

**MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE "BOARD")  
MEETING HELD BY VIRTUAL ZOOM ELECTRONIC MEETING PLATFORM AT 10:00 A.M., NOVEMBER 22,  
2021**

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**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, J. Smith, M. Morin, J. Philpott

Clerk: B. Williams

Recording Secretary: L. Tyerman

Counsel for the Board: G. Stewart Palmer, Shores Jardine LLP

**3. ADOPTION OF AGENDA**

Moved by J. Philpott that the 10:00 a.m., November 22, 2021 agenda be adopted, as presented.

**Carried**

**4. ADOPTION OF MEETING MINUTES**

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

- I. March 22, 2021 – As presented;
- II. September 13, 2021 – As amended to delete D. Smith and replace with J. Smith to Board Member attendance.
- III. September 15, 2021 – As presented.

**Carried**

**5. NEW BUSINESS**

10:00 a.m. Appointment

- I. The appeal of Approved Discretionary Development Permit 21-D-403 for a Liquor Store located at Lot 13 14 15, Block 1, Plan 3682 AJ, Wabamun, SW-12-53-4-W5,  
Municipal Address: 5129 50 ST.

- i. Applicant: Preetinder Sran
- ii. Appellant: Harkaran Boparai, Agent: Graham Semeniuk - Biamonte LLP

The SDAB Clerk read the appeal matter into the record

**6. PRESENT**

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

Clerk: B. Williams

Recording Secretary: L. Tyerman

Counsel for the Board: G. Stewart Palmer, Shores Jardine LLP

**7. PRESENT ADMINISTRATION STAFF**

S. MacDonald, Development Planner I

## **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 presented for this hearing. There were no objections.

The Chairperson asked those in attendance at the virtual meeting if anyone wished to submit materials that were not included in the agenda package. The Appellant, Harkaran Boporai, and his Agent, Graham Semeniuk stated that they wished to provide the Board with additional evidence in the form of nine photos and one video. These materials were circulated to those in attendance and the Board provided an opportunity for those in attendance at the hearing, including the Development Authority and the Applicant, time to review them.

### **RECESS**

The Chairperson recessed the meeting at 10:16 a.m., and reconvened the meeting with all Board Members present at 10:21 a.m.

The Board asked the affected parties if there were any objections to the additional materials. The Applicant, Preetinder Sran objected to the admission of the photos and video. The Development Authority did not object to the additional materials being accepted as evidence.

### **RECESS**

The Chairperson recessed the meeting at 10:24 a.m., and reconvened the meeting with all Board Members present at 10:31 a.m.

Following consideration of the submissions, the Board advised that it would accept the additional photographs and the video and that the Board's reasons would be included within the written decision.

## **PRESENTATIONS**

### **Administration**

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

### **Appellant**

The Chairperson called on Harkaran Boporai and his Agent, Graham Semeniuk to make their presentation. Mr. Boporai and Mr. Semeniuk provided verbal presentations, referenced agenda materials and additional submissions, and answered questions from the Board.

**Applicant**

The Chairperson called on Preetinder Sran, and his Agent, Nick Pryce to make their presentation. Mr. Sran and Mr. Pryce provided verbal presentations, referenced agenda materials and answered questions from the Board.

**In Support of the Applicant**

Area landowners Danielle and Wilson Nelson spoke in support of the proposed development. Mr. and Mrs. Wilson provided verbal presentations and answered questions from the Board.

**RECESS**

The Chairperson recessed the meeting at 11:31 a.m., and reconvened the meeting with all Board Members present at 11:47 a.m.

**9. SUMMARIES**

**Applicant**

Mr. Sran and Mr. Pryce provided closing remarks.

**Appellant**

Mr. Boporai and Mr. Semeniuk provided closing remarks.

**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 12:12 p.m., the Chairperson announced that the hearing is now closed, and the Board will cease to hear and receive further information, and that a written decision would be handed down within 15 days.

The Chairperson closed the scheduled 10:00 a.m., November 22, 2021 Subdivision and Development Appeal Board meeting at 12:12 p.m.

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Chairperson