MEETING OF THE WHOLE AGENDA
SUMMER VILLAGE OF JARVIS BAY
OCTOBER 26, 2026 @ 9:00 A.M.

A. CALL TO ORDER

B. AGENDA - adoption

C. TOPICS FOR DISCUSSION

1) **Planning & Development**

a) Land Use Bylaw

D. ADJOURNMENT

Summer Village of Jarvis Bay

October 26, 2026

Planning and Development

Council Meeting of the Whole

Agenda Item: Land Use Bylaw #216-26

Background:

Council tabled Land Use Bylaw #216-26 following second reading and requested at the October 3, 2026 meeting additional information be brought forward for discussion at a Council Meeting of the Whole.

Council requested updates and information on the following items for discussion:

1. LPRT decision on 234 Jarvis Bay Drive subdivision appeal - Update
2. Parcel Lot Coverage – Variances
3. Summary of Public Hearing feedback – residents and non-residents
4. Fire smart – potential regulation through the Land Use Bylaw

Administration has prepared information to support Council's discussion. The Land Use Bylaw provides the following direction for public hearing feedback considerations and future amendments.

(15) After considering the representations made to it about the proposed bylaw at the public hearing and after considering any other matter it considers appropriate, Council may:

(a) Pass the bylaw;

(b) Defer it for further information or comment;

(c) Make any amendment to the bylaw it considers necessary and proceed to pass it without further advertisement or hearing; or

(d) Defeat the bylaw.

Supporting information:

1. LPRT decision on 234 Jarvis Bay Drive subdivision appeal - Update

LPRT has not yet provided a decision. The appeal was left open on September 8th. Once the appeal is closed the decision timeline is 15 days. Online reporting published by LPRT identifies their target overall timeline is 45 days due to an

increased complexity in applications. If this appeal meets their target timeline of 45 days from the hearing date (September 8th, and assuming only work week days) a decision should be issued by November 9, 2026. Attachment #1 is an LPRT overview report for context.

Council discussed potential Land Use Bylaw implications from the decision. When the decision is received, Administration can provide options to Council for any Land Use Bylaw update if required independent of the overal Land Use Bylaw 216-26 update.

If Council directs amendments as part of 216-26 LUB process a new public hearing will be required as subdivision regulations were not part of public feedback at the July 27, 2026 public hearing. Land Use Bylaws are dynamic everchanging documents and can be amended at anytime through the MGA legislated process.

2. Parcel Lot Coverage - Variances

Council provided feedback that greater clarity is desired for circumstances when parcel lot coverage is considered for a variance. Administration provides in Attachment #2 a summary of the current LUB 125/13 and proposed LUB 216/26 parcel lot coverage regulations and other related applicable LUB information.

MPC has reviewed a variety of applications regarding parcel lot coverage variances. Variances are considered due to applicants applying for a variance to the materials being considered part of landscaping percentages and not specifically a variance to parcel lot coverage. As landscaping regulations are separate they can be considered for variances independantly, however any variance to landscaping will indirectly create a variance in parcel coverage.

Additional review and amendments can be considered at a future date as per Council's direction independent of the current 216-26 LUB update. If new updates are directed as part of the 216-26 LUB update a new public hearing will be required on all aspects of the 216-26 LUB as parcel coverage was not part of public feedback during the July 27, 2026 public hearing. Attachment #3 is the What We Heard Report summarizing topics from the public hearing for reference.

3. Summary of Public Hearing feedback – residents and non-residents

An informal review of feedback has been provided in response to Council's request for an approximate breakdown of feedback from residents and from non-residents as it relates to public hearing feedback on Tourist Homes. Attachment #4 provides the informal analysis.

4. Fire smart – Potential regulations through Land Use Bylaw

Other municipalities have regulations regarding fire smart development. Attachment #5 contains an example of regulations from the Birchcliff Land Use Bylaw.

If Council wishes to include fire smart regulations Administration can provide options to Council independent of the overall Land Use Bylaw 216-26 update.

If Council directs amendments as part of 216-26 LUB process a new public hearing will be required as fire smart regulations were not part of public feedback at the July 27, 2026 public hearing.

