Minutes of a Municipal Planning Commission Meeting of the Summer Village of Jarvis Bay, Province of Alberta, held September 1, 2026, at the Summer Villages on Sylvan Lake Administration Office in Sylvan Lake, Alberta.

PRESENT	Chair:	Julie Maplethorpe
	Councillor:	John Cuthbertson
	Member-at-Large:	Michelle Bakke-Purnell
	CAO:	Tanner Evans
	Development Officer:	Emily Damberger
	Junior Development Officer:	Sarah Cheney
	Recording Secretary:	Teri Musseau
	Applicant(s):	Dennis Hann via Zoom
		Corey Mahoney via Zoom

CALL TO ORDER Chair Maplethorpe called the meeting to order at 1:00 p.m.

AGENDA

MPC-26-014 Moved by Chair Maplethorpe to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATION(S)

1. <u>204 Jarvis Bay Drive (Lots 1, Block 11, Plan 5104EO)</u>

An application was submitted by the homeowner for approval for the mechanical excavation, stripping, and grading including a variance for parcel coverage for the property located at 204 Jarvis Bay Drive (Lots 1, Block 11, Plan 5104EO) in the Summer Village of Jarvis Bay.

Sarah Cheney, Emily Damberger, and gallery left the meeting at 1:07 p.m.

DEVELOPMENT DECISION(S)

1. <u>204 Jarvis Bay Drive (Lots 1, Block 11, Plan 5104EO)</u>

MPC-26-015 MOVED by Member Cuthbertson that the Municipal Planning Commission approve the application for mechanical excavation, stripping, and grading, including a variance for parcel coverage for the property located at 204 Jarvis Bay Drive with the following conditions being met to the satisfaction of the Development Officer:

- 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.
- The construction shall be completed within 12 months, and the landscaping shall be completed within 2 years of the date of permit issuance.

- The payment of a $1,000.00 completions deposit to ensure all conditions of this development permit have been met. Any damage to public roads or carriageways due to the construction shall be repaired immediately at the expense of the permit holder.
- 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.
- Landscaping to be completed according to landscaping plan.
- All road bans to be followed that are implemented by Roadata and the administration office.
- The maximum width of the driveway shall be 10 m (32.80 ft). Driveway width shall be measured within the carriageway.
- Maximum Parcel Coverage 50%, the other 50% shall remain as is or contain native grasses, trees, shrubs, or ornamental plantings. Approval granted by the Municipal Planning Commission to vary the maximum parcel coverage.

CARRIED

ADJOURNMENT:

Moved by Chair Maplethorpe that being the agenda matters have been concluded, the meeting of the Municipal Planning Commission be adjourned 1:36 p.m.

CARRIED

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JULIE MAPLETHORPE, CHAIR

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TANNER EVANS, CAO

Initials