

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Jarvis Bay, Province of Alberta, held September 4, 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:	Kara Kashuba
Development Officer:	Koralyn Lemmon
Applicant:	Mary Ann Lee Cory Kaun

AGENDA: 1. **September 4, 2018 Agenda**

APPROVAL:

ANNABELLE WISEMAN:

That the September 4, 2018 agenda package be adopted as presented.

1417/18

CARRIED

PLANNING AND DEVELOPMENT:

1. **144 Jarvis Bay Drive**

An application was received from Larkaun Homes on August 20, 2018 to amend their existing development permit #172102 to include escarpment stairs, a hot tub and increased parcel coverage for the property located at 144 Jarvis Bay Drive, (Lot 1, Block 4, Plan 7278AA), in the Residential (R) District in the Summer Village of Jarvis Bay.

The item is before MPC today for the following reasons:

- Land with slope areas of a gradient of 15% or greater/land located below the top of bank, shall retain in their natural state. Secondary escarpment stairs were constructed therefore a variance is required.
- The total parcel coverage of 54.42% 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 9:23 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 to amend development permit #1721202 for 144 Jarvis Bay Drive as presented with the following conditions:

- \$1500 deducted from completions deposit for failing to comply with development permit conditions #8, #12 and #13.
- Hot tub shall be enclosed by a secure lockable lid or fencing equipped with gates that lock in accordance with the Alberta Building Code.
- Applicant to obtain building and electrical permits for the hot tub.
- Draining of the hot tub shall be directly into the sewer line of the home, as per Land Use Bylaw.
- Applicant remove the first set of old stairs.

1418/18

CARRIED

Meeting adjourned at 9:46 a.m.

MPC CHAIRPERSON

DEVELOPMENT OFFICER



Initials