Authorities:

Section 187(1) of the MGA – Every proposed bylaw must have three distinct and separate readings.
Section 216.4 (1-6) of the MGA – Public hearings

Attachment #1 LPRT Timelines report

LAND & PROPERTY RIGHTS TRIBUNAL

1229 91 St. SW
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www.lprt.alberta.ca
780-427-2444

DATE:	April 30, 2026
RE:	LPRT Performance Report - January 1, 2026 to March 31, 2026
FROM:	Susan McRory, Chair, Land & Property Rights Tribunal
TO:	Honourable Dan Williams, Minister of Municipal Affairs

This report provides a summary of activity and performance of the Land and Property Rights Tribunal (LPRT) for the above period including appeal and application volumes, decision timelines, and other key performance metrics.

BACKGROUND

The LPRT is an independent and impartial quasi-judicial tribunal that provides Albertans with fair, timely and well-reasoned decisions and recommendations on various matters, including:

- Surface rights and expropriation compensation disputes
- Subdivision and development appeals
- Annexations and,
- Designated industrial property assessment complaints.

The LPRT also provides mediation and other dispute resolution services at no charge to help parties resolve disputes on their own terms without a formal hearing. Finally, the Tribunal supports municipalities by providing certification training for its members as well as clerks and members of municipal assessment review boards and subdivision and development appeal boards.

The LPRT is composed of:

- 44 employees
- Two full-time members, including the full-time Chair, and
- 67 part-time members.

BUDGET

As of March 31, 2026, the LPRT has expended $7.34 million of its 2025-26 operating budget of $8.3 million, representing a utilization rate of 88%.

CURRENT ISSUES

1. **New Pilot Project for Recovery of Compensation Applications** – The LPRT launched a pilot project to streamline the process for Recovery of Compensation applications under section 36(7) of the *Surface Rights Act*. The pilot is intended to speed up payments and reduce red tape for eligible landowners/public land occupants by eliminating the requirement to file a returning (repeat) application for each year an annual payment becomes unpaid under a surface lease or compensation order.
2. **Surface Rights Information Sessions** –The LPRT together with representatives from the Alberta Energy Regulator, Orphan Well Association and Farmers Advocate Office are hosting several information sessions in local rural communities across Alberta in 2026.

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ACTIVITY AND PERFORMANCE

Surface Rights Applications (excluding Recovery of Compensation applications)

The LPRT grants right of entry and decides surface lease compensation disputes under the *Surface Rights Act (SRA)*. The LPRT has adopted a target timeline to issue decisions of 120 days from the hearing date to issuance of a decision. Precedent setting decisions, which are rare but have potential to impact many future decisions, have no target timeline in place.

Table 1 – Surface rights application volumes and decision timelines (excluding s. 36)

Application Types	Q4 Applications Received	Q4 Decisions Issued	Q4 Average Decision Timelines	YTD Applications Received	YTD Decisions issued	YTD Average Decision Timelines (Target: 120 days)
* s.15 Right of Entry Granting	21	43	20 days	131	158	24 days
** s.23 Compensation (routine)		39	41 days		143	46 days
s.23 Compensation (complex/precedent)		3	202 days		3	127 days
s.27 Review of Compensation (complex/precedent)	36	5	121 days	79	35	165 days
*** s.28 Terminations	30	25	126 days	64	63	163 days
s.29 Reconsideration	58	66	69 days	223	288	97 days
s.30 Damages	5	0	n/a	16	1	59 days

Note: The above table includes decisions/orders that are routine, complex, and precedent setting.

** For Right of Entry Granting, timelines are reported based upon receiving a completed application, from the date LPRT receives the declaration of service documents to when a right of entry order is issued.*

*** For Right of Entry compensation under s. 23, timelines are determined in two ways:*

1. *Routine compensation orders. Timelines for issuing are calculated from the date a compensation order request is received from parties indicating that they have reached agreement to when the Tribunal issues an order adopting the parties' agreement.*
2. *Complex/precedent setting compensation decisions/orders. Timelines for issuing are calculated from the date a compensation hearing ends to when a compensation decision/order is issued.*

**** For Terminations, timelines are reported based on the date application received to when a termination order is issued.*

Recovery of Compensation Applications (s. 36 Surface Rights Act)

If a landowner or occupant of crown land is owed money by an operator under a surface lease or compensation order, they can recover the missed payments by filing a Recovery of Compensation application under section 36 of the *SRA*. If the tribunal determines the applicant is entitled to the compensation, it will direct the Minister of Environment and Protected Areas to issue payment for the amount owed.

