



SUMMER VILLAGE OF  
JARVIS BAY

# NOTICE OF DECISION

NOTICE is hereby given that the Development Officer or the Municipal Planning Commission of the Summer Village of Jarvis Bay has approved the issuing of a development permit for the following permitted use:

***Deck***

***Development Permit #242270***

***242 Jarvis Bay Drive (Lot 13 Block 2 Plan 1981NY)***

AND FURTHER TAKE NOTICE THAT you may appeal Permitted Uses, Discretionary Uses or Variance approvals to the Subdivision and Development Appeal Board, as provided for in Part 17, of the Municipal Government Act. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Written statements relevant to the development and reasons for the appeal, along with a \$200 appeal fee should be submitted to the Summer Village of Jarvis Bay, Subdivision and Development Appeal Board, #2 Erickson Drive, Sylvan Lake, AB T4S 1P5 within 21 days following the date of this notice.

For further information please contact the Development Officer at 403-887-2822 or [khubbard@sylvansummervillages.ca](mailto:khubbard@sylvansummervillages.ca). Documents regarding this development are attached.

Dated this 18<sup>th</sup> day of March, 2024.

---

Kara Hubbard, Development Officer



Summer Village of Jarvis Bay  
#2 Erickson Drive  
Sylvan Lake, AB T4S 1P5

## DEVELOPMENT PERMIT

Permit Number: 242270

Municipal Address: 242 Jarvis Bay Drive

Lot: 13 Block: 2 Plan: 1981NY

Applicant: Malex Custom Homes Ltd.

On Behalf Of:

The Development Involving: Deck

### Has Been Approved Subject to the Following Conditions:

- 1) The payment of all outstanding property taxes or the making of arrangements, satisfactory to the Council, for the payment thereof, prior to the commencement of the development.
- 2) The development commences and continues in the manner applied for, including landscaping, and that all development complies with the regulations and specifications of the Land Use By-Law under which this permit was issued.
- 3) The construction shall be completed within 12 months of the date of permit issuance.
- 4) The payment of a \$4,000.00 completions deposit to ensure all conditions of this development permit have been met, including the completion of construction within a one-year period, and any or all road damage repaired. Any damage to public roads due to the construction shall be repaired immediately at the expense of the permit holder.
- 5) All parcels shall be graded to ensure that storm water is directed to a drainage ditch without crossing adjacent land, except as permitted by the Development Authority. All maintenance and upkeep shall be the responsibility of the property owner. A lot grade certificate may be required at completion to ensure that proper drainage on the property exists.
- 6) All applicable Superior Safety Codes permits to be completed and submitted to the administration office.
- 7) The hot tub shall be enclosed by a secure lockable lid or fencing equipped with gates that lock in accordance with the Alberta Building Code in effect at the date of the application for Development Permit.
- 8) Draining private pools other than directly into the sewer line of your home, is prohibited. Pool and hot tub water, and their associated maintenance products contain chemicals that may seriously harm aquatic plants, fish, birds and animals when disposed of improperly.
- 9) Sewer curb stop must remain accessible at all times, during and after construction.
- 10) Real Property Report required to be completed by an Alberta Land Surveyor and submitted after development completion to ensure setbacks are compliant. Escarpment line, and parcel coverage to be included.
- 11) Landscaping and drainage to remain as existing according to landscaping plan.
- 12) All road bans to be followed that are implemented by Roadata and the administration office.
- 13) Any development commenced prior to April 8, 2024 (21 day appeal period), is at the applicant's own risk.

You are hereby authorized to proceed with the development specified, provided that any stated conditions are complied with, that the development is in accordance with any approved plans and applications, and that construction conforms with any provincial and federal requirements relative to this development.

Date of Decision: March 13, 2024

Date of Issuance of Development Permit: March 18, 2024

Development Authority

### Note:

- 1) This permit is valid for a period of 12 months from the date of its issue, or the date of the decision of the Council confirming it. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence as determined by the development officer, this permit shall be null and void, unless an extension to this period, being no longer than an additional 12 months, has been previously granted.
- 2) Development Authority may carry out on-site inspections of the development at any time.

