



Summer Villages on Sylvan Lake
#2 Erickson Drive
Sylvan Lake, AB T4S 1P5
(403) 887-2822

NOTICE OF DECISION

Municipal Planning Commission

March 1, 2023

RE: DEVELOPMENT APPLICATION – 165 JARVIS BAY DRIVE

An application was submitted for a dwelling located at 165 Jarvis Bay Drive (Lot 1&2, Block 1, Plan 7278AA) in the Summer Village of Jarvis Bay. The proposed development required a variance to the driveway setback. In the opinion of the development officer, the proposed structure does not align with the character of the existing development in the village, therefore a further variance is needed.

Finding of Fact:

Upon hearing and considering the representations and the evidence of the parties concerned the Commission find the facts in the matter to be as follows:

1. The design, character and appearance of any building to be erected must be acceptable to the Development Authority having due regard to the character of existing development in the district. In administration's opinion a variance is required.
2. Driveways on corner parcel shall be setback from the street intersection not less than 6m (19.69ft.). The proposed driveway setback is 1.7m (5.57ft.). Variance of 4.3m (11.12ft.) is required.

Decision:

Each development permit stands on its own merit and therefore the Municipal Planning Commission denies this proposed structure as it does not align with the character of the existing development in the Summer Village.

Land Use Bylaw section 1(2) states that:

“The design, character and appearance of any building, or series of buildings, structures or signs proposed to be erected or located in any district must be acceptable to the Development Authority having due regard to the following:



Summer Villages on Sylvan Lake

#2 Erickson Drive
Sylvan Lake, AB T4S 1P5
(403) 887-2822

b) The character of existing development in the district."

Where a structure is designed with the shop being more than twice the size of the living space, the principal use of the structure is not low density residential which is the purposes of the R-A district found in Part 4 of the Land Use Bylaw. In addition, while the Municipal Planning Commission understands this lot has irregular lot lines, the Summer Village of Jarvis Bay is a low-density single family residential municipality and does not support this type of building.