

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
PARKLAND COUNTY**

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HEARING DATE: July 20, 2026
FILE NO.: PLDPC20250977

Notice of Decision of Subdivision and Development Appeal Board

INTRODUCTION

[1] On June 8, 2026, the Development Authority of Parkland County (the "Development Authority") issued a development permit for "Group Home for up to 5 residents" (the "Development Permit"), located at 9-54006 RGE RD 274, Parkland County and legally described as 2425TR, Block 1, Lot 17, W4-27-54-5-SE (the "Lands"). The applicant for the Development Permit was Jamie-Lynne Gallant (the "Applicant").

[2] Six appeals were filed:

- a. June 26, 2026, Chris Pettican
- b. June 29, 2026, Kyle Raynor and Christine Cluff
- c. June 29, 2026, Greg Zederayko
- d. June 29, 2026, Mieczyslaw Szmuc and Danuta Szmuc
- e. June 29, 2026, Brad McNabb
- f. June 29, 2026, Megan Eveleigh and David Hofer

Collectively, they will be referred to as the "Appellants".

[3] The Subdivision and Development Appeal Board (the "Board") held a hybrid appeal hearing on July 20, 2026, with some attendees attending virtually.

PRELIMINARY MATTERS

A. Board Members

[4] On July 20, 2026, the Chair confirmed from all parties in attendance that there was no opposition to the composition of the Board hearing the appeal. No one in attendance objected to the members of the Board hearing the appeal.

B. Exhibits

[5] The Chair confirmed that everyone in attendance had the full hearing package prepared for the hearing.

[6] None of the parties in attendance had any objection to the Board accepting those materials and the Board marked them as exhibits.

[7] The Board marked the exhibits received as set out at the end of this decision.

C. Jurisdictional Matters

[8] On July 14, 2026, the Appellant Brad McNabb emailed a request to have the hearing adjourned to 7 days after he received the hearing materials.

[9] At the start of the hearing, the Board asked Mr. McNabb if he wished to have an adjournment. He asked to waive his request for an adjournment. The Chair asked if he wished to withdraw his request and proceed. He agreed that he wished to withdraw his request for an adjournment and clarified that he felt he could proceed given the number of Appellants present. The Board acknowledged the waiver of the request for an adjournment and proceeded with the hearing.

[10] During the hearing, statements were made about the lack of notification to area residents. The Clerk confirmed that the Development Authority provided notification of the development approval to residents within 100 metres of the Lands. When the Board received the appeals, the Board determined that the notification distance should be 200 metres and notices were sent to residents within 200 metres of the Lands.

[11] Before the conclusion of the hearing, the Appellants raised a concern that the Board or Board members would be meeting with the Applicants or the Development Authority after the conclusion of the hearing. The Board clarified that it would only be considering evidence raised in the hearing and would not be meeting or discussing with any of the parties, or anyone, after the hearing closed.

D. Miscellaneous

[12] The Board outlined the hearing process and there were no objections to the proposed hearing process.

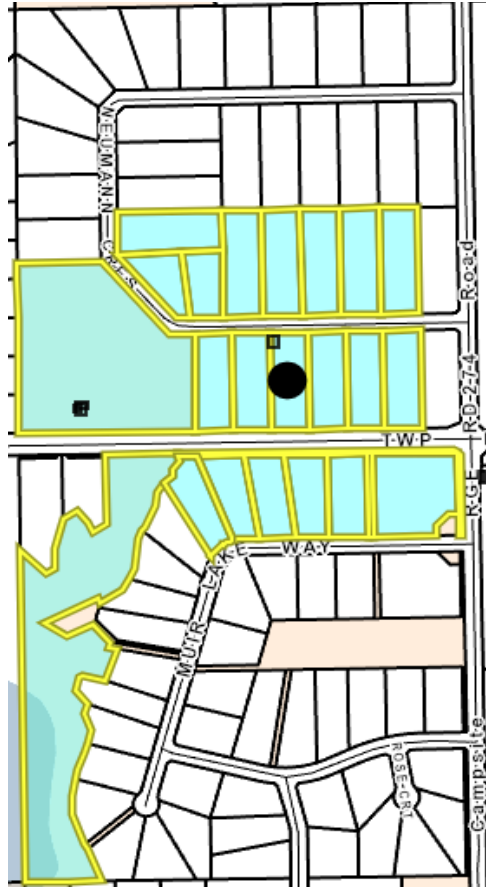
DECISION OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

[13] The appeals are denied. The Board varies the decision of the Development Authority by adding condition 12. The Development is approved, subject to the below conditions and notes:

