Summer Village of Jarvis Bay
Regular Meeting Minutes
July 27, 2026

Minutes of a Regular Council Meeting of the Summer Village of Jarvis Bay, Province of Alberta, held July 27, 2026, in the Summer Villages on Sylvan Lake Administration Office at Sylvan Lake, Alberta.

IN ATTENDANCE

Mayor:	Julie Maplethorpe
Deputy Mayor:	David Garratt
Councillor:	John Cuthbertson
CAO:	Tanner Evans
Assistant Development Officer:	Sarah Cheney
Recording Secretary:	Teri Musseau
Planner:	Brad Macdonald, MPS via Zoom

CALL TO ORDER The Meeting was called to order at 6:31 p.m. by Mayor Maplethorpe.

AGENDA APPROVAL

JBC-26-101 MOVED by Deputy Mayor Garratt that the agenda be adopted as amended:

ADD
D-1-1 MSI Grant Information

CARRIED

PUBLIC HEARING

Mayor Maplethorpe declared the Public Hearing for Bylaw #216-26, Land Use Bylaw, open at 6:32 p.m.

Mayor Maplethorpe provided the procedure for the public hearing, and the secretary introduced the bylaw.

Brad MacDonald, from MPS (Municipal Planning Services) provided a report on the proposed bylaw. The Land Use Bylaw regulates land uses and development in the municipality. All municipalities are required to adopt a Land Use Bylaw as per the MGA (Municipal Government Act).

An overview of the steps involved from the start of the original draft bylaw to date was provided to residents highlighting opportunities for feedback and communications provided by Council including Council's revisions to the original draft bylaw #208-25 resulting in Council rescinding first reading and a new bylaw being prepared.

Written submissions received prior to July 20, 2026, were included in the agenda package. All other submissions received up until the public hearing were read into record by Brad Macdonald. Comments were opened first to members in gallery then those attending electronically.

The majority of comments received were centered around tourist homes. Several submissions were received from non-residents who enjoy the use of tourist homes annually when visiting Sylvan Lake. There were only a few residents who supported the operation of tourist homes; the majority being the tourist home owners.

Suggestions were made by owners to regulate tourist homes through licensing, occupancy limits and standards rather than ban their use. At the least, current tourist home operators asked to be grandfathered into the new bylaw prohibiting additional tourist home permits being issued. Many of the operators indicated that they would be unable to afford their property if not for the additional income generated through rentals. These owners stressed the pride they take in their properties and compliance with all regulations imposed by bylaws.

Those opposed to the operation of tourist homes cited traffic, speed, noise, privacy, parking, neighbour conflicts, and burden on infrastructure as some of the reasons to ban the use. Residents noted they live in Jarvis Bay for the quiet and stable community and believe summer visitors change the character of the community. The protection of resident safety, privacy, and property are among concerns.

It was noted that while there is a financial benefit to the owners who rent their property, no financial benefit comes to those who do not rent their properties in the summer village. Tourist dollars support neighboring municipalities but not Jarvis Bay. If anything, additional tax increases occur due to the need for additional enforcement.

The planner recommendations from 2025 were also cited by tourist home owners MPS had recommended not to ban tourist homes but rather to hold current owners accountable. The tourist home owners said why hire professionals if their opinion is not considered and implemented.

Comments were also received regarding land use regulations such as no mow zones, additional buffers zones of several meters, banning the use of pesticides, lake protection, implementation of irrevocable lines of credit for landscaping, protection of riparian lands.

Mayor Maplethorpe asked Council if they had any additional questions from any speaker, Administration, or the planner. None were received.

At the conclusion of all speakers, Mayor Maplethorpe asked if anyone else would like to speak. Seeing no further speakers, Mayor Maplethorpe asked if everyone felt they had been provided the opportunity to be fairly heard. All agreed.

Seeing there were no further comments, Mayor Maplethorpe thanked everyone for coming and those who provided written and verbal comments.

Mayor Maplethorpe declared the Public Hearing for Bylaw #216-26 closed at 7:58 p.m.

Council recessed at 7:58 p.m.

Council reconvened at 8:03 p.m.

PLANNING & DEVELOPMENT

BYLAW #216-26 Land Use Bylaw

JBC-26-102 MOVED by Mayor Maplethorpe that the Municipal Planning Services (MPS) prepare a report that considers not only the written submissions received prior to the public hearing, but also the comments and representations made during the public hearing, to provide Council with sufficient information prior to considering next steps which may be proceeding with second and third readings of Land Use Bylaw No. #216-26.

CARRIED

COUNCIL & LEGISLATION

MSI Grant Funding

JBC-26-103 MOVED by Mayor Maplethorpe that Council accept the discussion on the use of Municipal Sustainability Initiative (MSI) Grant funding prior to year-end for information.

CARRIED

NEXT COUNCIL MEETING

JBC-26-104 MOVED by Mayor Maplethorpe that the next meeting of Council be held September 1, 2026, at 9:30 a.m.

CARRIED

ADJOURNMENT

MOVED by Mayor Maplethorpe that being the agenda matters have been concluded; the meeting be adjourned at 8:23 p.m.

CARRIED

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JULIE MAPLETHORPE, MAYOR

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TANNER EVANS, CAO