

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Jarvis Bay, Province of Alberta, held October 2, 2018 in the Summer Village Administration Office at Sylvan Lake, Alberta.

CALL TO ORDER: The Meeting was called to order at 9:01 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 Lemmon
Applicant:	Tammy Dell David Zurfluh

**AGENDA:
APPROVAL:** 1. **October 2, 2018 Agenda**

JULIE MAPLETHORPE:
That the October 2, 2018 agenda package be adopted as presented.
1429/18 CARRIED

**PLANNING AND
DEVELOPMENT:** 1. **210 Jarvis Bay Drive (Lot 14, Block 1, Plan 5108EO)**

An application was received from Black Creek Developments on September 21, 2018 for construction of a dwelling located at 210 Jarvis Bay Drive, (Lot 14, Block 1, Plan 5108EO), in the Residential (R) District in the Summer Village of Jarvis Bay.

The item is before MPC today for the following reasons:

- The side yard setback to the dwelling of 1.21m is below the minimum of 1.52m, therefore a 0.29m variance is required.
- The side yard setback to the eaves of 0.75m is below the minimum of 0.76m, therefore a 0.01m variance is required.
- The building height of 34 ft. is above the maximum of 32.8 ft. therefore a 1.2 ft. variance is required.
- The Municipal Development Plan states private water wells are to be 60m from the lake. This property is only 45.7m in length, therefore it is impossible to meet this requirement and 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 9:35 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 deny the application for construction of a dwelling at 210 Jarvis Bay Drive for the following reasons:

- The height, width and parcel coverage do not comply with the Land Use Bylaw

1430/18

CARRIED

Meeting adjourned at 9:58 a.m.

Annabelle Wiseman, Chair

Phyllis Forsyth, CAO



Initials