Applications are classified as either uncontested or contested based on the evidence and whether any objections are raised by an operator. Target timelines for issuing decisions are 90 days for uncontested applications and 210 days for contested applications from the date of application or demand notice,

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respectively. On average, decision timelines are 70 days for uncontested applications and 121 days for contested applications.

Table 2 - Recovery of Compensation application volumes and amounts directed

Fiscal Year	New Applications	Decisions Issued	Amounts Directed
2025-26	8,478	9,907	$ 48.4 M
2024-25	6,456	6,602	$ 29.8 M
2023-24	4,687	5,612	$ 29.4 M
2022-23	4,414	4,567	$ 17.2 M
2021-22	5,550	4,266	$ 14.1 M
2020-21	4,212	3,200	$ 24.8 M

Figure 1 – Uncontested decision timelines

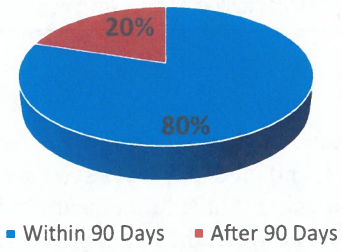
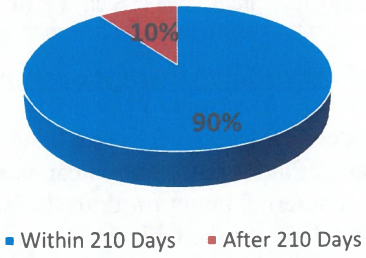


Figure 2 – Contested decision timelines



Subdivision and Development Appeals

The LPRT decides subdivision and development appeals under the *Municipal Government Act* (*MGA*). The *MGA* has legislated deadlines to issue these decisions in 15 days from the date of hearing closure. However, due to the complexity of these cases, the legislated timelines are often impractical. To address this, the Tribunal has authority to extend decision deadlines and has adopted a target timeline of 45 days from the hearing date or date of last submissions to a decision. This timeline balances legal requirements with practical considerations such as fairness and the importance of issuing well-reasoned decisions.

Table 3 – Subdivision and development appeals volume and decision timelines

Appeal Type	Q4 Appeals Received	Q4 Decisions Issued	Q4 Average Decision Timeline	YTD Appeals Received	YTD Decisions Issued	Target Timelines	YTD Average Decision Timeline
Subdivision (plus two rehearings)	11	11	50 days	36	27	45 days	44 days
Development	48	15	40 days	102	45	45 days	31 days

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Annexations

When municipalities need more land for future development or to bring municipal infrastructure within their boundaries, they may apply to the LPRT to annex land from an adjacent municipality. Under the *MGA*, the LPRT makes recommendations to the Minister of Municipal Affairs about whether the annexation should proceed and if any transitional conditions should apply. If the public or a municipality object to a proposed annexation, the tribunal must conduct a public hearing.

The LPRT received six Notices of Intent to annex this fiscal year and recommended three annexations to the Minister.

Table 4 – Summary of approved annexations

Municipalities Involved	Land	Type	Order in Council Date
Town of Bowden (from Red Deer County)	46.63 ha	Contested	November 26, 2025
Summer Village of Ghost Lake (from MD of Bighorn No. 8)	42.4 ha	Contested	November 26, 2025
City of Spruce Grove (from Town of Stony Plain)	9.56 ha	Uncontested	November 26, 2025

Designated Industrial Property Assessment Complaints

The LPRT decides assessment complaints under the *MGA* for designated industrial property, which includes industrial facilities and linear assets such as wells, pipelines, and electric power systems. The LPRT has an internal target for draft decisions to be completed within six months of the hearing date. Decision timelines on the table are determined by calculating the time between the hearing date and the decision issuance date.

Table 5 – Assessment complaints volumes and decision timelines

Complaint Type	Q4 Complaints Received	Q4 Assessed Value ($ Billions)	Q4 Decisions Issued	Q4 Average Decision Timeline	YTD Complaints Received	YTD Assessed Value ($ Billions)	YTD Decisions Issued	YTD Average Decision Timeline
Linear	4	$ 1.30	0	n/a	10	$ 1.67	2	18 days
Non-Linear	3	$ 2.76	6	81 days	48	$ 62.71	17	45 days

Expropriation Applications

Expropriation is the compulsory taking of private land or property by the Crown, a municipality, or any other expropriating authority. If a landowner disagrees with the compensation provided by the expropriating authority, they can file an application with the LPRT under the *Expropriation Act* to determine compensation. These are the most contentious of all files the tribunal handles and there is no target timeline. The average decision timeline is calculated based on the number of days between the date submissions were due and the issuance of the order (decision).

