is not the goal of the Summer Village of Jarvis Bay as it may have a negative impact on the lake water quality, fish, animals, and the ecosystem.

5. Unanimous and overwhelming negative feedback was received from surrounding neighbours that this subdivision is not wanted. Negative impacts on the surrounding neighbourhood include devaluation of property, safety issues, noise issues, drainage concerns, water quality, strain on the sewage system, disruption of the natural ecosystem, and destruction of habitat.

CARRIED

Moved by Mayor Maplethorpe that being the agenda matters have been concluded, the Subdivision Meeting be adjourned 9:35 a.m.

CARRIED

_____
JULIE MAPLETHORPE, CHAIR

_____
TANNER EVANS, CAO

Initials