SUBDIVISION AND DEVELOPMENT APPEAL BOARD
PARKLAND COUNTY

Legislative Services, Parkland County Centre
53109A HWY 779
Parkland County, AB T7Z 1R1
Telephone: (780) 968-3234
Fax: (780) 968-8413

HEARING DATE: June 27, 2024
FILE NO.: PLDPR20230253

Notice of Decision of Subdivision and Development Appeal Board

INTRODUCTION

[1] The Development Authority of Parkland County (the "Development Authority") refused a development permit for multigenerational residence(s) on land legally described as Lot 16, Block 2, Plan 7822964 within NE-28-52-1-W5 and municipally described as #32, 52420 Meadow Run Estates, Parkland County (the "Lands").

[2] Bev Althouse (the "Appellant") appealed the refusal of development permit application PLDPR20230253.

[3] The Subdivision and Development Appeal Board (the "Board") heard the appeal on June 27, 2024 in person at Parkland County Council Chambers - 53109A Hwy 779, Parkland County, AB.

PRELIMINARY MATTERS

A. Board Members

[4] The Chair requested confirmation from all parties in attendance that there was no opposition to the composition of the Board hearing the appeal. None of the persons in attendance had any objection 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. There were no objections to any of the exhibits. The Board marked the exhibits received as set out at the end of this decision.

[6] There was no request for an adjournment of the hearing.

C. Miscellaneous

[7] The appeal was filed in time, in accordance with section 686 of the *Municipal*

Government Act, RSA 2000, c M-26 (the "MGA").

[8] The Board is satisfied that it has jurisdiction to deal with this matter. There were no objections to the proposed hearing process.

DECISION OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

[9] The Board refuses the appeal. The Board confirms the refusal of the Development Authority of the development permit application.

SUMMARY OF HEARING

[10] 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 submissions filed in advance of the hearing.

Development Authority

[11] The Lands are zoned Country Residential District and are 1.21 ha in size. The County's current Wetland Inventory identifies a wetland within the proposed development area as a bog on the western portion of the Lands going north to south. The proposed development area is not located adjacent to an identified Environmentally Significant Area under the Parkland County Environmental Conservation Master Plan.

[12] The Lands are identified within the County's MDP but are not a prime agricultural area, prime recreation and tourism area or a high priority landscape. The Lands are not subject to an area structure plan.

[13] The proposed development is a 1,131 sq ft single detached dwelling with a 2,305 sq ft attached garage, and an 87 sq ft covered porch, and 1,172 sq ft finished basement. The existing house is 1,532 sq ft (see Agenda package, page 70/92 and page 82/92).

[14] The Appellant applied for a Secondary Suite. Despite that, the Development Authority evaluated the proposed use to determine whether it was a Secondary Suite or whether it was a Dwelling, Single Detached.

[15] The Development Authority determined that the proposed development more closely met the definition of Dwelling, Single Detached because the floor area of the proposed development exceeds the intent of the Secondary Suite use.

[16] A Dwelling, Single Detached is a permitted use within the Country Residential District. A Secondary Suite is a discretionary use.

[17] Section 11.4.2 of the County's Land Use Bylaw 2017-18 ("LUB") provides for general use regulations dealing with the number of Dwelling Units on a parcel. Section 11.4.1 provides that one dwelling is allowed on a parcel smaller than 28 ha. Section 11.4.2 provides the following:

s 11.4.2 Two Dwellings may at the discretion of the Development Authority be located on a Parcel provided that:

a) The Parcel is at least 28.0 ha in size;
b) The Parcel is Districted Agricultural;
c) The Parcel is not located in a Multi-Parcel Residential Subdivision containing four (4) or more Parcels; and
d) The Dwellings must be uses allowed within the district. (Agenda Package, page 71/92)

[18] In relation to the requirements of s 11.4.2, the Development Authority noted:

7822964/2/16 is 1.214 ha, zoned Country Residential, located within the Multi-Parcel Residential Subdivision of Meadow Run Estates. Dwellings are an allowed use within the Country Residential District.
The parcel area does not meet regulation 11.4.2(a).
The parcel districting does not meet 11.42 (b).
The parcel is located in a multi-parcel subdivision and does not meet 11.4.2 (c).
(Agenda Package, page 71/92)

[19] In relation to Secondary Suites, the Development Authority referenced s. 12.16 of the LUB, particularly ss. 12.16.2 and 12.16.4.