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Table 6 – Volume of expropriation applications and decision timelines

Application Type	Q4 Applications Received	Q4 Decisions Issued	Q4 Average Decision Timeline	YTD Applications Received	YTD Decisions Issued	YTD Average Decision Timeline
Application to Determine Compensation	5	0	n/a	27	0	n/a
Application by Notice of Motion	4	2	66 days	30	6	54 days

Dispute Resolution Services

The LPRT offers free Pre-Hearing Conferences (PHCs), Dispute Resolution Conferences (DRCs), mediation, and other dispute resolution services to help parties settle disputes on their own terms.

Table 7 – Dispute resolution proceedings and withdrawal rates

Application Type	Q4 PHC's/DRCs Conducted	Q4 Mediations/ settlement meetings	Q4 Applications Withdrawn/ Discontinued	YTD PHC's/DRCs Conducted	YTD Mediations/ settlement meetings	YTD Applications Withdrawn
Expropriation	11	3	5	43	6	18
Surface Rights	32	0	14	115	5	37

Certification Training

The LPRT supports municipalities by providing certification training to members and clerks of municipal assessment review boards and subdivision and development appeal boards across the province.

Table 8 – Certification training courses and number of participants

Course Type	Q4 Courses	Q4 Participants	YTD Courses	YTD Participants
Assessment Review Board	11	132	47	261
Subdivision & Development Appeal Board	5	37	23	142

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YTD Summary of Activity 2025-26

Legislation	Application/Appeal Types	YTD Files Received	YTD Decisions/ Orders Issued
Surface Rights Act	Recovery of Compensation	8,478	9,907
	Right of Entry	131	304
	Review of Compensation	79	35
	Terminations	64	63
	Reconsideration	223	288
	Damages	16	1
	Sub-total	*8,991*	*10,598*
Municipal Government Act	Annexations	9	3
	Development appeals	102	45
	Subdivision appeals	36	27
	DIPs (Linear and Non-Linear)	58	19
	Sub-total	*205*	*94*
Expropriation Act	Determination of Compensation	27	0
	Notice of Motions	30	6
	Sub-total	*57*	*6*
	Total	**9,253**	**10,698**

Attachment #2 – Parcel Lot Coverage Regulations current and proposed

Jarvis Bay Land Use Bylaw 125/13 – Parcel coverage

“parcel coverage” means the total percentage of the parcel area covered by Summer Village of Jarvis Bay buildings or structures, including but not limited to the main building and any additions to it (e.g. covered decks), hard-surfaced parking facilities, driveways, outdoor storage and display areas, hard landscaped areas and all other impervious surfaces but does not include steps, eaves, or similar projections permitted in this Land Use Bylaw;

“hard landscaped area” means the use of non-vegetative material, such as but not limited to monolithic concrete or asphalt;

(3) In approving an application for development pursuant to subsections (2)(a) and (2)(b) , the Municipal Planning Commission shall adhere to the following:

(a) A variance shall be considered only where warranted by the merits of the proposed development and in response to irregular lot lines, parcel shapes or site characteristics which create difficulties in siting structures within the required setback or in meeting the usual bylaw requirements;

(i) Except as otherwise provided in this bylaw, there shall be no variance from the following:

A. Parcel coverage; and

B. Building height

R1 & RTR -

(c) Maximum Parcel Coverage: Fifty (50) percent, other fifty (50) percent shall remain as is or contain native grasses, trees, shrubs, or ornamental plantings, satisfactory to the Development Authority. Amended by Bylaw #155/18.

RA –

(d) Maximum Parcel Coverage: Thirty-three (33) percent, other sixty-seven (67) percent shall remain as is or contain native grasses, trees, shrubs, or ornamental plantings, satisfactory to the Development Authority. Amended by Bylaw #155/18.