Conditions

1. Failure to comply with the conditions of this permit may result in the permit being cancelled and or revoked.

2. The proposed development shall conform to the stamped approved plans and shall not be moved, altered or enlarged except where authorized or directed through this permit approval.
3. Any proposed changes shall first be submitted for review by the Development Authority. Any changes considered substantial or inconsistent with this approval, as determined by the Development Authority, may require separate development permit approval.
4. No variation from the external appearance and residential character of land or buildings shall be permitted.
5. At all times, the privacy of the adjacent residential dwellings shall be preserved and the Supportive Housing use shall not unduly offend neighbouring or adjacent residents by way of excessive lighting, noise, or traffic congestion.
6. The site shall be kept in a neat and orderly manner.
7. The Supportive Housing shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
8. There shall be adequate on-site parking for staff and visitors. No off-site parking is permitted.
9. Garbage bin must be out of visual sight of the roadway, to reduce visual impacts. Garbage must be managed and removed from site on a regular basis, to keep the site in a neat and orderly manner.
10. As per Bylaw 2023-02, Section 6, the owner shall be responsible for any damage/alterations resulting from construction equipment/traffic use of the approach over the development period for the site.
11. Signage would require a separate Development Permit application, and the display or placement of signage on the premises shall be in accordance with Parkland County's Land Use Bylaw 2025-12 section 4.100 Signs.
12. No later than 2 weeks from the date of the Board's decision, the Developer shall provide 21 copies of the following information in postage paid envelopes. Upon receipt the Clerk of the Board shall mail the information to the owners of the lands to whom the Board gave notice of the hearing (shown in blue in the below diagram):
 - a. Name of the owner of the Lands;
 - b. Email and cell phone number of the owner(s) of the Lands;
 - c. Name of the Program Manager (who is available 24/7); and
 - d. Email and cell phone of the program manager.



Should there be changes, the Applicant must provide updated information to the County. The obligations in this condition 12 will apply to the new information.

Permit Notes

1. Noise that exceeds the level as specified in the Community Standards Bylaw is an indication that noise may be an annoyance.
2. Visitors are limited to one visitor vehicle at one time on-site, and on-site visits are limited as described in the submitted documents.
3. The scale and scope of the described Supportive Housing shall reflect the information provided in the submitted documents.
4. The applicant is responsible to obtain building, plumbing, electrical, gas and private sewage permits which may be required. Permits must be obtained from Parkland County.
5. The applicant is responsible to ensure compliance with the National Fire Code (Alberta Edition).
6. The applicant is responsible to ensure compliance with the Restrictive Covenant(s), Caveat(s) and Right(s)-of-way registered on Title.
7. The landowner is responsible for ensuring that all property approaches are sited, designed and constructed in accordance with Parkland County's Engineering Design Standards and County Policy C-EN10. For more information on approach requirements, contact Land Development Engineering at ldc@parklandcounty.com or 780-968-8888 ext. 7313

8. The applicant is responsible to obtain any Provincial approval which may be required.

SUMMARY OF HEARING

[14] The following is a brief summary of the oral and written evidence and arguments submitted to the Board. At the beginning of the hearing, the Board indicated that it had reviewed all the written materials and submissions filed in advance of the hearing.

Development Authority

[15] The Development Authority stated that the Lands are municipally described as 9-54006 RGE RD 274, Parkland County and legally described as 2425TR, Block 1, Lot 17, W4-27-54-5-SE. The lands are zoned Country Residential District.

[16] The Appellants appeal a Development Permit issued by the Development Authority on June 8, 2026. The Development Permit was issued in accordance with Section 2.70 of the Parkland County Land Use Bylaw 2025-12.

[17] The application was submitted on November 20, 2025. The Development Authority outlined key policies that were considered in granting the application. These included

- a. Policy 3.5.1(e) Compatible land uses may be mixed within buildings or on individual sites.
- b. Policy 4.4.1(a) Support healthy, affordable, innovative, and diverse housing forms throughout Parkland County.
- c. Policy 6.3.1 The primary use of land in the Country Residential Core Area is country residential. Under the Land Use Bylaws, Residential encompasses Supportive Housing.

[18] The Development Authority outlined applicable land use regulations including:

- a. Section 2.70.2 Use classification. Supportive Housing is classified as a Discretionary Use within the Country Residential District.
- b. Section 9.10 Supportive Housing does not include medical treatment services, detention facilities, or housing for persons under the justice system.
- c. Section 4.40.1.1 Landscaping. The lands are sufficiently screened by trees to maintain privacy and mitigate the impacts of residential use.
- d. Section 4.50.2.1 and S4.50.2.3 Parking. A total of 6 parking stalls meets the parking requirements of the site and S4.50.2.1.