S 12.16.2 The minimum floor area for a Secondary Suite shall be 30.0 m2 and the maximum floor area of a secondary area shall be 92.0 m2.

S 12.16.4 A Secondary Suite shall be designed, sited, constructed and finished in a manner that is visually compatible, in the opinion of the Development Authority, with the residential character of adjacent and neighbouring lands and/or the neighbourhood in general. The following guidelines may be considered by the Development Authority:

a) The suite should not be placed in front of the primary residence or placed in a manner which could obstruct adjacent property;
b) The suite shall not be placed on any easements and shall not be placed on a gas line;
c) The suite shall be sited in accordance with Setback regulations for a principal building;
d) The site shall be graded to avoid ponding under or around the suite.

[20] The Development Authority noted that the floor area for the proposed secondary suite is 105.07 m2 (1,331 sq ft). This proposed floor area exceeds the regulation by 15.07 m2 (162.21 sq ft).

[21] In relation to s. 12.16.4, the Development Authority noted that the proposed development is located adjacent to the principal dwelling and does not meet s. 12.16.4 (a) as the proposed development should not be in front of the residence and may obstruct the view.

[22] The Development Authority stated that the proposed development did not meet the definition of Secondary Suite. This definition sets out three types of secondary suite. The most suitable is as a Garage Suite. However, the overarching element of a Secondary Suite is that it must be accessory to the primary dwelling unit. In this case, it is not subordinate to the main dwelling.

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

a. The neighbor who submitted a letter in opposition to the proposed development lives to the south of the Lands in the cul-de-sac to the south.

b. Under s. 12.16.4.a of the LUB, the Secondary Suite should not be placed in front of the primary residence or to obstruct the view of the neighbors.

c. Although the application was for a secondary suite, the Development Authority determined that the proposed development met the definition of Dwelling. It is common for people to apply for a particular use and call it what they believe it is, but the Development Authority must make a decision under the LUB.

Appellant Bev Althouse

[24] The primary home with a walk out is on one side of the Lands. They have the Secondary Suite as a small suite behind the garage. They wanted the ability to access the garage without having to go outside. They had initially approached it as a small house on a slab with a breeze way but that did not work when the square footage was considered.

[25] They wanted to have a primary bedroom with a second bedroom and have the ability to have mechanical equipment. They have created a plan where the basement has the space for a second bedroom with mechanical equipment. This is attached to the main garage, which they consider as a shop. They do not look at it as a house and big garage, it is a "shouse" and the home portion is the Secondary Suite. They have approached the neighbors next to them who have no objection.

[26] If the shop were to be placed on the other side, it would not be the best location. There are borders with the neighbor which have large spruce and the trees may come down. It would be too close to the neighbor's place. They have placed the house in the current location with the shop in the corner, so it is not the first thing that you see when entering the Lands. It is meant to compliment the house. They have spoken with the neighbor across the ravine and are trying to set it up in an aesthetically pleasing, least intrusive manner. There is a bushline behind the shop, and wetland and ravines and they are trying to keep the view from the east neat looking.

[27] The size of the secondary dwelling is due to the need to accommodate wider doors, etc. for future accessibility while having everything on one floor.

[28] The Appellants do not anticipate living in the secondary dwelling immediately, but in two to three years time. They wish to put the utilities in at the present time.

[29] They have looked to the County for guidance. The Appellants stated that given the configuration of the lot, there are only certain locations were the shop can go. They pushed the house and the garage together so as not to impede the view of the neighbors. They want the shop as far back from the road as possible so it is not the first thing to be seen.

