

**MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE "BOARD")
MEETING HELD IN COUNCIL CHAMBERS AT THE COUNTY OFFICE ON MARCH 9, 2020**

1. CALL TO ORDER

Chairperson, S. Whitehouse, called the meeting to order at 2:01 p.m.

2. PRESENT

Members: S. Whitehouse, L. Niblock, M. Morin, J. Philpott, K. Linder

Clerk: B. Williams

Recording Secretary: L. Tyerman

Counsel for the Board: Aman Atwal, Shores Jardine LLP

3. ADOPTION OF AGENDA

Moved by J. Philpott that the March 9, 2020 agenda be adopted, as presented.

Carried

4. ADOPTION OF MINUTES

Moved by L. Niblock that the December 16, 2019 and January 23, 2020 Subdivision and Development Appeal Board minutes be adopted, as presented.

Carried

5. NEW BUSINESS

2:00 pm Appointment

An Appeal of Refused Development Permit 20-D-008 for a Bed and Breakfast located at Lot 4, Block 2, Plan 6116 KS Kenglened, NE-8-52-2-W5, Municipal Address 27, 2413 Township Road 522.

i. Appellant: Kevin & Colleen Boddez

ii. Applicant: Kevin & Colleen Boddez

The SDAB Clerk read the appeal matter into the record

6. PRESENT

Members: S. Whitehouse, L. Niblock, M. Morin, J. Philpott, K. Linder

Clerk: B. Williams

Recording Secretary: L. Tyerman

Counsel for the Board: Aman Atwal, Shores Jardine LLP

7. PRESENT ADMINISTRATION STAFF

K. Kormos, Supervisor, Development Planning

N. Domijan, Manager, Development Planning and Safety Codes

K. Kozak, Development Officer, 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. B. Williams, Board Clerk advised that the Board had received email

correspondence from Jean and Bill Dann, withdrawing their email of March 2, 2020. The Chairperson asked if anyone in attendance had an objection to the email being marked as an exhibit. There were no objections.

The Board Clerk distributed the exhibit to all those in attendance.

9. PRESENTATIONS

Administration

The Chairperson called on the Development Authority to come forward and make her presentation. 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/Applicant

The Chairperson called on the Appellants, Kevin and Colleen Boddez to come forward and make their presentation. Mrs. Boddez provided verbal and visual presentations to the Board outlining her reasons for appealing the decision of the Development Authority to refuse the permit. Mrs. Boddez referred to photos within the agenda package and answered questions from the Board.

RECESS

The Chairperson recessed the meeting at 2:56 p.m., and reconvened the meeting with all Board Members present at 3:01 p.m.

The Board asked questions of the Development Authority regarding the number of parking spaces per guest room.

In Opposition of the Appeal

Michael Evans spoke on behalf of his parents, David and Colleen Collete who own lots 31 and 33. Mr. Evans provided that the subdivision road is very narrow and is a single lane road. He expressed concern about emergency vehicles being able to access the subdivision if there are vehicles parked on the roadway. Mr. Evans showed the Board on a map where his parents lots are located.

10. SUMMARIES

Development Authority

Ms. Domijan provided closing remarks and stated that the Development Authority does not have authority over the road.

Applicant/Appellant

Mrs. Boddez provided closing remarks and stated that the Bed and Breakfast would be a low impact development and that the clientele would not be bothering any of the neighbours.

11. ADJOURNMENT

At 3:25 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 December 16, 2019 Subdivision and Development Appeal Board meeting at 3:26 p.m.



Chairperson