[19] The Development Authority was satisfied that supportive housing aligned with Statutory Plan Policies, met applicable bylaws, and minimized off-site disturbances.

[20] The Board asked about consultation with area residents. The Development Authority stated that under the County Public Engagement Policy C-AD51, public engagement was not required as there were not two nuisance effects. By definition, an application with two nuisance effects would require public engagement. The Development Authority could, through its discretion, conduct public engagement on applications that fall outside typical uses of a

given area but the Development Authority did not think it was required for this discretionary use application.

[21] In response to Board questions, the Development Authority stated:

- a. They were unaware of how many properties were on well water and the state of the aquifer as those assessments were conducted at the provincial level.
- b. There would be normal water use equivalent to that for a family home including the septic field.
- c. The peak times of day for road use are 8:00 am to 10:00 am and 5:00 pm to 7:00 pm. Home based businesses are permitted up to 20 vehicle trips per day without a variance.
- d. The Development Authority was not concerned about extra dust and rocks because the road abutting the Lands is asphalt and not gravel.
- e. The required amount of parking for staff and visitors was calculated using regulations for similar uses. The total number of spots required would be 1 for the dwelling unit, 4 for the maximum number of employees at a given time, and 1 for visitors, totalling 6. Two of these spots were within the garage and 2 were screened by trees. There were no spots proposed for the children.
- f. In regard to s. 2.70.2 of the LUB, the Development Authority relied on the County Engagement Policy. Public engagement is not required unless there are 2 or more significant impacts. Residents are still able to contact the Development Authority when they are mailed the adjacent landowner notice.

APPELLANTS – Chris Pettican, Kyle Raynor and Christine Cluff, Greg Zederayko, Mieczyslaw Szmuc and Danuta Szmuc, Brad McNabb, Megan Eveleigh and David Hofer

[22] The Appellants all live in the Panorama Heights subdivision, which is the subdivision where the Lands are located.

[23] Chris Pettican raised concern about the lack of public consultation and questioned the impact of the proposed development on a neighbour who operates a day home.

[24] Kyle Raynor and Christine Cluff live near the Lands. They stated that they believe discretionary public consultation should have been done and should be done in the future about any potential changes. They were also concerned about:

- the safety of employees and neighbourhood children;
- who was managing the group home and who they could reach out to about concerns;

- how and when visitations would occur;
- the number of staff on site would be increased at a future date;
- potential changes in the risk level and supervision of the children;
- which school the children would go to and how they would be bussed;
- how the children were supervised and who to contact about altercations; and
- who would be moved in after the first group of children move out.

[25] Greg Zederayko stated that he had been a resident of Panorama Heights for 29 years and that his remarks were not "NIMBYism". He submitted that supervision in a group home fell under medical services that should not be allowed by the Development Authority. He stated that it takes a village to raise children and that the neighbours do not know each other well enough to have a communal inclination to raise children. He shared that there was no playground in the neighbourhood nor local activities, and that the children would have to be driven out or remain trapped in the subdivision.

[26] Mr. Zederayko was concerned about personal and property safety after a neighbouring subdivision experienced break-ins, property damage, and stolen cars. He stated that the neighbouring subdivision had a group home. He was concerned about limited police response due to the Young Offenders Act.¹

[27] Danuta and Mieczyslaw Szmuc were joined by Brian Braun while speaking to the Board. They have lived about 100 metres away from the Lands for 25 years. They were concerned about:

- an increase in local traffic and general road safety (Condition 7 of the Development Permit);
- the amount of parking on site (Condition 8 of the Development Permit);
- infringement of Conditions 4 and 5 of the Development Permit;
- excessive strain on rural utility and wastewater infrastructure; and
- who to contact about concerns.

[28] Brian Braun, who lives next door to Mr. Zederayko, stated he had decades of experience as a police officer. He raised concerns about traffic, noise, police lights, damage to cars, and the increased costs of insurance deductibles. He was also concerned about safety and the dynamic of the subdivision considering the long response time from emergency services because of the rural location. He has lived in the subdivision for 25 years and was concerned

¹ The Board understood the reference to be to the Youth Criminal Justice Act.

about unlicensed quad activity with teenagers and suggested that the vandalized playground should be restored.