[30] The second bedroom would be for the caregiver. This is for the next 25 years or so. Given the slopes on the property, there is a limited location were this can be done. Once the new construction is done, they will demolish the barn once it is completed.

[31] The Appellant's questioned the square footages cited in the Development Authority's refusal.

[32] They have added additional square feet and are over by 11%, which was done to accommodate a main floor laundry because Ms. Althouse cannot use a stacked washer and dryer due to her height. They have also attached and enlarged the garage to construct an accessibility ramp. They are looking for a workshop and a storage place for tools and their belongings. As a result, this "shouse" concept was born. The Appellants stated that if the Secondary Suite could be done without a basement, they would do so. They do not need or want a basement, but to get a second bedroom, they have to do it. The current location is against the trees to mitigate the view.

[33] In closing, the Appellants stated that they are seeking a variance for a Secondary Suite and not a second dwelling. It is an attachment to the shop, and it was not their intention to be a second dwelling. It was a means to an end to get to the vehicle without having to go outside. The shop would be proposed as a second shop on the Lands, regardless of the second dwelling. Due to the need to have accessibility, that is why everything is created to be entered at ground level. They want the County to look at it as a future dwelling for their golden years. It was based upon the European concept of living with their child but giving both privacy.

[34] They purchased the land knowing that they were not bordered by anyone on three sides. They are not impeding anyone directly over the fence. The Appellants felt the Lands had potential and they had paced out where things could be located on the Lands. They have exceeded the square footage under the LUB because of the extra space required due to hallways, bathrooms, etc. with the expectation that everything must be larger so that a wheelchair can move. The office is built so that there can be an elevator, if required.

[35] The Appellants stated that they applied for a Secondary Suite attached to a garage (shop). They questioned why the refusal was on the basis of a second dwelling.

FINDINGS OF FACT

[36] The Lands are located at Lot 16, Block 2, Plan 7822964 within NE-28-52-1-W5 and municipally described as #32, 52420 Meadow Run Estates, Parkland County.

[37] The Lands are located within the CR - Country Residential District of the LUB and are within a Multi-Parcel Residential Subdivision.

[38] The Lands are 1.21 ha in size.

[39] The use of the proposed development is a primary dwelling.

[40] The Appellant is an affected person.

REASONS

Jurisdiction

[41] The Board notes that its jurisdiction is found in section 687(3) of the *MGA*. In making this decision, the Board has examined the provisions of the Land Use Bylaw and has considered the oral and written submissions made by the parties.

> ***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.*

Affected Persons

[42] 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.

[43] As the person who applied for the development permit, the Appellants are affected by

this appeal.

Issues to be Decided

[44] The Board must determine the following issues:

1. What is the nature of the use of the proposed development?

2. Is the use permitted or discretionary?

3. Does the proposed development meet the regulations of the LUB?

4. If not, should the Board exercise its variance power under s.687(3)(d) to allow the proposed development to proceed?

Land Use District

[45] There was no dispute between the parties that the Lands are zoned as CR - Country Residential and the Board finds this as a fact.

1. What is the nature of the proposed development?

[46] The Board must determine whether the proposed development is a Dwelling, Single Detached, or a Secondary Suite.

[47] The Board has reviewed the definitions for each of these two uses. The Development Authority set out the definitions from ss. 20.2 and 20.3 of the LUB (page 70/92).

> **Dwelling, Single Detached**
> *Dwelling or Dwelling Unit means a building, or a portion of a building contains one or more habitable rooms that constitute a self-contained living accommodation unit having sleeping, cooking and toilet facilities and intended as a permanent residence.*
>
> *Dwelling Unit, Additional means a secondary dwelling on a parcel 28.3 ha, or greater, where a principal building is located.*
>
> **Secondary Suite**
> *Secondary Suite means a development consistent of:*
> *a. An additional Dwelling Unit located within and Accessory to a Dwelling, Single Detached;*
> *b. A Garage Suite that is Accessory to a Dwelling, Single Detached; or*
> *c. A Garden Suite, that is Accessory to a Dwelling, Single Detached and located on a Parcel greater than 0.8 ha in area.*