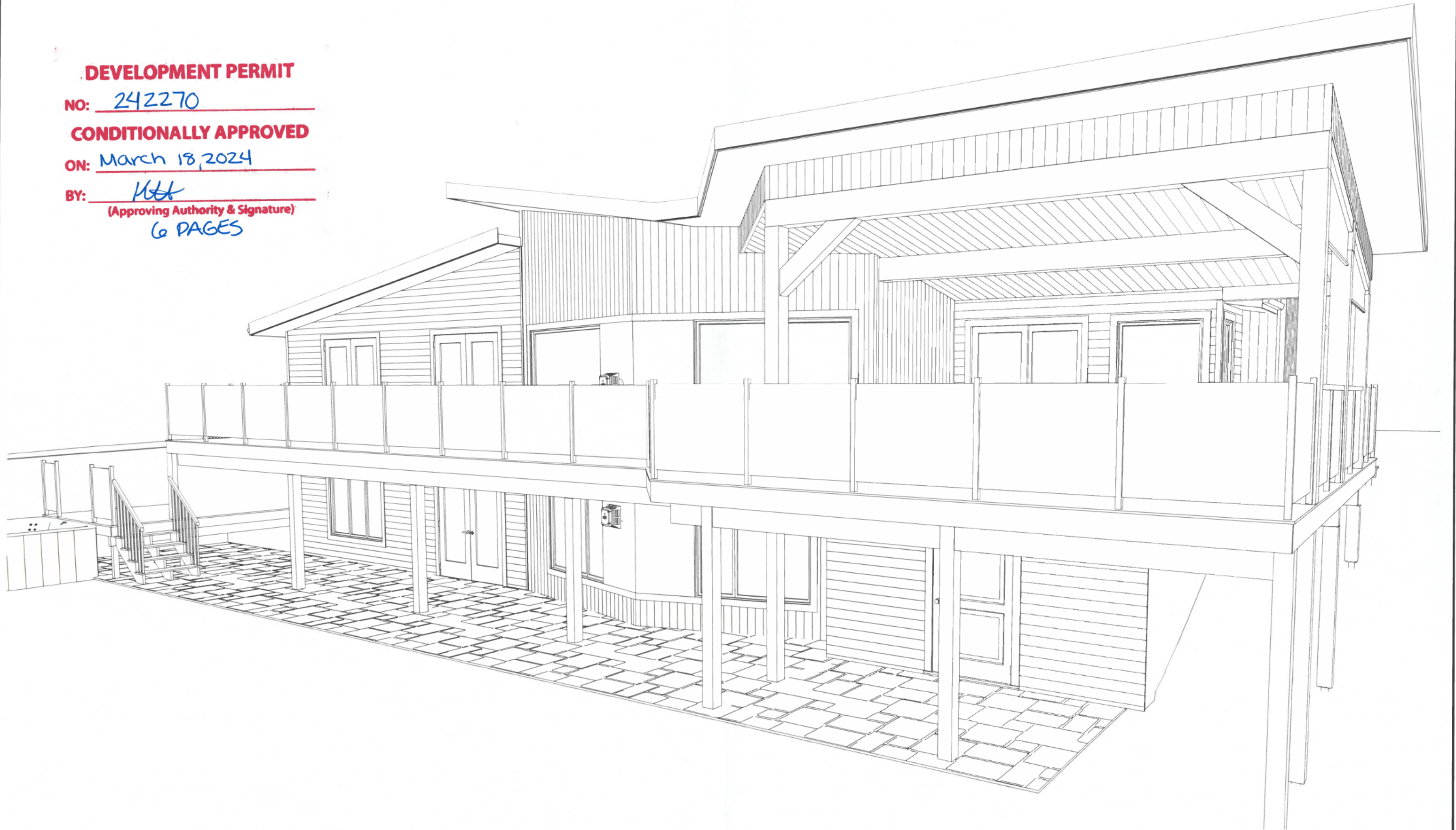
DEVELOPMENT PERMIT

NO: 242270

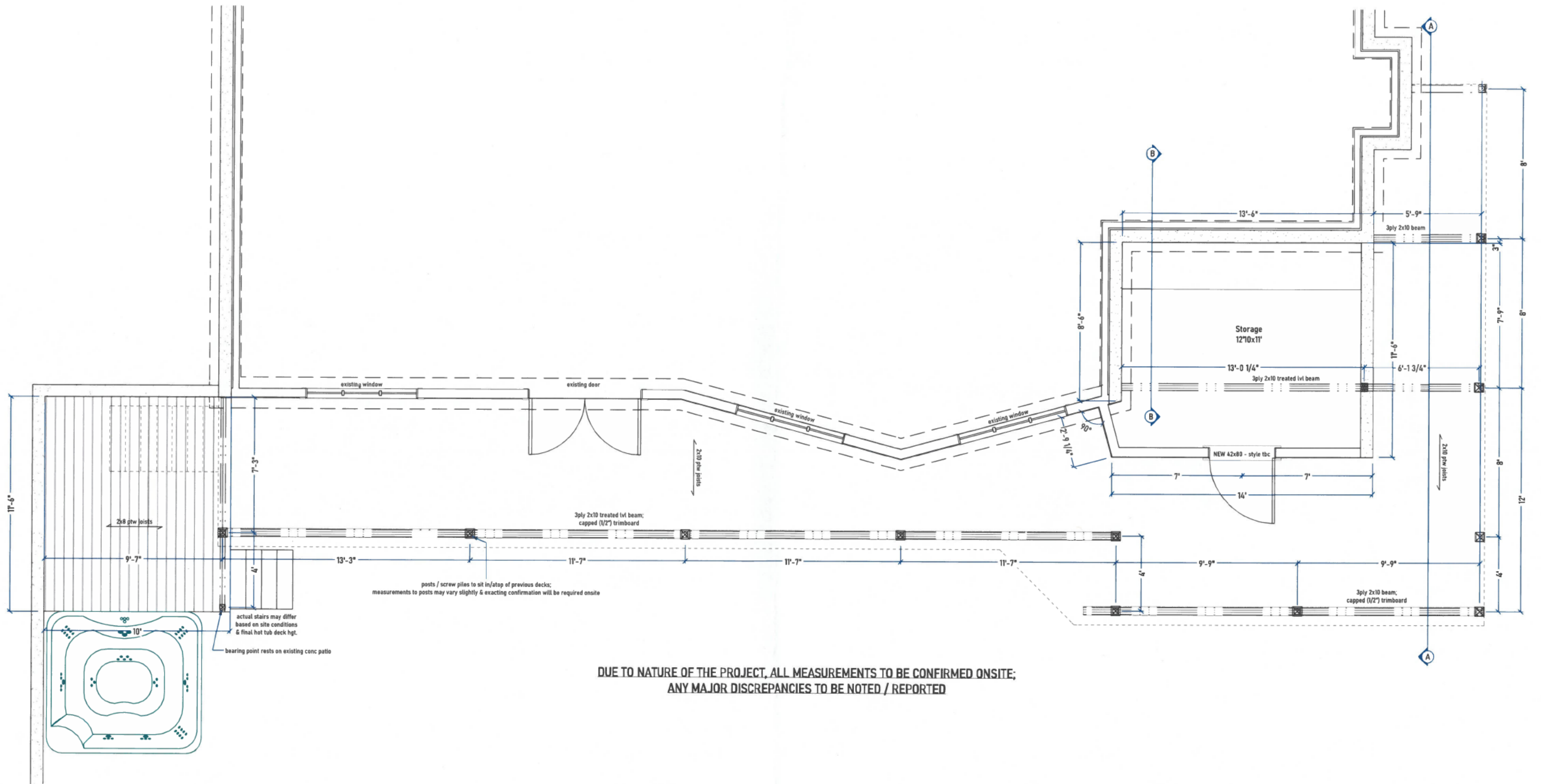
