

*Minutes of a Municipal Planning Commission Meeting of the Summer Village of Jarvis Bay, Province of Alberta, held February 5, 2019 in the Summer Village Administration Office at Sylvan Lake, Alberta.*

**CALL TO ORDER:** The Meeting was called to order at 9:00 a.m. by Chair Annabelle Wiseman with the following being present:

Deputy Mayor:	Annabelle Wiseman
Councillor:	Julie Maplethorpe
CAO:	Phyllis Forsyth
Recording Secretary:	Teri Musseau
Development Officer:	Tanner Evans
Applicants:	Jim Purnell Michelle Purnell

**AGENDA:** 1. **February 5, 2019 Agenda**  
**APPROVAL:**

JULIE MAPLETHORPE:  
That the February 5, 2019 agenda package be adopted as presented.  
**1499/19** CARRIED

**PLANNING AND DEVELOPMENT:** 1. **39 Jarvis Bay Drive (Lot 20, Plan 2350EO)**

An application was received from Vleeming Construction on behalf of James and Michelle Purnell on January 8, 2019 for construction of a dwelling located at 39 Jarvis Bay Drive, (Lot 20, Plan 2350EO), in the Residential (R) District in the Summer Village of Jarvis Bay.

The item is before MPC today for the following reasons:

- The front yard setback of 5m is below the minimum of 7.5m and requires a 2.5m (8.20 ft.) variance.
- The front yard setback for projections of 4.39m is below the minimum of 5m and requires a 0.61m (2ft.) variance.

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

Tanner Evans and the applicants left the meeting at 9:11 a.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 39 Jarvis Bay Drive with the following conditions:

- Completions deposit of \$5000.00
- Site survey to ensure compliance with permit
- Electrical power from the property line to any building situated on this parcel to be constructed underground
- A new development permit will be required for the proposed future garage, proposed future driveway, and retaining walls. Maximum lot coverage should be less than 50% in order to adhere to the requirements in the Land Use Bylaw.
- Municipal sewer connect form to be completed and returned to office. Turning on/off of the curb stop, as well as the connection of the private system to the curb stop, will need to be coordinated through the office. Failing to do so will result in forfeiting the completions deposit.
- Municipal lane vegetation shall not be removed for any reason
- Existing sheds to be removed from the property or come into compliance with the setbacks.

1500/19

CARRIED

Meeting adjourned at 9:19 a.m.

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Annabelle Wiseman, Chair

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Phyllis Forsyth, CAO



Initials