[48] The Board notes that the definition referenced by the Development Authority is for "Dwelling or Dwelling Unit" in the LUB. The LUB sets out the following definition for Dwelling, Single Detached:

DWELLING, SINGLE DETACHED means a Development consisting of a residential Building containing one Dwelling with or without an attached garage and/or attached carport and is separated from any other Dwelling. Modular Homes, Double wide Manufactured homes and a dwelling constructed onsite are all considered Single Detached Dwellings. Where a Secondary Suite is a Permitted or Discretionary Use within a District, a Dwelling, Single Detached may also contain a Secondary Suite.

[49] The definition of Dwelling, Single Detached requires the Board to examine the definition of Dwelling, which the Board will do in the discussion below.

[50] Although not set out in the Development Authority's presentation, the Board notes that the LUB contains the following under the definition of Secondary Suite (in addition to the excerpt set out in the paragraph above):

A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal on-site Dwelling Unit. A Secondary Suite shall have a separate entrance from the entrance of the principal Dwelling, either from a common indoor landing or directly into the Secondary Suite. This use does not include Boarding Houses.

[51] The definition for Dwelling requires the building or a portion of it to contain one or more habitable rooms that constitute a self-contained living accommodation unit having sleeping, cooking and toilet facilities and intended as a permanent residence. The information at page 14/92 shows that the plans include habitable rooms, including a bedroom, living room, dining room, cooking and toilet facilities. The Board concludes that the evidence supports a conclusion that the elements of a Dwelling are found within the plans.

[52] The Board turns to the definition of Secondary Suite. The Board notes that there are three potential types of Secondary Suite.

[53] In (a), that portion of the definition recognizes that a Secondary Suite is an additional Dwelling Unit. In light of the Board's conclusion that the there are habitable rooms, including a bedroom, living room, dining room, cooking and toilet facilities, this portion of the definition is met. However, since the proposed development is not located **within** a Dwelling, Single Detached, this element of the definition is not met, and so the proposed development does not fall within (a) of the definition of Secondary Suite.

[54] The Board then turns its analysis to (c) – a "Garden Suite". Although the definition references this term using capitals, the term is not defined in the LUB. The definition requires that a Garden Suite must be located on a parcel that is greater than 0.8 ha in area. The Development Authority noted that the Lands are 1.21 ha in size. There was no disagreement on this point and the Board finds this as a fact. In light of the Board's finding about the size of the Lands, this element of a Garden Suite is met.

[55] In looking at the definition, the Board infers that the intention of a Garden Suite is for it to be a separate building. The Board comes to this conclusion given the three types of Secondary Suites: one is within an existing Dwelling, one is within a garage, and the third type (Garden Suite) would stand alone. In light of the Board's conclusion that the Garden Suite

would stand alone, the fact that the proposed development is attached to a garage/shop means that it does not meet this portion (c) of the definition of a Secondary Suite and the Board finds so as a fact.

[56] The remaining element under the definition of a Secondary Suite is a Garage Suite. Although the definition references this term using capitals, the term is not defined in the LUB.

[57] The Board interprets that a Garage Suite would be a suite that would be attached to a garage. Based upon the plans shown at page 14 of the Agenda Package, the Board has determined that the attachment of this suite to the garage falls under the intention of a Garage Suite.

[58] However, the Board must examine the entirety of (b) – which indicates that the Garage Suite must be Accessory to a Dwelling, Single Detached.

> *Secondary Suite means a development consistent of:*
> *…*
> *b. A Garage Suite that is* ***Accessory*** *to a Dwelling, Single Detached; or*
> *…*

[59] In order to determine whether the proposed development is a Dwelling, Single Detached or Secondary Suite, the Board must make a determination on whether the proposed development is Accessory to a Dwelling Unit or is a "stand alone" dwelling.