[29] Brad McNabb stated that he wanted public consultation regarding land use regulation s. 2.70.2 and asked the Board to conduct public feedback. He stated that the public should be consulted on sensitive matters.

[30] In response to Board questions, Mr. McNabb stated:

- a. In regard to his concerns about traffic and road safety infrastructure, he stated that his materials were based on assumptions because he did not have time to do research since he received the agenda package the Thursday before the hearing.
- b. In regard to his concerns about excessive strain on utilities and wastewater and Board questions about his knowledge of the type of water systems in the subdivision and the quantity of cisterns and wells, Mr. McNabb stated that the well still needs to be tested and wanted records from the County about appropriate permits.
- c. He stated that he has a well and a field cistern with a 1,000-gallon tank. He then raised a concern about the capacity of the well on the Lands and asserted that a new well would cost \$25,000 to drill.

[31] Mr. McNabb asked for consultation and public feedback from the Development Authority.

[32] Megan Eveleigh and David Hofer live and operate a day home across the road from the Lands. They stated that they were concerned about safety during drop-off and pick-up times and increased vehicle traffic in the area for other adjacent children. They stated that they lacked information on the factors considered before granting the permit, specifically:

- if traffic across from a day home was evaluated;
- if other properties were considered since the owners have relocated; and
- who decides that the residents are low risk, their ages, and programs.

[33] In response to Board questions, they stated that they have been approved and operating a day home since 2024. They are allowed up to 6 children plus their own.

Affected Persons speaking in favour of the Appeal

[34] Laura Johnston has lived in the subdivision for 30 years. They raised the following concerns:

- the owners will not be residing on the Lands;
- there will be employees, visitors, and other people;

- speeding in a U-shaped subdivision;
- blackwater will seep up;
- turnover of staff, rotation and shift changes;
- strain on utilities, wells, and transport of water into cisterns;
- the septic field, not for her, but for adjacent residents; and
- lack of transparency

[35] In response to Board questions, they stated that they were on well water and have had a dry well twice. Their well has been affected by road construction, sand pits and gravel pits. They stated that the cost of a new well is \$50,000.

[36] Dan Johnston raised concerns about the approval considering that there may be parents or other visitors and that there were no reassurances given that the community would be protected.

[37] Sara Yanke stated that she had no major concerns and were on the side of the kids. She also stated that she would like to hear from the Applicant before making a decision.

[38] Jonathan Wilson stated that he was undecided on the matter.

APPLICANT - Jamie-Lynne Gallant

[39] Jamie-Lynne Gallant, Jesse Dudas and Marisa Saddleback all spoke for the Applicant.

[40] The Applicant stated that communication was important and offered to provide their information to neighbours.

[41] Mr. Dudas discussed how he found a supportive group home environment in his past beneficial and that he has increased school attendance for children in their hockey program. Ms. Gallant and Mr. Dudas would not be occupying the property but intended to be involved with the children. The children had been in their home as a kinship arrangement and they wanted to keep the children together.

[42] In response to Board questions, the Applicant stated:

- a. They had not operated a group home before, but would be hiring those who could and were government accredited.
- b. The children would be youth under 18 years old and the Applicant had applied for up to 5 children. The proposed development would not be an emergency home. The staff would be present in a 3:1 ratio, with some overlap during shift changes.
- c. House of Rhythms and the Northern Awasis Care Society would be collaborating on training staff and policy and procedure because House of Rhythms has experience in this kind of operation.

- d. When the first set of children housed in the proposed development reach adulthood, new children could be cycled in. Any new children would be subject to the same screening through the provincial government. The programming age separates children into smaller age ranges than 0-17. Programming and risk assessment are left to the provincial government. After the children reach 18, they are allowed to visit but they cannot reside in the residence. The current group of children in the kinship are aged 13, 11, and 9 years old.
- e. In relation to what stage the Applicant is in regarding the provincial approval process, the Applicant advised that they cannot apply for a license until the zoning is approved.
- f. The residence is not currently occupied as it is currently undergoing renovations.
- g. Regarding the number of staff on site, the Applicant clarified that 4 workers would only be present on-site during shift changes. The Team Lead is only on-site as required.
- h. In relation to Ms. Saddleback's experience managing group homes, the Applicant stated that they currently oversee 3 group homes. One is high-risk, located in Rocky Mountain House, and 2 are low-medium risk, located in Ponoka. They provided some background information including their diploma in indigenous studies and 7 years of experience in indigenous studies.
- i. Regarding staff training, staff must participate in paid mandatory modules including sexual abuse and substance abuse, safe babies, Fetal Alcohol Syndrome Disorder, mental health awareness, documentations, licenses and accreditations, foster care core modules, goals of misbehaviour, building relationships, effects of abuse and neglect on development, transitions process, records and reporting, child development, leadership training, service planning, risk reduction, working alone, risk assessment for safety with caseworker and agency, safe food handling, de-escalation, and non-violent crisis intervention.
- j. The Applicant clarified that the children had resided on the Lands for 74 days last year when they were there as part of the kinship relationship.

