

**MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE "BOARD")
MEETING HELD BY VIRTUAL ZOOM ELECTRONIC MEETING PLATFORM AT 10:00 A.M., JUNE 21, 2021**

1. CALL TO ORDER

Chairperson, D. Smith called the virtual electronic Zoom meeting to order at 10:01 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, B. Bundt, N. Jamieson, K. Dinsmore. J. Philpott

Clerk: B. Williams

Recording Secretary: L. Tyerman

Counsel for the Board: Kathleen Elhatton-Lake, Shores Jardine LLP

3. ADOPTION OF AGENDA

Moved by J. Philpott that the 10:00 a.m., June 21, 2021 agenda be adopted, as presented.

Carried

4. ADOPTION OF MEETING MINUTES

Moved by B. Bundt that the following meeting minutes be approved:

- I. February 8, 2021 – As presented;
- II. February 22, 2021 – As amended with corrections to Board Member attendance.

Carried

5. NEW BUSINESS

10:00 a.m. Appointment

- I. The appeals of approved Discretionary Development Permit 21-D-179 for a Home-Based Business Level 2 – Off-site Screw Piling Business located at Lot 12, Plan 3330 NY, Osborne Acres, SW-8-53-26-W4, Municipal Address: 11175 Spruce Valley Road.
 - i. Applicant: Impact Screw Piling Inc., Ed Clague
 - ii. Appellant 1: Anne & Gordon Symborski
 - iii. Appellant 2: Wagner Natural Area Society, Agent: Dave Ealey

The SDAB Clerk read the appeal matter into the record

6. PRESENT

Members: D. Smith, B. Bundt, N. Jamieson, K. Dinsmore. J. Philpott

Clerk: B. Williams

Recording Secretary: L. Tyerman

Counsel for the Board: Kathleen Elhatton-Lake, Shores Jardine LLP

7. PRESENT ADMINISTRATION STAFF

T. Lippiatt, Development Planner

R. Trovato, Team Lead, Development Planning

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 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. Appellants Anne and Gordon Symborski stated that they wished to provide the Board with additional evidence in the form of photos and video through the use of the screenshare function. This evidence had not been provided to the Board by the deadline of June 15, 2021.

RECESS

The Chairperson recessed the meeting at 10:19 a.m., and reconvened the meeting with all Board Members present at 10:35 a.m.

The Board asked questions of Anne and Gordon Symborski to identify why this additional evidence was not provided to the Board by June 15, 2021. The Symboski's stated that they had technical difficulties.

RECESS

The Chairperson recessed the meeting at 10:39 a.m., and reconvened the meeting with all Board Members present at 10:46 a.m.

The Board determined that as these photos and videos had not been provided to the Board by the deadline of June 15, 2021 and as the Applicant had no opportunity to review these materials prior to the hearing, that the Board would not accept the additional evidence.

PRESENTATIONS

Administration

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

Appellant 1

The Chairperson called on Anne & Gordon Symborski to make their presentation. Mr. and Mrs. Symborski provided a verbal presentation and answered questions from the Board.

Appellant 2

The Chairperson called on Dave Ealey, on behalf of the Wagner Natural Area Society to make his presentation. Mr. Ealey provided a verbal presentation and answered questions from the Board.

Applicant

The Chairperson called on Ed Clague, and Anna Marocco for Impact Screw Piling Inc. to make their presentation. Mr. Clague and Ms. Marocco provided verbal presentations, referenced agenda materials and answered questions from the Board.

RECESS

The Chairperson recessed the meeting at 11:05 a.m., and reconvened the meeting with all Board Members present at 11:13 a.m.

The Board asked clarifying questions of the Development Authority.

RECESS

The Chairperson recessed the meeting at 12:43 p.m., and reconvened the meeting with all Board Members present at 1:10 p.m.

9. SUMMARIES

Applicant

Mr. Clague and Ms. Marocco provided closing remarks.

Appellant 1

Mr. and Mrs. Symborski provided closing remarks.

Appellant 2

Mr. Ealey provided closing remarks on behalf of the Wagner Natural Area Society.

RECESS

The Chairperson recessed the meeting at 1:25 p.m., and reconvened the meeting with all Board Members present at 1:32 p.m.

10. ADJOURNMENT

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

At 1:43 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., June 21, 2021 Subdivision and Development Appeal Board meeting at 1:44 p.m.



Chairperson