[60] The Board has reviewed the definition of Accessory, set out below:

> ACCESSORY means subordinate, incidental to, **and** exclusively devoted to a principal Use or principal Building. (emphasis added)

[61] In order to conclude that the proposed development is a Secondary Suite, the Board must come to the conclusion that the dwelling is, in fact, accessory to the main dwelling unit.

[62] The definition of accessory means that the proposed development must be subordinate, incidental to an exclusively devoted to a principal use or principal dwelling. There are no definitions within the LUB in relation to "subordinate", "incidental to" or "exclusively devoted to". Neither of the parties put to the Board any definitions for these words.

[63] The Board has taken an ordinary meaning of those words. "Subordinate" is defined as:

> placed in or occupying a lower class, rank, or position : INFERIOR
> a subordinate officer[1]

[64] "Incidental" is defined as:

> being likely to ensue as a chance or minor consequence

[1] https://www.merriam-webster.com/dictionary/subordinate.

social obligations incidental to the job[2]

[65] The Board interprets "exclusively devoted to" as meaning that the sole purpose for the second residence is in support of the primary dwelling on the lands.

[66] In assessing whether the evidence supports that the proposed development is "subordinate, incidental to and exclusively devoted to a principal Use", the Board notes that the main residence is listed as being 1,532 square feet (page 82/92). The size of the proposed development is listed on the same page as being 1176 square feet. The Board notes that the proposed development is very close in size to the house of 1,532 square feet. In terms of being "subordinate" to the principal dwelling, the Board places particular weight on the almost equal size of the two dwellings. The fact that the proposed development is almost equal in size to the primary dwelling is a strong factor against it being subordinate to the primary dwelling.

[67] Further, the Appellants stated that they had a second bedroom in the proposed development because they wanted to have the option of having a caregiver in the proposed development. The Board notes that the Appellants stated that their intention was to have what they called a Secondary Suite so that their son could provide care for them (from his house on the Lands). Yet, the Appellants also indicated that there would be the potential for a caregiver within the proposed development. This statement shows that the Appellants' intention is not to have the proposed development be subordinate to the (son's) primary dwelling. If the proposed development was subordinate to the primary dwelling, then there would not be a need to have a caregiver in the second dwelling. Based upon this evidence, the Board is not convinced that the proposed development, is, in fact a Secondary Suite. Rather, all of the information provided to the Board supports the conclusion that it is a second Dwelling Unit, each stand alone, but both located on the Lands. The weight of the evidence is that the proposed development is not meant to be Accessory to the primary Dwelling, but a separate, stand alone Dwelling on the Lands.

[68] On the reasons set out above, the Board concludes as a fact that the proposed development is a Dwelling, and not a Secondary Suite

2. Is the use permitted or discretionary?

[69] The LUB provides that Dwelling, Single Detached is a permitted use on the Lands. There was no contradictory evidence presented at the hearing, and so the Board makes this a finding of fact.

3. Does the proposed development meet the regulations of the LUB?

[70] Section 11.4 of the LUB sets out general use regulations concerning the number of Dwelling Units which may be permitted on lands within the County. (see page 71/92).

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[71] Section 11.4.1 provides that one Dwelling Unit shall be allowed on a parcel smaller than 28 hectares. The evidence before the Board, which was uncontradicted, is that this parcel is

[2] https://www.merriam-webster.com/dictionary/incidental.

1.21 ha, smaller than 28 hectares.

[72] The Board examined s. 11.4.2 of the LUB which provides that two Dwellings may be located on a parcel if all 4 of the listed criteria are met:

S. 11.4.2(a) – the Parcel must be 28.0 ha	The Lands are 1.21 ha, so do not meet this requirement.
S. 11.4.2(b) – the Parcel must be districted Agricultural	The Lands are districted Country Residential, so do not meet this requirement.
S. 11.4.2 (c) - the Parcel must not be located in a multi parcel residential subdivision containing four or more parcels.	The Lands are within a multi parcel residential subdivision with 4 or more parcels. (Meadow Run Estates), so do not meet this requirement.
S. 11.4.2 (c) - The Dwellings must be uses allowed within the district	Dwelling is a permitted use, so this requirement is met.