[43] The Applicant emphasized that healing is the goal of House of Rhythms, who will operate the group home. The organization was started by residential day-school survivors and has cultural programming based on where the kids are from.

Affected Persons speaking in favour of the Applicant

[44] Linda Murtha stated she lives 4 lots away from the Lands, near the playground in the subdivision. She stated the playground was removed due to insurance and that she did not get a notification of the hearing and were supportive of the proposed development.

FINDINGS OF FACT

[45] The Lands are located at 9-54006 RGE RD 274, Parkland County and legally described as 2425TR, Block 1, Lot 17, W4-27-54-5-SE.

[46] Appeals were filed on June 26 and June 29, 2026. Six appeals were filed in total.

[47] The Applicant and those speaking in opposition to the appeal are affected persons.

[48] The Appellants and those who spoke in favour of the appeal are affected persons.

[49] The proposed development is compatible with neighbouring uses.

REASONS

Affected Persons

[50] The first question the Board must determine is whether those individuals who made written submissions and appeared before the Board are affected persons. The Board notes that no party raised any objection with any other party's participation.

[51] As the person who applied for the development permit, the Applicant is affected by this appeal.

[52] The Appellants and the individuals who spoke in favour of the appeal live near the Lands. Due to the proximity of the proposed development, the Board finds that the Appellants and the individuals who spoke in favour of the appeal are affected by the proposed development.

[53] One of the individuals, Linda Murtha, who spoke in opposition to the appeal lives near the Lands. Due to the proximity of the proposed development, the Board finds that the speaker is affected by the proposed development. The second speaker in opposition to the appeal was Marisa Saddleback, who is the program manager. Due to her role with the Applicant, the Board finds she is affected by the proposed development.

Jurisdiction

[54] The Board notes that its jurisdiction is found in s. 687(3) of the *MGA*.

687(3) *In determining an appeal, the subdivision and development appeal board*

- ...
- (a.1) must comply with any applicable land use policies;*
 - (a.2) subject to section 638, must comply with any applicable statutory plans;*
 - (a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;*
 - (a.4) must comply with the applicable requirements of the regulations under the Gaming, Liquor and Cannabis Act respecting the location of premises described in a cannabis licence and distances between those premises and other premises;*
 - (b) must have regard to but is not bound by the subdivision and development regulations;*
 - (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;*

- (d) *may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,*
- (i) *the proposed development would not*
- (A) unduly interfere with the amenities of the neighbourhood,*
- or*
- (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,*
- and*
- (ii) *the proposed development conforms with the use prescribed for that land or building in the land use bylaw.*

[55] In making this decision, the Board has considered the oral and written submissions made by and on behalf of those who provided evidence: the Development Authority, the Appellants, those who spoke in favour of the appeal, and the Applicant and those speaking in favour of the Applicant.

Issues to be Decided

[56] The Board must determine the following issues:

1. What is the use and what is its nature?
2. Is the proposed development compatible with adjacent uses?
3. Does the proposed development comply with the applicable statutory plans?

What is the use and what is the nature of the use?

[57] The Board must determine what the use is, so that it can then proceed with the other issues before it. Although no one in attendance at the hearing questioned the use, the Board examines this question for completeness.

[58] The definition of "supportive housing" (page 37/89 of the agenda package) is found in the County's Land Use Bylaw ("LUB") as:

A Residential Development with on-site or off-site supports to ensure residents' daily needs are met (e.g., seniors' housing, independent/supportive living, group homes). It does not include medical treatment services, detention facilities, or housing for persons under the justice system.

[59] The term "Residential Development" is not defined in the LUB. However, Residential Use is noted in s. 2.70.2 of the LUB (page 47/89 of the agenda package). Residential Use is defined:

Residential Use Means the Use of a Development or area of land for the purpose of a residence by a person or persons.