CONDITIONALLY APPROVED

ON: March 18, 2024

BY:   
(Approving Authority & Signature)  
6 PAGES

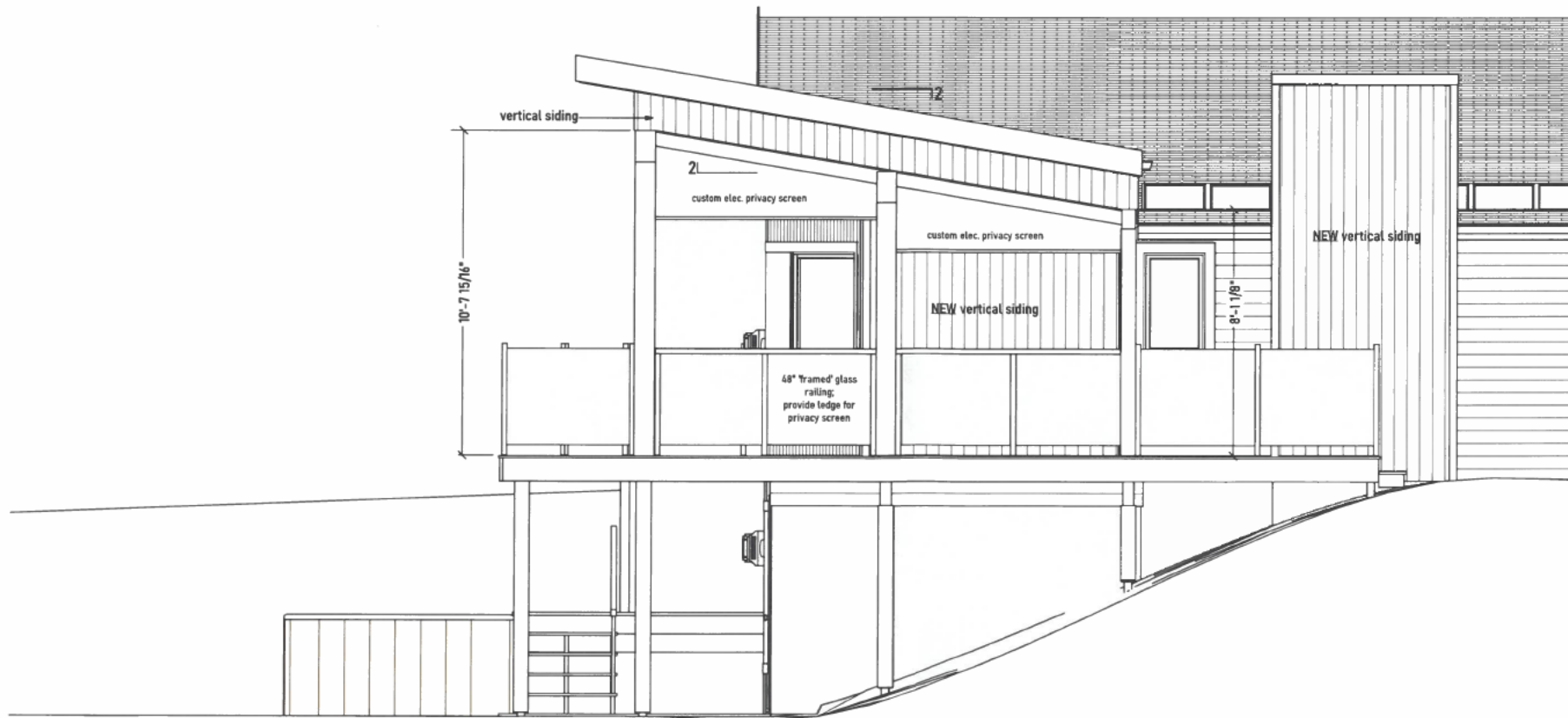
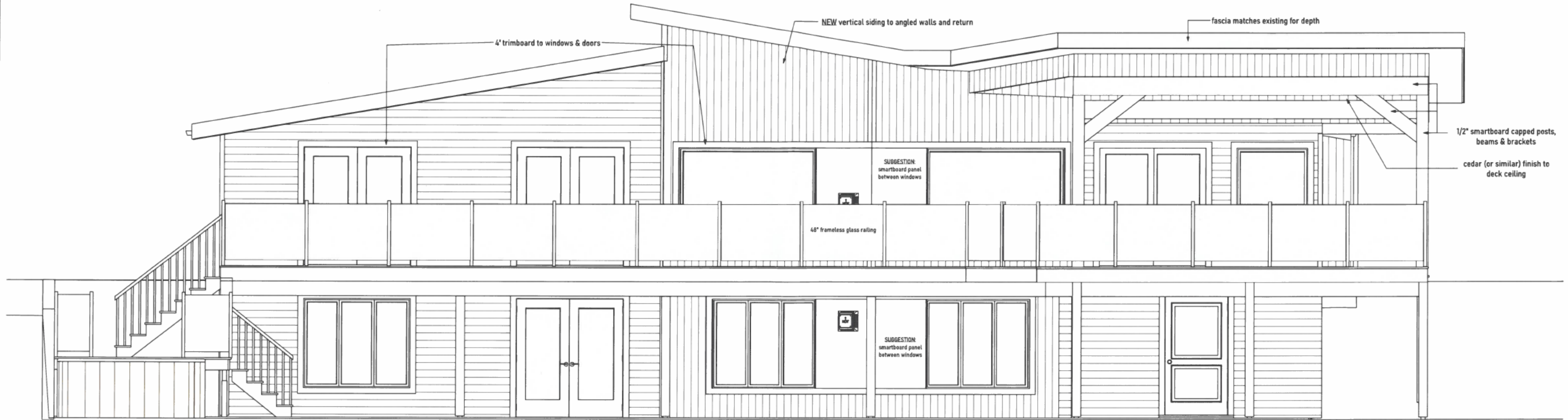




