

MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE "BOARD")
MEETING HELD IN COUNCIL CHAMBERS AT THE COUNTY OFFICE ON JUNE 3, 2019

1. **CALL TO ORDER**

Chairperson, D. Smith, called the meeting to order at 2:00 p.m.

2. **PRESENT**

Members: D. Smith, J. Smith, M. Chambers, J. Philpott, B. Bundt

Clerk: B. Williams

Recording Secretary: L. Tyerman

Counsel for the Board

G. Stewart-Palmer, Shores Jardine LLP

3. **ADOPTION OF AGENDA**

Moved by M. Chambers that the June 3, 2019 agenda be adopted, as presented.

Carried

4. **ADOPTION OF MINUTES**

Moved by M. Chambers that the following minutes be adopted, as presented:

I. September 24, 2018

II. January 14, 2019

III. January 28, 2019

Carried

5. **NEW BUSINESS**

2:00 P.M. Appointment

An Appeal of conditions of Subdivision Application 19-S-003 located at Lot 1, Block 1, Plan 0722395 within SE-29-53-1-W5M.

Appellant: Randall Jacob Adam

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

6. **PRESENT**

Members: D. Smith, J. Smith, M. Chambers, J. Philpott, B. Bundt

Clerk: B. Williams

Recording Secretary: L. Tyerman

Counsel for the Board

G. Stewart-Palmer

7. **PRESENT ADMINISTRATION STAFF**

J. Karpo, Current Planner, Planning & Development Services

S. Fegyverneki, Manager, Current Planning, Planning & Development Services

D. Hollett, Development Engineering Officer II, Planning & Development Services

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.

9. PRESENTATIONS

Administration

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

Appellant

The Chairperson called on the Appellant's Agent, Frank Florkewich, Tri-F Consulting to come forward and make his presentation. Mr. Florkewich alluded in his oral submissions that the Appellant required more time to make a fulsome presentation.

The Board's Legal Counsel, Gwendolyn Stewart-Palmer asked that Mr. Florkewich indicate to the Board whether the Appellant would like to request an adjournment to allow for more time to gather information for the Appeal. Mr. Florkewich responded that the Appellant would like to request a postponement.

RECESS

The Chairperson recessed the meeting at 2:36 p.m., and reconvened the meeting at 2:45 p.m.

10. ADJOURNMENT

At 2:46 p.m., the Chairperson announced that the Board would grant a postponement of the hearing and adjourn the appeal of Subdivision Application 19-S-003 to July 8, 2019 at 2:00 p.m.

RECESS

Chairperson D. Smith recessed the meeting at 2:49 p.m.

11. NEW BUSINESS

4:00 P.M. Appointment

An Appeal of a Stop Order issued for the lands located at 50511 Range Road 20, Plan 0720408, Block 1, Lot 3.

Appellant: Laine Goudriaan, Agent, Elizabeth Bihun

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

12. PRESENT

Members: D. Smith, J. Smith, M. Chambers, J. Philpott, B. Bundt

Clerk: B. Williams

Recording Secretary: L. Tyerman

Counsel for the Board

G. Stewart-Palmer, Shores Jardine LLP

13. PRESENT ADMINISTRATION STAFF

K. Kormos, Supervisor, Development Planning, Planning & Development Services

14. OUTLINE OF HEARING PROCESS

The Chairperson outlined the hearing process for all present, Elizabeth Bihoun, Agent for the Appellant asked a clarifying question regarding process. There were no further questions or 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.

15. PRESENTATIONS

Administration

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

Appellant

The Chairperson called on the Appellant, Elizabeth Bihoun, Agent for Laine Goudriaan, to come forward and make her presentation. Ms. Bihoun made a verbal presentation referred to photos included in the agenda package and responded to questions from the Board.

Agnieszka Kwasnik, family friend of the Appellant came forward and made a verbal presentation in support of the Appellant. Ms. Kwasnik answered questions from the Board.

The Board asked the Development Authority for the definition of a Single Wide Manufactured Home as set out in the County's Land Use Bylaw. Ms. Kormos read the definition out loud.

In Opposition of the Appeal

The Chairperson called on Aimee Hennig, who lives directly across from the Appellant's parcel, to come forward and make her presentation. Ms. Hennig provided a verbal and visual presentation outlining her reasons for opposing the appeal and concerns related to the activity on the subject lands.

The Chairperson called on Lindsay Mayr who lives on the 10 acre parcel subdivided out of the Appellant's quarter section, to come forward and make her presentation. Ms. Mayr provided a verbal presentation outlining her reasons for opposing the appeal and her concerns related to the activity on the subject lands.

The Chairperson called on Glenna Killick, who lives on McLaughlin Avenue, to come forward and make her presentation. Ms. Killick provided a verbal presentation outlining her reasons for opposing the appeal and her concerns related to the activity on the subject lands.

The Chairperson called on Karry Kehr, who lives in Twin Ravines, to come forward and make her presentation. Ms. Kehr provided a verbal presentation outlining her reasons for opposing the appeal and her concerns related to the activity on the subject lands.

The Chairperson called on Sheri Jones, who lives in the area, to come forward and make her presentation. Ms. Jones provided a verbal presentation outlining her reasons for opposing the appeal and her concerns related to the activity on the subject lands.

16. SUMMARIES

Development Authority

Ms. Kormos summarized her submissions and suggested that the Board uphold the Stop Order and require that the trailer units on the property be removed immediately.

Appellant

Ms. Bihoun and Ms. Kwasnik provided closing remarks and submitted that the Appellant does not wish to have a bad relationship with the area residents.

17. ADJOURNMENT

At 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 June 3, 2019 Subdivision and Development Appeal Board meeting at 4:21 p.m.

Chairperson