[60] The Board interprets Residential Development in the definition of Supportive Housing as meaning a Residential Use. The evidence before the Board was that the proposed development was for the residential occupation of up to 5 children who may need support with their daily living, thus meeting this element of the definition. The Board also notes that there are to be support workers, which meets the element of providing on-site supports. From the application materials, the Board notes that the home is to provide 24/7 care for low-risk clients, children aged 1 to 17, with a maximum capacity of 5 residents and an approximately 2-4 staff on site. The Board notes that the province sets out the criteria for low/medium/high risk.

[61] Although not specifically mentioned in the written application, the evidence of the Applicant at the hearing was that the Supportive Housing was to provide a group home for children. In examining the evidence before the Board, the Board finds that the proposed development is a Group Home for up to 5 residents (children), expected to be low risk.

[62] The Board noted the evidence of the Applicant that it requires development approval before it can obtain its provincial licensing. As a result, even though the Applicant is pursuing its provincial application, this is the first step and the ultimate provincial approvals are yet to be obtained.

[63] Having concluded that the use is Supportive Housing, the Board notes that the uncontradicted evidence before it is that Supportive Housing is a discretionary use in the Country Residential District (s. 2.70.2 of the LUB – page 47/89 of the agenda package).

Is the proposed development compatible with adjacent uses?

[64] Having determined that the use is discretionary, the Board must determine whether the proposed development is compatible with the neighbouring uses. The Board is aware that the *Rossdale*² case provides that for discretionary uses, the Board must determine whether the proposed development is compatible with neighbouring uses.

[65] The Appellants have raised the following areas of potential incompatibility:

- a. Parking;
- b. Traffic;
- c. Privacy/loss of residential character;
- d. Water/wastewater concerns;
- e. Safety of children in the neighbourhood and those at the neighbourhood day home; and
- f. Financial impacts on value their properties.

[66] In considering the question of incompatibility with neighbouring uses, the Board notes that the Lands are a country residential parcel in a country residential subdivision. It is in this context that the Board considers its compatibility with the neighbouring uses.

² *Rossdale Community League (1974) v Edmonton (Subdivision and Development Appeal Board)*, [2009 ABCA 261](#), para [14](#), 60 MPLR (4th) 52.

PROPOSED DEVELOPMENT SCOPE



Parking

[67] The Appellants argued that the parking may cause incompatible effects. The Board questioned the Development Authority who noted that the LUB did not contain specific parking requirements for Supportive Housing. The Development Authority stated that where the LUB does not provide parking requirements for the specific use, then reference should be made to similar uses. The Development Authority determined that the proposed development required 6 parking stalls: one for the dwelling unit, one for visitors and one each for the workers (having regard for the cross over time for employees and thus requiring 4 parking stalls) (page 38/89 of the agenda package). The Applicant confirmed that there would be no on-site visitations allowed.

[68] In looking at the plans, the Board confirms that 6 parking stalls have been provided (page 68 /89 of the agenda package). Two stalls were provided in the garage, and four outside. There was no indication that the Lands did not have sufficient parking. The Board finds as a fact that the parking requirements are met and that there are no incompatibility concerns from parking.

Traffic

[69] The Appellants raised concerns in relation to the volume of traffic which would be generated by the proposed development, noting that the road was gravel and not very wide. The Development Authority clarified that the road was an asphalt road. In relation to the volume of traffic generated by the proposed development, the Development Authority noted that the two peak times for traffic are 8:00 am to 10:00 am and 5:00 pm to 7:00 pm. These hours are no different than typical residential uses with those peak activity times. The Development Authority noted that the day home generates 4 or 6 vehicle trips during each peak period, and it is estimated that the proposed development would generate the same number of trips. This number is well under the number of trips for a home-based business, a permitted use in the CR district, which allows up to 20 vehicle trips each day without a variance. Therefore, the number of trips is not excessive.

[70] In examining the question of whether the amount of traffic generated by the proposed development would result in incompatibility, the Board considered the volume of traffic and noted that it is similar to the day home already located across the road. Therefore the volume of traffic seems similar to that use. Further, the Board notes that the maximum number of children which will be allowed is 5. At a staffing ratio of 3:1, that means that there will be 2

workers. These numbers are low. The Board is of the view that the amount of traffic generated does not result in incompatibility for the following reasons. There are only 2 workers who will come to the Lands, which is not significant. Given the shift times of 8:00 am to 8:00 pm, only one shift change will happen during peak times. This is only 2 vehicle trips on the road during peak times, which is not of such a volume as to render the use incompatible. Further, the fact that visitations will not occur on the Lands also reduces traffic volume.

[71] Based on the above, the Board concludes that the concerns about traffic generated by the proposed development do not result in incompatibility with the neighbouring uses.

