

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Jarvis Bay, Province of Alberta, held November 7, 2017 in the Summer Village Administration Office at Sylvan Lake, Alberta.

CALL TO ORDER: The Meeting was called to order at 9:02 a.m. by Chair Annabelle Wiseman with the following being present:

Deputy Mayor:	Annabelle Wiseman
Councillor:	Julie Maplethorpe
Member at large:	Alf Moore
Recording Secretary:	Teri Musseau
Development Officer:	Koralyn Coughlin
Applicant:	Brian Engel

AGENDA: 1. **November 7, 2017 Agenda**
APPROVAL:

ALF MOORE:
That the November 7, 2017 agenda package be adopted as presented.
1215/17 CARRIED

PLANNING AND DEVELOPMENT: 1. **Development Permit Application**

An application was received from Brian Engel from Lakeview Contracting on October 25, 2017 to construct a deck and stairs on the escarpment and do some site grading on the property located at 228 Jarvis Bay Drive, Lot 6, Block 2, Plan 1981NY, in the Summer Village of Jarvis Bay.

The item is before MPC today for the following reasons:

- The proposed detached deck's front yard setback of 0.15m, is below the minimum of 3.75m and may require a variance of 3.6m. Attached decks should be 3.75m from the top of the escarpment, and Administration believes detached and attached decks should be treated the same.
- The proposed deck & stairs are on the escarpment, and land below the top of the escarpment or with slope areas of 15% or greater, shall be left in their natural state. Therefore a variance request is required.
- Mechanized excavation, stripping and grading (site grading) is listed as a Discretionary Use.

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

Koralyn Coughlin, and Brian Engel left the meeting at 9:17 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

Initials

authority or subdivision and development appeal board established under Part 17 may deliberate and make its decisions in meetings closed to the public.

ANNABELLE WISEMAN:

That the Municipal Planning Commission approve the application for a deck and stairs with the 3.75m setback on escarpment for the deck at 228 Jarvis Bay Drive with the following conditions:

- Completions deposit of \$3000.00.
- Site survey to ensure compliance.
- Minimum of 15 trees to be planted on the property.
- Development to be completed within 12 months of the date of permit issuance.
- A development application to be submitted for the future dwelling before July 31, 2018 and further that it complies with the Land Use Bylaw regulations.
 - Electrical from the property line to any future building shall be constructed underground.
 - A Plumber who is contracted out by the Summer Village is the only persons allowed to do the municipal sewer system connection to the main line (curb stop), at the applicant's expense. It is the responsibility of the applicant to contact the administration office to arrange for the turning on/off of the curb stop valve, at the applicant's expense. Failure to do so will result in forfeit of the development permits completions deposit.
- All storm water drainage shall pass through native vegetation before entering the lake.
- Culvert to be galvanized corrugated metal pipe, 450mm in diameter, 3:1 tapered ends, 1.6 mm in thickness, and a minimum grade of 10%.
- The escarpment area shall not be altered in anyway, including vegetation removal, except for the removal of 4 trees and the stairs development.
- No further trees/shrubs to be removed from the property.

1216/17

CARRIED

ALF MOORE:

That the Municipal Planning Commission approve the application for some site grading at 228 Jarvis Bay Drive.

1217/17

CARRIED

Meeting adjourned at 9:34 a.m.

MPC CHAIRPERSON

DEVELOPMENT OFFICER



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