

MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE "BOARD")  
MEETING HELD IN COUNCIL CHAMBERS AT THE COUNTY OFFICE ON FEBRUARY 11, 2019

---

1. **CALL TO ORDER**

Chairperson, L. Niblock, called the meeting to order at 2:04 p.m.

2. **PRESENT**

Members: L. Niblock, D. Smith, L. Helton, J. Philpott, M. Chambers

Clerk: B. Williams

Recording Secretary: L. Tyerman

**Counsel for the Board**

G. Stewart-Palmer

3. **ADOPTION OF AGENDA**

Moved by M. Chambers that the February 11, 2019 agenda be adopted, as presented.

Carried

4. **ADOPTION OF MINUTES**

Moved by J. Philpott that the meeting minutes of November 5, 2018 be adopted, as presented.

Carried

5. **NEW BUSINESS**

2:00 P.M. Appointment

An Appeal of a Stop Order issued for the lands located at PLAN 162 3517 BLOCK 1 LOTS 4, 5 and 6, Lot 7 PUL, PLAN 162 3517 BLOCK 2 LOTS 1, 2, 3, 4, 5 and 6, and PLAN 172 1756 BLOCK 1 LOT 8

Appellant: Acheson Commercial Corner Inc.

Agent: Robyn Graham, Bryan & Company LLP

The SDAB Clerk read the first appeal matter into the record.

6. **PRESENT**

Members: D. Smith, L. Helton, J. Philpott, M. Chambers

Clerk: B. Williams

Recording Secretary: L. Tyerman

**Counsel for the Board**

G. Stewart-Palmer

7. **PRESENT ADMINISTRATION STAFF**

K. Kormos, Supervisor, Development Planning

C. Bergum, Director, Planning and Development Services

A. Delisle, County Solicitor

8. **OUTLINE OF HEARING PROCESS**

The Chairperson asked if anyone affected by the appeal had any objection to the Board Members present. There were no objections.

The Chairperson asked if anyone in attendance had any additional materials they would like to submit before commencement of the hearing. There were no additional documents.

The Chairperson outlined the hearing process for all present, there were no concerns from anyone in the audience.

There were no preliminary matters raised at the beginning of the hearing.

## 9. PRESENTATIONS

### **Administration**

The Chairperson called on the Development Authority to present their report. Ms. Kormos, Supervisor of Development Planning for Parkland County presented her report and provided a verbal and visual presentation to the Board. Ms. Kormos answered questions from the Board.

Mr. Delisle, County Solicitor, provided clarifying comments regarding meetings that took place between the Appellant and the Development Authority.

### **Appellant**

The Chairperson called on the Appellant, Robyn Graham, Bryan & Company LLP Agent for Acheson Commercial Corner Inc., to come forward and make her presentation. Ms. Graham made a verbal presentation, referred to photos included in the agenda package and responded to questions from the Board.

Zach Penner, Vice-President Everest Group of Companies provided clarifying comments with regard to security given to the County for infrastructure.

**RECESS**

*The Chairperson recessed the meeting at 2:48 p.m., and reconvened the meeting at 3:02 p.m.*

## 10. SUMMARIES

### **Administration**

The Chairperson called on Administration to provide concluding remarks. Ms. Kormos provided a verbal summary of her main points.

Mr. Delisle provided a rebuttal to comments made regarding security funds for infrastructure.

Ms. Bergum, Director of Planning and Development Services provided comments related to off site levies, and submitted that the Stop Order was issued correctly and in compliance with the *Municipal Government Act*.

### **Appellant**

The Chairperson called on the Appellant, Robyn Graham, Bryan & Company LLP Agent for Acheson Commercial Corner Inc., to provide concluding remarks. Ms. Graham summarized her main points and provided rebuttal comments regarding the security funds for infrastructure.

Zach Penner provided closing remarks.

## 11. ADJOURNMENT

At 3:11 p.m., the Chairperson announced that the hearing is now closed, and the Board will cease to hear any further information, and that a written decision would be handed down within 15 days.

**RECESS**

*Chairperson L. Niblock recessed the meeting at 3:12 p.m.*

## 12. NEW BUSINESS

4:00 P.M. Appointment

- I. An Appeal of Development Permit Refusal 18-D-491 for a Home Based Business Level 3 (Wedding Venue) Lot 13A, Block 3, Plan 9820226, SW-30-53-2-W5, Municipal Address: 9, 53407 Range Road 30
  - i. Appellant: Theresa Crawley

The SDAB Clerk read the second appeal matter into the record.

**13. PRESENT**

Members: L. Niblock, D. Smith, L. Helton, J. Philpott, M. Chambers  
Clerk: B. Williams  
Recording Secretary: L. Tyerman

**Counsel for the Board**

G. Stewart-Palmer

**14. PRESENT ADMINISTRATION STAFF**

K. Kozak, Development Officer

**15. OUTLINE OF HEARING PROCESS**

The Chairperson outlined the hearing process for all present, there were no concerns from anyone in the audience.

The Chairperson asked if anyone affected by the appeal had any objection to the Board Members present. There were no objections.

**16. PRESENTATIONS**

**Administration**

The Chairperson called on the Development Authority to present their report. Ms. Kozak, Development Officer for Parkland County presented her report and provided a verbal and visual presentation to the Board. Ms. Kozak answered questions from the Board.

**Appellant**

The Chairperson called on the Appellant, Theresa Crawley, to come forward and make her presentation. Ms. Crawley made a verbal presentation, referred to photos included in the agenda package and responded to questions from the Board.

**17. SUMMARIES**

**Appellant**

The Chairperson called on the Appellant, Theresa Crawley to provide concluding remarks. Ms. Crawley summarized her presentation and asked that the Board allow the Appeal.

**18. ADJOURNMENT**

4:20 p.m., the Chairperson announced that the hearing is now closed, and the Board will cease to hear any further information, and that a written decision would be handed down within 15 days.

The Chairperson closed the February 11, 2019 Subdivision and Development Appeal Board meeting at 4:21 p.m.

---

Chairperson

DRAFT