New Proposed Land Use Bylaw 216-26 –

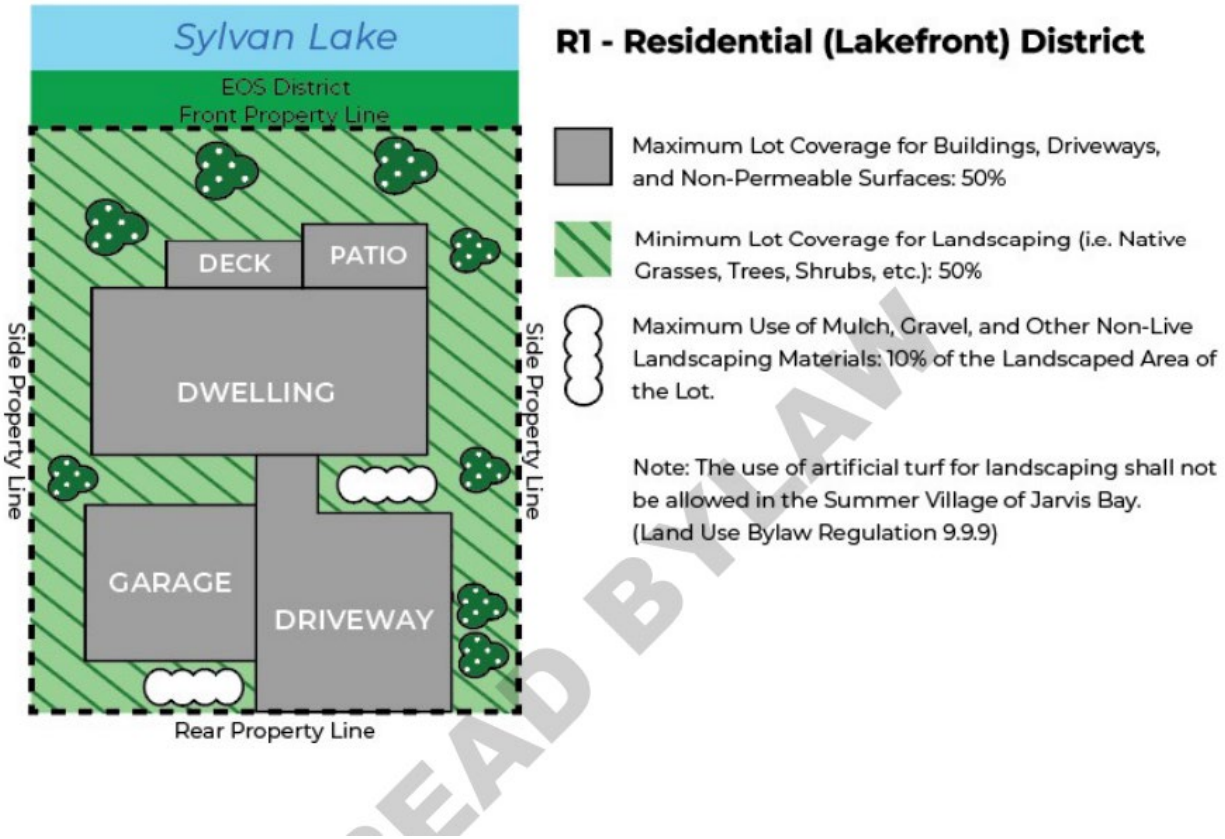
3.2.140 “site coverage” means the total percentage of the lot area covered by buildings or structures, including but not limited to the main building and any additions to it (e.g. covered decks), non-permeable surfaces, patios, parking facilities, non-permeable surfaced driveways, outdoor storage and display, and all other impervious surfaces but does not include steps, eaves, or similar projections permitted in this Land Use Bylaw

“non-permeable surface” means any man-made surface that does not allow the absorption of water into the ground at a pre-development rate. A non-permeable surface consists of materials such as roofing materials, concrete, asphalt, unit pavers, and compacted gravel;

3.2.73 “landscaped area” means an area of land made attractive and desirable by the use of any or all of the following: grass, trees, shrubs, ornamental plantings, fences, walls and associated earthworks; however, it shall not include areas occupied by garbage containers, storage, parking lots or driveways;

3.2.76 “landscaping” means to preserve or change the natural features of a lot by adding lawns, trees, shrubs, ornamental plantings, fences, walks, or other structures and materials used in modern landscape architecture, but does not include stockpiling and excavation;

