

**MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE "BOARD")
MEETING HELD VIA VIRTUAL TELECONFERENCE AT 2:00 P.M., MAY 11, 2020**

1. CALL TO ORDER

Chairperson, D. Smith, called the virtual teleconference meeting to order at 2:04 p.m.

The Chairperson advised that due to the COVID-19 Pandemic, Parkland County supports the minimization of gatherings. As permitted by the Meeting Procedures (COVID-19 Suppression) Regulation, the Board will conduct this meeting using electronic communication for this virtual hearing to ensure the safety of the Board, Parkland County staff and the public.

2. PRESENT

Members: D. Smith, L. Niblock, M. Morin, J. Philpott, B. Bundt

Clerk: B. Williams

Recording Secretary: L. Tyerman

Counsel for the Board: Gwendolyn Stewart-Palmer, Shores Jardine LLP

3. ADOPTION OF AGENDA

Moved by J. Philpott that the 2:00 p.m., May 11, 2020 agenda be adopted, as presented.

Carried

4. NEW BUSINESS

2:00 p.m. Appointment

An Appeal of Development Permit 20-D-053 for a Home-Based Business Level 2 (Fabricating small automotive parts) located at Block 14, Plan 4134 RS Riverview Acres, NE-2-51-26-W4 Municipal Address 5, 51028 RGE RD 261.

i. Appellant: Randy Wyton

ii. Applicant: Felix Hodkinson

The SDAB Clerk read the appeal matter into the record

5. PRESENT

Members: D. Smith, L. Niblock, M. Morin, J. Philpott, B. Bundt

Clerk: B. Williams

Recording Secretary: L. Tyerman

Counsel for the Board: Gwendolyn Stewart-Palmer, Shores Jardine LLP

6. PRESENT ADMINISTRATION STAFF

K. Kormos, Supervisor, Development Planning

K. Kozak, Development Officer, Planning & Development Services

7. 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 at the virtual meeting had any additional materials they would like to submit before commencement of the hearing. There were none.

The Chairperson asked if anyone in attendance at the virtual meeting would like to request a postponement of the hearing to a later date. There were no requests for postponement.

8. PRESENTATIONS

Administration

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

Appellant

The Chairperson called on the Appellant, Randy Wyton to make his presentation. Mr. Wyton provided a verbal presentation to the Board outlining his reasons for appealing the decision of the Development Authority to approve the permit. Mr. Wyton referred to photos within the agenda package and answered questions from the Board.

In Support of the Appeal

Craig Styba, area resident stated that he lives in Riverview Acres but declined to disclose his address.

RECESS

The Chairperson recessed the meeting at 2:49 p.m., and reconvened the meeting with all Board Members present at 3:01 p.m.

In Support of the Appeal

Mr. Styba continued his presentation. Mr. Styba submitted that he had concerns regarding, noise, traffic and safety.

In Support of the Appeal

Lorraine Dewar spoke on behalf of herself and Mike Willoughby. Ms. Dewar stated that she lives directly across from the proposed development. Ms. Dewar reiterated the points made by Mr. Wyton and Mr. Styba. Ms. Dewar explained that she does not believe that a business should be permitted to operate in a subdivision.

Applicant

The Chairperson called on the Applicant, Felix Hodkinson to make his presentation. Mr. Hodkinson provided a verbal presentation and referred to materials in the agenda package. He described the nature of the proposed development and provided comment on the previous presenter's concerns. Mr. Hodkinson answered questions from the Board.

Brian Futoransky, Counsel for the Applicant provided a verbal presentation which outlined the proposed developments compatibility with the surrounding area. Mr. Futoransky referred to sections of the Parkland County Land Use Bylaw that apply to the proposed development.

9. SUMMARIES

Appellant

Mr. Hodkinson stated that he had nothing further to add.

Mr. Futoransky submitted that the proposed development is subject to strict conditions, and that he believes the Development Authority properly exercised their discretion in approving the permit.

RECESS

The Chairperson recessed the meeting at 3:46 p.m., and reconvened the meeting with all Board Members present at 4:08 p.m.

The Board asked a question of the Development Authority regarding zoning within the subdivision.

10. ADJOURNMENT

At 4:11 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.

The Chairperson closed the 2:00 p.m. May 11, 2020 Subdivision and Development Appeal Board meeting at 4:11 p.m.



Chairperson