Privacy/Loss of Residential Character

[72] The Appellants and affected persons raised concerns in relation to the loss of residential character and loss of privacy which would arise should the proposed development be allowed.

[73] The Board notes that the Lands have trees along the northern, eastern and western property lines which should assist in preserving privacy. Moreover, Condition 5 imposed by the Development Authority requires that the Applicant is to preserve the privacy of the adjacent residential dwellings. Further, Condition 4 imposed by the Development Authority provides that the applicant cannot change the external appearance and residential character of the Land or the buildings on the Lands. These conditions address concerns regarding privacy and residential character.

[74] Further, there will be only a maximum of 5 children at the house with 2 caregivers. Having 7 people in a residence is no different than a family of 7 in a family residence.

[75] In light of the conditions imposed, the Board is of the view that any concerns in relation to the privacy or the loss of residential character are mitigated by the conditions, and does not result in incompatibility of the proposed development.

Water/Wastewater concerns

[76] A number of Appellants and affected persons raised concerns about the impact of the proposed development on their water wells and concerns about the sewage affecting their use, suggesting that the proposed development would cause excessive strain on the water and wastewater infrastructure.

[77] The Development Authority noted that wells are regulated through the province and the County does not have any data specific to the aquifer or its stability. The specific regulation of water and wastewater is through the Safety Codes area of the County. The Development Authority also indicated that a group home is a residential use, and unless there is a major change to the use, there is no automatic change to the water and wastewater requirements.

[78] The Applicant indicated that the Lands have a well and a septic field, both of which work well. The Applicant had their family home there and had no issues with either.

[79] Based on the evidence provided, the Board is of the view that the water and wastewater impacts do not create incompatibility. The evidence is that the current proposal is for a

maximum of 5 children. When combined with 2 workers, that would result in 7 people in the residence. This is comparable to the day home across the road. Having 7 people in a residence is not such a large number as to cause concerns as to the water and wastewater impacts.

Safety Concerns

[80] The Appellants raised various safety concerns from the proposed development noting that there had been negative events from a previous group home in a neighbouring subdivision. They also expressed concerns in relation to the safety of the children in the day home.

[81] The Board recognizes the concerns expressed by the Appellants, but is of the view that they do not lead to a conclusion that the proposed development is incompatible. The evidence before the Board is that the proposed use will be to house low-risk children to a maximum of 5 children. There was no indication of the risk categorization for the other group home, so the Board did not have any details in regard to that risk profile. The Board cannot infer that one group home will be identical to another based on the evidence presented to it at the hearing. Further, the evidence before the Board was that the staffing ratio is 3:1 – or 3 children to one worker, which seems to provide adequate supervision.

[82] The Applicant advised that the proposed development will accept only low-risk children, and that medium or high risk children cannot be mixed with low-risk children. Further, the Applicant noted that they had housed the children for 74 days in the past year in a kinship home.

[83] The fact that the children had lived on the Lands for 74 days in the past year without concerns provides evidence to the Board that their continued presence under the proposed development is unlikely to provide concerns. Moreover, the Board is of the view that the limitation to low-risk children addresses the safety concerns for future residents.

[84] In relation to possible traffic safety concerns for the children in the day home as well as children in the neighbourhood, the Board has determined that the amount of vehicle traffic is low. Based on the number of vehicles expected from the proposed development, the Board cannot conclude that there is any incompatibility arising from the small increase in the number of vehicles which would come from the proposed development.

Financial

[85] Although the Appellants included a reference to the potential financial impact the proposed development might have on the value of their properties, none of the Appellants provided any other information in support of this proposition. In the absence of such evidence, the Board cannot conclude that the proposed development will have any financial impact on the Appellants' lands and finds that this allegation does not support a finding of incompatibility.

[86] As a result of the above analysis, the Board finds that the proposed development is compatible with neighbouring uses.

Conditions

[87] Having concluded that the proposed development is compatible, the Board examined the conditions imposed by the Development Authority. The Applicant indicated they had no issues with those conditions.

[88] Of the Appellants, only Mr. McNabb had a comment on the conditions and asked that there be more public consultation before the development permit is issued. The Board considered the evidence of the Development Authority that the proposed development did not meet the County's criteria for public consultation. The Board notes that none of the Appellants provided any authority under which the Board would be able to impose an obligation for public consultation before a development permit can be issued and thus the Board declines to make consultation a condition of approval.

