

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Jarvis Bay, Province of Alberta, held December 17, 2018 in the Summer Village Administration Office at Sylvan Lake, Alberta.

CALL TO ORDER: The Meeting was called to order at 12:50 p.m. by Chair Annabelle Wiseman with the following being present:

Deputy Mayor:	Annabelle Wiseman
Councillor:	Julie Maplethorpe
Member-at-Large:	Jim Watson
Recording Secretary:	Kara Kashuba
Development Officers:	Koralyn Lemmon Tanner Evans
Applicants:	Tammy Dell Glen Goodall Ron Goss Kevin Clark

AGENDA: 1. **December 17, 2018 Agenda**

APPROVAL:

JULIE MAPLETHORPE:

That the December 17, 2018 agenda package be adopted as presented.

1478/18

CARRIED

PLANNING AND DEVELOPMENT:

1. **210 Jarvis Bay Drive (Lot 14, Block 1, Plan 5104EO)**

An application was received from Black Creek Developments on December 6, 2018 for construction of a dwelling located at 210 Jarvis Bay Drive, (Lot 14, Block 1, Plan 5104EO), in the Residential (R) District in the Summer Village of Jarvis Bay. This is the second application submitted and the side yard setback and building height have been brought into compliance.

The item is before MPC today for the following reasons:

- The parcel coverage of 54.4% is over the maximum of 50% therefore a variance is required.

Questions were asked by the Members to the Applicants and Development Officer.

Koralyn Lemmon and the applicants left the meeting at 1:18 p.m.

The Municipal Planning Commission continued the meeting in accordance with the Municipal Government Act 197 (2.1) which states:

- 2.1 A municipal planning commission, subdivision authority, development authority or subdivision and development appeal board established under Part 17 may deliberate and make its decisions in meetings closed to the public.



Initials

ANNABELLE WISEMAN:

That the Municipal Planning Commission approve the application for construction of a dwelling at 210 Jarvis Bay Drive with the following conditions:

- Completions deposit of \$5000.00
- Site survey at footing pour to ensure compliance
- Site survey with parcel coverage to ensure compliance
- 1m wide no mow zone between the grass and the rip rap to consist of native mature bank stabilizing woodland with undisturbed grass/shrub layers
- Electrical power from the property line to the building to be constructed underground
- Surface water run-off will be managed and controlled so as not to adversely affect properties within or outside the development area
- There is a sufficient groundwater supply available on-site to meet the needs of the proposed development and shall not interfere with any existing surrounding water users
- Alberta Environment & Parks approvals obtained for shoreline construction
- Sewer form to be completed and submitted prior to any sewage construction
- The Driveway Apron to be asphalt or gravel within the carriageway.

1479/18

CARRIED

Meeting adjourned at 1:24 p.m.

Annabelle Wiseman, Chair

Phyllis Forsyth, CAO



Initials