3.2.68 “hard landscaped area” means the use of non-vegetative material, such as but not limited to monolithic concrete or asphalt;



5.8.3 In approving an application for development pursuant to subsections 5.8.2.a and 5.8.2.b the Municipal Planning Commission shall adhere to the following:

a. A variance shall be considered only where warranted by the merits of the proposed development and in response to irregular lot lines, lot shapes or site characteristics which create difficulties in siting structures within the required setback or in meeting the usual bylaw requirements. Except as otherwise provided in this bylaw, there shall be no variance from the following:

i. Site coverage; and

ii. Building height

11.5.3 Maximum Site Coverage 50%. The other 50% shall remain as is or contain native grasses, trees, shrubs, or ornamental plantings, satisfactory to the Development Authority.

Attachment #3 – What We Heard July 27, 2026 LUB 216-26 Public Hearing

The following is a summary of submissions and testimony received from community members at the July 27, 2026, public hearing. Comments have been summarized for clarity, brevity, and relevancy to the proposed Bylaw, where necessary for the purposes of this report. Similar feedback provided have been combined as singular feedback points. For a detailed report of all written and spoken comments provided, please review the minutes from the public hearing.

MPS notes that this was the second public hearing for this draft Land Use Bylaw (previously presented as Bylaw 208-25). A Post-Public Hearing report was shared with Council following that bylaw's public hearing (held on June 3, 2025). Much of the feedback provided at that public hearing (as well as the responses and recommendations) are similar to the contents of this report.

An Amending Motion for Council's consideration has been included as Schedule A to this report.

Topic	Feedback	Response/Recommendation
Tourist Homes	• Tourist homes support the local economy and provide employment opportunities for local residents (property management/ maintenance, custodial services). • Tourist homes enable family members to connect/vacation without the costs and responsibilities of property acquisition. • Existing tourist home operators are not aware of any community standards violations or complaints that would necessitate prohibiting tourist homes in the Summer Village. • Existing tourist home operators have been operating within the current Land Use Bylaw's regulations in good faith. • Prohibiting tourist homes would remove options for current homeowners in the Summer Village who may want to develop a tourist home in the future. • Existing tourist home operators indicated supporting for Land Use Bylaw regulations to enable responsible operations in the Summer Village. • Speaks noted that no evidence has been provided by the Summer Village or community members that supports the notion that tourist homes increase crime rates or community standards violations in the Summer Village. • Information shared about how other municipalities have implemented rules and regulations for tourist homes, including land use bylaw regulations. • Existing tourist home operators have internal rules/restrictions to ensure guests are respectful of the community and do not lead to complaints or conflicts with residents. • Existing tourist home operators have offered to work with the Summer Village to review/update	• MPS notes that during the public hearing (and public engagement process), no comments were received that provided evidence that specific tourist homes in the Summer Village were creating noise, parking, or security complaint issues. Some community members indicated their preference that tourist homes be prohibited in the Summer Village, based on personal preference/opinion/situations in other municipalities. • The Summer Village's current Land Use Bylaw enables the development of tourist homes with a temporary development permit. This approach ensures that if single or multiple tourist homes become problematic in the future, the Summer Village can consider not approving development permit applications until such time as concerns are addressed. • Land Use Bylaws do not commonly restrict the quantity of uses in a municipality (e.g. enabling a maximum of 2 grocery stores), as this would be regulating business competition and would be challenging for the municipality as it seeks to promote equitability in its decision-making. • **If Council wishes to continue enabling the regulation of tourist homes in the Summer Village, MPS recommends that the draft Land Use Bylaw be revised to re-incorporate the current regulations (see Schedule A – Amending Motion), updated (with minor typographical changes) to reflect proposed new section references, and with the following inserted as a new regulations:** *"The tourist home shall always abide by the community standards bylaw regardless of who is occupying the home. This includes noise, nuisance, littering etc. Fines and enforcement*