[89] The Board did note that many Appellants noted that they were not aware of the proposed development before they were notified of the decision. They indicated that if there had been better communication, there may not have been an appeal. While the Board is sympathetic with their desire to know about a proposed development in their neighbourhood, the Board is bound by the terms of the LUB which does not contain any provisions which would authorize the Board to compel consultation.

[90] However, in noting the concern of the neighbours about who they could contact if they needed to contact the Applicant, and in noting as well that the Applicant stated that they did not object to sharing the contact names and phone numbers of Mr. Dudas and the program manager, the Board is of the view that it would be appropriate to impose a new condition which requires this information to be shared with those to whom notice was given of the appeal hearing (200 m radius). Therefore, the Board imposes a condition (#12) (see paragraph [13] above) that the Applicant provide 21 copies (one for each of the properties within the 200 m radius) of the contact name, cellphone number and email of the owner of the property and the program manager, who is available 24/7 should there be an issue. Should there be any changes, the Applicant will need to send out updated information. The Board notes that the Applicant indicated they had no concerns with sharing their contact information and the sharing should provide some comfort to the property owners in the area that they will know who to contact if there is an issue.

Does the Proposed Development comply with the Applicable Statutory Plans?

[91] The Board must determine whether the proposed development complies with the applicable statutory plans. Only the Development Authority provided submissions in relation to this question. The Development Authority stated that the proposed development complied with the County's Municipal Development Plan Bylaw 2024-22 (the "MDP") particularly Policy 3.5.1e – Growth and Land Use which provides that compatible land uses may be mixed within buildings or on individual sites. The Development Authority applied specific conditions to ensure the proposed development remains compatible with the surrounding country residential area. The Development Authority stated that the proposed development complied with Policy 4.4.1a – Growth and Transition which states there is support for healthy, affordable, innovate and diverse housing forms through the County. The Development Authority noted that approving the proposed development introduces a supportive housing form that addresses the

specific needs of its occupants. The scale and scope of the development reflects a residential household structure.

[92] In examining the provisions of the MDP, the Board finds that the proposed development complies with the MDP. The proposed development as a supportive housing/group home is residential and therefore compatible with the country residential uses, thus meeting policy 3.5.1e. It is a different form of housing, and thus meets policy 4.4.1a.

[93] In regard to the Atim Creek Area Structure Plan (the "ASP"), policy 6.3.1 provides that the primary uses in the country residential core area is to be country residential. The Board finds that the proposed development is residential in nature and thus complies with this policy.

[94] Having reviewed both the MDP and the ASP, the Board concludes that the proposed development complies with the applicable statutory plans.

Conclusion

[95] For the above reasons, the Board confirms the development permit and varies the conditions as set out above.

[96] Issued this 31st day of July, 2026 for the Parkland County Subdivision and Development Appeal Board.



Odessa Bartel, Clerk of the SDAB, on behalf of L. Foy, Chair
SUBDIVISION AND DEVELOPMENT APPEAL BOARD

This decision may be appealed to the Court of Appeal of Alberta on a question of law or jurisdiction, pursuant to s. 688 of the Municipal Government Act, RSA 2000, c M-26.

APPENDIX "A"
BOARD MEMBERS

MEMBERS

1. L. Foy, Chair
2. B. Bundt
3. M. Fix
4. A. Tollenaar

APPENDIX "B"
REPRESENTATIONS

PERSONS APPEARING

1. C. Pettican – Appellant
2. K. Raynor and C. Cluff – Appellant
3. G. Zederayko – Appellant
4. M. Szmuc and D. Szmuc – Appellants
5. B. McNabb – Appellant
6. D. Hofer and M. Eveleigh - Appellants
7. B. Braun
8. L. Johntson
9. D. Johntson
10. S. Yanke
11. J. Wilson
12. J. Gallant – Applicant
13. J. Dudas – Applicant
14. M. Saddleback – Applicant
15. L. Murtha

APPENDIX "C"
DOCUMENTS RECEIVED AND CONSIDERED BY THE SDAB:

July 20, 2026 Agenda Package			
	Description	Date	Starting Page
1.	Agenda	July 16, 2026	1
2.	Table of Contents	July 16, 2026	2
3.	Unadopted meeting Minutes March 18, 2026	July 16, 2026	3
4.	Notice of Appeal	June 26, 2026 and June 29, 2026	5
5.	Development Authority – Discretionary Use Approved Development Permit	June 8, 2026	29
6.	Hearing Notification	July 3, 2026	31

July 20, 2026 Agenda Package			
	Description	Date	Starting Page
7.	Submission of the Development Authority	July 14, 2026	33
8.	Request for Adjournment (Email)	July 14, 2026	85