

**MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE "BOARD")
MEETING HELD BY A VIRTUAL ELECTRONIC TELECONFERENCE AT 10:00 A.M., FEBRUARY 8, 2021**

1. CALL TO ORDER

Chairperson, D. Smith called the virtual electronic teleconference meeting to order at 10:00 a.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. Helton, M. Chambers, M. Morin, J. Nuthall

Clerk: B. Williams

Recording Secretary: L. Tyerman

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

3. ADOPTION OF AGENDA

Moved by M. Morin that the 10:00 a.m., February 8, 2021 agenda be adopted, as presented.

Carried

4. NEW BUSINESS

10:00 a.m. Appointment

An appeal of approved Development Permit 20-D-408 for a Home Based Business Level 2 - scaffold and deck business with new storage shop located at Block 13, Plan 4688 RS, Hilltop Acres, SW-33-51-26-W4, Municipal Address: 13, 51511 RGE RD 264.

Applicant: Ali Yesilkaya, Agent: Parnell Levesque, Buildtech

Appellant: Kathy DaSilva, Bruce & Karen Bailie, William & Betty McCullough

The SDAB Clerk read the appeal matter into the record, and advised that the Appellant, Ms. DaSilva, had indicated that she would not be able to dial into the hearing until approximately 10:30 a.m., but that the other Appellants, Bruce and Karen Bailie and William and Betty McCullough, could speak on her behalf. The Board confirmed with Bruce and Karen Bailie and Betty McCullough that they were prepared to speak on Ms. DaSilva's behalf.

5. PRESENT

Members: D. Smith, L. Helton, M. Chambers, M. Morin, J. Nuthall

Clerk: B. Williams

Recording Secretary: L. Tyerman

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

6. PRESENT ADMINISTRATION STAFF

R. Trovato, Team Lead, Development Planning

T. Lippiatt, Development Planner

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 not reviewed the agenda package prior to the hearing. There were no persons present in the virtual meeting that came forward.

The Chairperson asked those in attendance if there were any objections to the current exhibits as shown in the agenda package. There were none.

The Chairperson asked those in attendance at the virtual meeting if anyone wished to submit materials that were not included in the agenda package. No one came forward.

PRESENTATIONS

Administration

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

Appellant

The Chairperson called on the Appellant, Kathy DaSilva, Bruce & Karen Bailie, William & Betty McCullough to make their presentation. The Appellant's provided a verbal presentation and answered questions from the Board.

Ms. DaSilva left the virtual meeting at 10:55 a.m.

Applicant

The Chairperson called on the Applicant, Ali Yesilkaya and his Agent, Parnell Levesque to make their presentation. Mr. Levesque provided a verbal presentation to the Board detailing the nature of the development. Mr. Levesque and Mr. Yesilkaya referred to materials within the agenda package and answered questions from the Board.

RECESS

The Chairperson recessed the meeting at 11:35 a.m., and reconvened the meeting with all Board Members present at 11:55 a.m.

8. SUMMARIES

Applicant

Mr. Levesque provided closing remarks.

Appellant

Mr. and Mrs. Bailie, and Mr. and Mrs. McCullough provided closing remarks.

9. ADJOURNMENT

The Chairperson asked those in attendance at the virtual meeting if there were any concerns with the hearing process. There were none.

At 12:15 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 10:00 a.m., February 8, 2021 Subdivision and Development Appeal Board meeting at 12:16 p.m.

A handwritten signature in blue ink, appearing to read "Sul", is positioned above a horizontal line.

Chairperson