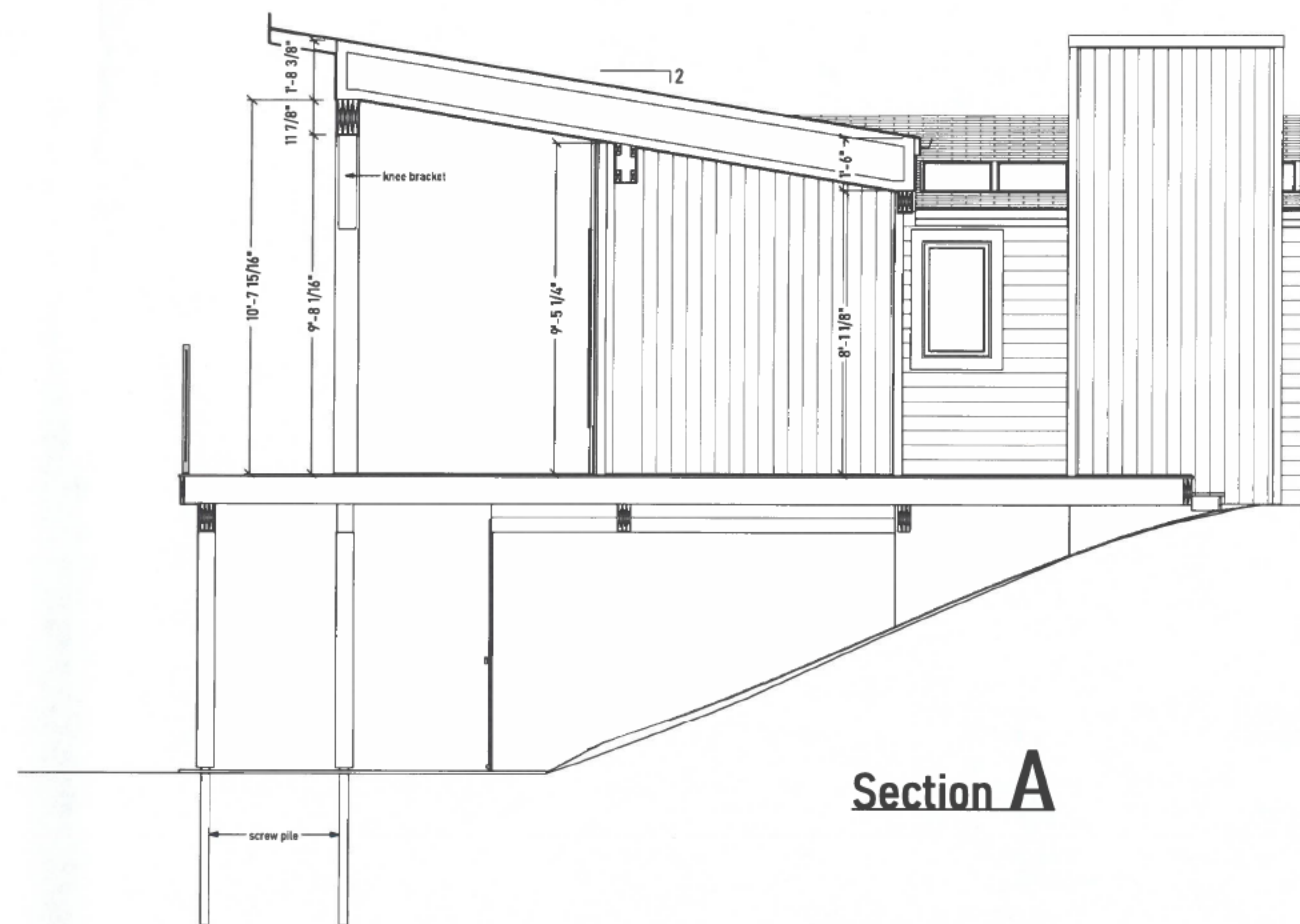