	regulations to ensure community concerns are addressed and regulations are adequate. • Multiple stories and experiences shared by current/past guests of tourist homes in the Summer Village that support the current Land Use Bylaw regulations (i.e. enable their development with regulations). • The Summer Village could explore limiting the number of properties that can be developed as a tourist home. • If Council decides to prohibit tourist homes, existing tourist homes should be allowed to continue. • There are many hotel and accommodation facilities in the Town of Sylvan Lake for guests. • Prohibiting tourist homes may have a negative impact on property values. • Enabling rentals periods for longer than 30 days is a fair balance.	*actions undertaken by the Summer Village as a result of the actions of guests may be the responsibility of the registered owners.* *The operator of a tourist home shall provide guests with copies of current Summer Village bylaws related to community standards and responsibilities, as provided by the Summer Village. Examples include the Summer Village's Burning and Fire Pit Bylaw, Dog Control Bylaw, etc."*
Environmental Conservation	• The requirement for a deposit/irrevocable letter of credit should be mandatory for landscaping associated with a dwelling. If left optional it may not be completed, and lots could be clear/cut without replacement trees provided. • Recommendations from the Alberta Clean Runoff Action Guide 2020 should be requirements for landscaping plans. • The standards identified in 9.9.7 should be used to assess all development permits with landscaping plans. • No mow zones should be a requirement within riparian areas on residential lots. • The use of pesticides and other chemicals should be prohibited within the Summer Village, to protect the lake's health. • Reference to Pigeon Lake found.	• Regulations in Section 9.9 have been prepared to enable the Development Authority discretion in determining if the proposed development is required to include a landscaping plan as part of their development permit application, or if the proposed landscaping would require a development permit. • The possible requirement for an irrevocable letter of credit has been prepared as written to provide the Development Authority with the discretion to determine if it will be required as part of a larger subdivision or development permit application. • The intent of 9.9.7 is to provide the Development Authority with standards by which to assess proposed landscaping on residential lots in the Summer Village. • The creation of required 'no mow zones' on each residential lot would require the identification of riparian areas and other important environmental features. • The regulation of pesticides and other chemicals in the Summer Village would be best achieved through a separate bylaw. • **MPS recommends no changes to the draft Land Use Bylaw.** • **Reference to Pigeon Lake has been removed as a typographical edit to the draft Land Use Bylaw.** • **MPS recommends that the Summer Village develop/promote educational materials for Summer Village residence that helps highlight the importance of 'No Mow Zones' near riparian areas, and identify native species that can be planted/preserved to support a healthy lake and shoreline area.**

The following is a list of proposed amendments to proposed Bylaw 216-26, following the bylaw's July 27, 2026, public hearing.

That Section 9.21 – Tourist Homes in proposed Bylaw 216-26 be deleted and replaced with the following:

9.21 – Tourist Homes

1. *A development permit is required to operate a tourist home. A development permit for a Tourist Home will be issued annually for twelve (12) months. Registered owners cannot operate more than one (1) tourist home in the R1 – Residential (Lakefront) District, R2 – Residential District, and RTR – Residential (Twin Rose) District.*
2. *Tourist Homes shall be contained within the principal building and therefore garage suites shall not be used.*
3. *Notwithstanding the regulations in Section 9.16 – Recreational Vehicles, no recreation vehicle shall be used as accommodation for tourist home guests.*
4. *The maximum number of people staying overnight in a tourist home shall be two (2) times the number of bedrooms plus two (2). Floor plan is to be submitted at the time of application.*
5. *The operator of a tourist home shall provide the Summer Village Office with their name and phone number(s) and of at least one person (adult) that is authorized to act in the owner/operator's absence. The owner/operator is responsible for informing the Summer Village Office of any changes in this information. The operator shall provide adjacent landowners with this information.*
6. *The tourist home shall always abide by the community standards bylaw regardless of who is occupying the home. This includes noise, nuisance, littering etc. Fines and enforcement actions undertaken by the Summer Village as a result of the actions of guests may be the responsibility of the registered owners.*
7. *The operator of a tourist home shall provide guests with copies of current Summer Village bylaws related to community standards and responsibilities, as provided by the Summer Village. Examples include the Summer Village's Burning and Fire Pit Bylaw, Dog Control Bylaw, etc.*
8. *The tourist home shall always abide by the community standards bylaw regardless of who is occupying the home. This includes noise, nuisance, littering etc.*
9. *In residential districts tourist homes shall not display any sign advertising the tourist home.*
10. *Adequate parking must be in place on the driveway, of a minimum of one stall per bedroom. Parking plan to be approved at the time of application.*
11. *Approval of a development permit does not exempt the owner/operator of a tourist home from complying with any federal legislation, provincial legislation, or municipal policy or regulation.*

Attachment #4 – Summary of Public Feedback Public Hearing – residents and non-residents

Village of Jarvis Bay Land Use Bylaw Public Hearing July 27, 2026 Bylaw #216-26 - *Updated October 14, 2026*

The following information is in response to a question posed by a Councillor following the public hearing:

Question – What is the breakdown number of residents who stated their opposition to Tourist Homes or their support, and what is the break down of non residents who stated their opposition or support for Tourist Homes?

