

**MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE "BOARD")
MEETING HELD A VIRTUAL ELECTRONIC TELECONFERENCE AT 2:00 P.M., JUNE 8, 2020**

1. CALL TO ORDER

Chairperson, J. Smith, called the virtual electronic teleconference meeting to order at 2:02 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: J. Smith, K. Linder, M. Morin, J. Philpott, M. Chambers

Clerk: B. Williams

Recording Secretary: L. Tyerman

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

3. ADOPTION OF AGENDA

Moved by M. Chambers that the 2:00 p.m., June 8, 2020 agenda be adopted, as presented.

CARRIED

4. ADOPTION OF MINUTES

Moved by J. Philpott that the May 11, 2020 – 10:00 a.m. and May 11, 2020 – 2:00 p.m. meeting minutes be approved, as presented.

CARRIED

5. NEW BUSINESS

An appeal of conditions of approved Development Permit 19-D-306 for Recreational Vehicle Storage (602 Stalls for RV Storage) located at Lot 8, Plan 608R, SW-14-53-27-W4 Municipal Address 8, 27119 TWP RD 532A.

I. Appellant: Crossway Records Inc. – Jonathan Bauer, Agent

II. Applicant: Shoreline Developments Inc.

The SDAB Clerk read the appeal matter into the record

6. PRESENT

Members: J. Smith, K. Linder, M. Morin, J. Philpott, M. Chambers

Clerk: B. Williams

Recording Secretary: L. Tyerman

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

7. PRESENT ADMINISTRATION STAFF

K. Kormos, Supervisor, Development Planning

R. Trovato, Development Planner, 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 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.

9. **PRESENTATIONS**

Administration

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

Appellant

The Chairperson called on the Appellant, Jonathan Bauer on behalf of Crossway Records Inc. to make his presentation. Mr. Bauer provided a verbal presentation to the Board outlining his reasons for appealing conditions of the permit. Mr. Bauer referred to photos within the agenda package and answered questions from the Board.

In Support of the Appeal

Darcy Paulichuk, Engineer, spoke in support of the Appeal. Mr. Paulichuk provided a verbal presentation regarding potential traffic impacts as a result of the proposed development. Mr. Paulichuk answered questions from the Board.

K. Kormos, Supervisor, Development Planning, and R. Trovato, Development Planner, responded to Board questions.

RECESS

The Chairperson recessed the meeting at 3:36 p.m., and reconvened the meeting with all Board Members present at 3:46 p.m.

R. Trovato, Development Planner, responded to Board questions.

J. Bauer, Appellant, responded to Board questions.

In Support of the Appeal

Erin Prockiwi, area resident, verbally presented her concerns related to traffic safety and drainage as a result of the proposed development.

Darcy Martin and Roy Sterling, area residents, verbally presented their concerns related to traffic safety and drainage as a result of the proposed development.

Jeff Shewchuk, area resident, verbally presented his concerns related to drainage as a result of the proposed development.

Holly Lillie, area resident, verbally presented her concerns related to traffic safety and drainage as a result of the proposed development.

Applicant

The Chairperson called on the Applicant, Teagan Renz, agent for Shoreline Developments Inc. to make his presentation. Mr. Renz 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. Renz answered questions from the Board.

RECESS

The Chairperson recessed the meeting at 4:35 p.m., and reconvened the meeting with all Board Members present at 4:49 p.m.

Mr. Martin indicated that he and Mr. Sterling had not been able to locate the agenda package for the hearing. SDAB staff directed Mr. Martin to the website where the materials could be located.

Mr. Renz responded to clarifying questions from the Board.

RECESS

The Chairperson recessed the meeting at 4:54 p.m., and reconvened the meeting with all Board Members present at 4:59 p.m.

Mr. Renz responded to clarifying questions from the Board.

RECESS

The Chairperson recessed the meeting at 5:12 p.m., and reconvened the meeting with all Board Members present at 5:27 p.m.

10. SUMMARIES

Appellant

Mr. Bauer reiterated previous statements submitted as part of his presentation.

Applicant

Mr. Renz reiterated previous statements submitted as part of his presentation, and provided closing remarks.

Appellant

Mr. Bauer provided final closing remarks.

11. ADJOURNMENT

At 5:39 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 8, 2020 Subdivision and Development Appeal Board meeting at 5:39 p.m.



Chairperson