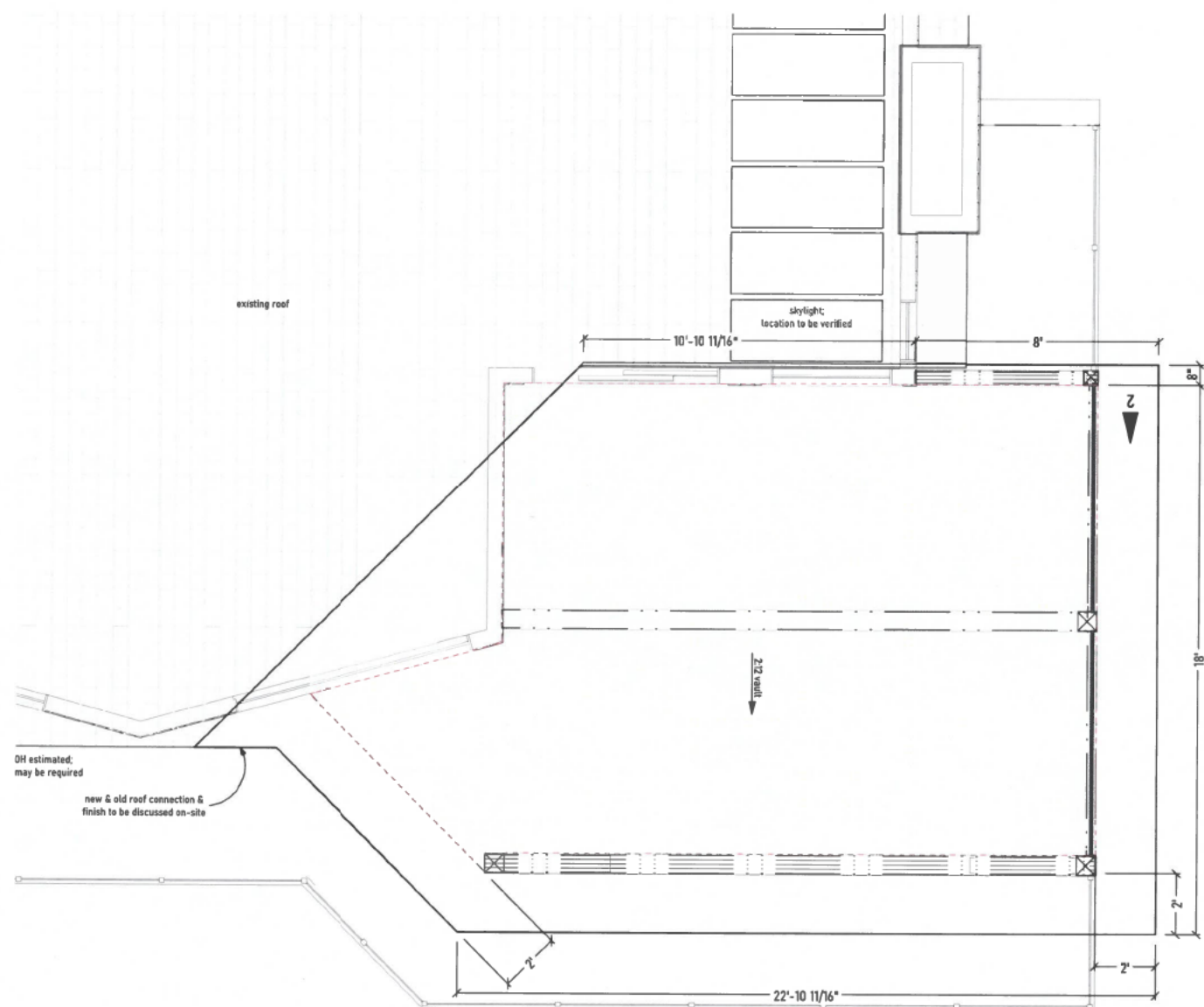