The methodology use was to collect all written submissions from MPS consultant, those submitted as part of the Council agenda package and those submitted after the agenda package was sent, and those read into the public hearing process by MPS. In addition informal notes taken by Administrative staff of who spoke at the public hearing was also used to assist in providing a response.

Please note that the numbers provided are approximate as the data analysis was performed with incomplete information as it relates to the question posed and is information only known to Administration (residents names and addresses), as the public information package contains redacted information. Attempts were done to eliminate duplicate letters from the analysis, however there may have been duplication in those who submitted letters and those who spoke at the public hearing. In the future if specific data sets and analysis are desired by Council, direction can be provided to Administration in order to ensure accurate data is collected, as this level of analysis is not a standard Planning practice nor a requirement of the Municipal Government Act.

Written Responses from Public Hearing -

Yes support Tourist Home	No do not support Tourist Home	Resident of Jarvis Bay Village	Non Resident
1.	x	x	
2. x		x	
3. x			x
4. x		x	
5.	X	x	
6.x		x	
7.x		x	
8.x			x
9.x		x	
10.x			x

Yes support Tourist Home	No do not support Tourist Home	Resident of Jarvis Bay Village	Non Resident
11.	x	x	
12.x			x
13.x			x
14.x			x
15.x		x	
16.	x	x	
17.x		x	
18.	x	x	
19.x			x
20.x		x	
21.x			x
22.x			x
23.	x	x	
24.	x	x	
25.x			x
26.	x	x	
27.x		x	
28.	x	x	
29*.x		x	
Total Residents Yes support TH	10		
Total Non Residents Yes support TH	10		
Total Residents Non support of TH	9		
Total Non Resident Non Support of TH	0		

*Additional letter emailed in which did not form part of the public hearing submissions following October 6th Council meeting.

Public who spoke at Public Hearing- *data from informal notes from Administration*

A total of 20 people spoke at the public hearing, 13 were residents and 7 were non residents. 12 people who spoke were in support of Tourist Homes and 5 were non support of Tourist Homes, and 3 responses were not applicable.

Attachment #5 – Fire Smart

Example from Birchcliff Land Use Bylaw:

9.4.2 To help prevent and mitigate wildfires in Birchcliff, the following will be required of all new developments and general renovations, or repairs requiring the replacement or addition of 60% or greater of building material:

a. Roofs on buildings shall be constructed of non-combustible or fire-retardant materials with a minimum Class B fire rating. The use of wooden roof shingles is prohibited.

b. Roofs on buildings shall have soffits or be otherwise screened with FireSmart compliant material to reduce the opportunities for embers from forest fires to lodge in the roof overhang area.

c. All siding and fascia materials on buildings requiring a development permit shall consist of fire-resistant materials as identified in the most current versions of "FireSmart - Protecting Your Community from Wildfire" or the "Wildland Urban Interface (WUI) Products" listing, and that siding material shall extend from ground level to the roofline.

d. All patios that are raised above ground level shall have sheathing made of fire-resistant materials extending from the patio's floor level to the ground in order to prohibit the entry of sparks and embers under the structure.

e. All balconies and decks on buildings shall be constructed of fire-resistant materials as identified in the most current versions of "FireSmart - Protecting Your Community from Wildfire" or the "Wildland Urban Interface (WUI) Products" listing.

f. All buildings with exposed undersides less than 2.0 m (6.6 ft) above the ground shall have sheathing made of fire-resistant materials extending from the floor level to the ground to prohibit the entry of sparks and embers under the structure. Small cantilevers, such as bay windows, may alternatively have their undersides sheathed with fire-resistant material.

g. All buildings, including their balconies and decks, with exposed undersides higher than 2.0 m (6.6 ft) from ground level shall have a non-combustible surface cover underneath them.