DUE TO NATURE OF THE PROJECT, ALL MEASUREMENTS TO BE CONFIRMED ONSITE;  
ANY MAJOR DISCREPANCIES TO BE NOTED / REPORTED

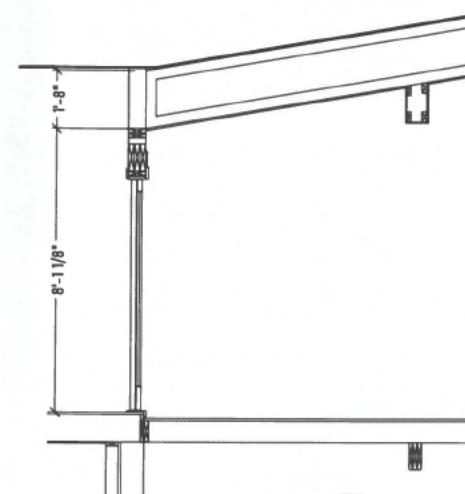




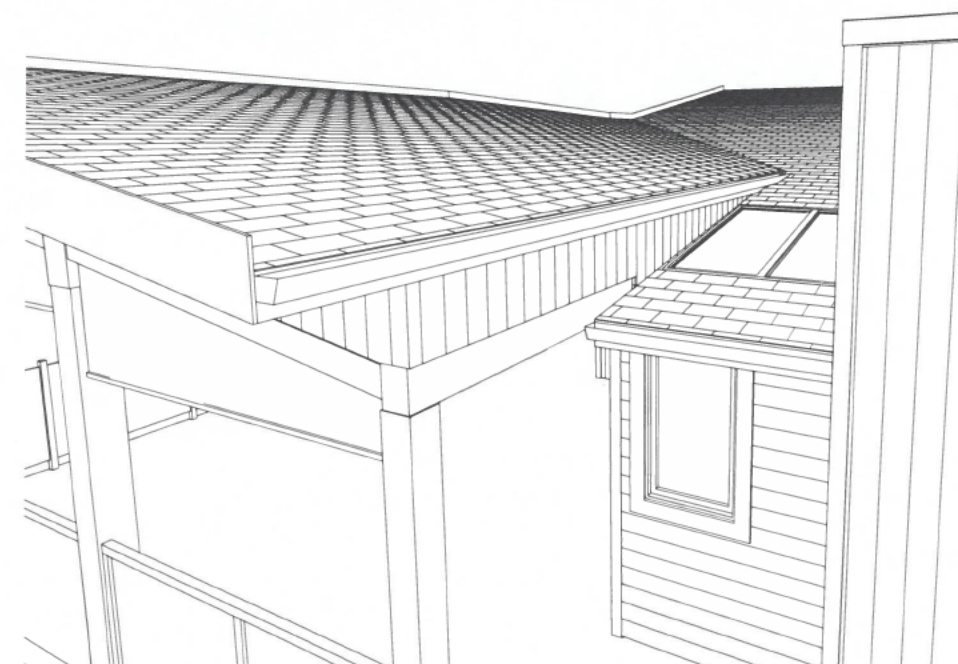




Section A



## Section B



# SCHEDULE "A"