[73] Since s. 11.4.2 requires all of the elements to be met, the fact that 3 of the 4 are not met means that the proposed development does not meet the regulation.

4. If not, should the Board exercise its variance power under s.687(3)(d) to allow the proposed development to proceed?

[74] In light of the Board's conclusion that this is a second Dwelling on the Lands and it does not meet s. 11.4.2, the Board must determine whether it will exercise its variance power under s. 687(3)(d) of the *Municipal Government Act* which provides:

> *(3) In determining an appeal, the board hearing the appeal referred to in subsection (1) …*
> *(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.*

[75] In the Board's view, the language of section 687 is intended to grant broad authority to the Board to consider and grant variances. As the Court of Appeal noted in *Edmonton (City of) Library Board v Edmonton (City of)*, 2021 ABCA 355 (CanLII) at paras 46-47:

> *Section 687(3)(d) gives an appeal board wide discretion in deciding whether the negative effects condition has been met as confirmed by language such as "may", "in its opinion", "unduly" and "materially"…*

…that power is not limited to cases of undue hardship or unique or minor situations.

[76] The Board agrees that the qualifying language of "unduly interfere" and "materially interfere" in s. 687(3)(d) suggests that a variance can be granted even if a proposed development has some impact on the amenities of the neighbourhood, or some impact of the use, enjoyment or value of neighbouring lands. The test is intended to be flexible enough for the Board to manage the legislative objective of balancing the private interests of landowners to develop, with those of the community and adjacent neighbours. Most development will have some effect on neighbouring parcels and the test must not be applied so strictly so as to stymie development completely.

[77] In assessing the amenities of the neighborhood, the Board is mindful of the letter from the adjoining owner indicating that they had purchased the lands for its low density and for having few neighbors. The Board finds that an amenity of the neighborhood is its low density which is supported by the County's policies found within the LUB allowing for very low-density country residential development.

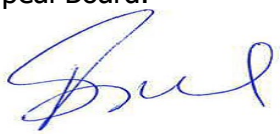
[78] The Board is of the view that having a second primary dwelling on a parcel of relatively small size within a multi residential subdivision would be an undue interference with the amenities of the neighborhood. The County's policies about low density reflect a desire to preserve this low-density country residential living. If the Board were to allow a secondary primary dwelling on a parcel of this size, this would be a significant impact because it would open the door to having double the density, if other owners within multi country residential developments were to do the same type of development.

[79] If the County were to wish to have increased density of this nature, the Board is of the view that it would need to occur by way of changes to the LUB.

Conclusion

[80] Having considered the evidence and argument before it, the Board denies the appeal.

[81] Issued this 12 day of July 2024 for the Parkland County Subdivision and Development Appeal Board.



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Barb Williams, Clerk of the SDAB, on behalf of T. Grenier, 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 Section 688 of the Municipal Government Act, RSA 2000, c M-26.

APPENDIX "A"
BOARD MEMBERS

	MEMBERS
1.	T. Grenier, Chair
2.	M. Chambers
3.	L. Foy
4.	M. Morin
5.	R. Wiedeman

APPENDIX "B"
REPRESENTATIONS

	PERSONS APPEARING
1.	Emily Jensen, Development Authority
2.	Karen Kormos, Manager, Development, Planning & Safety Codes
3.	Bev Althouse, Appellant

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

June 27, 2024 Agenda Package			
	Description	Date	Pages
1.	Agenda Coversheet	June 19, 2024	1
2.	Table of Contents	June 19, 2024	2
3.	Meeting Minutes	June 10, 2024	3
4.	Notice of Appeal	May 13, 2024	6
5.	Development Authority – Notice of Permit Denied	April 23, 2024	17
6.	Hearing Notification	May 15, 2024	19
7.	Development Authority Request for Adjournment and to Reschedule	May 29, 2024	21
8.	Submission from Applicant/Appellant Beverly Althouse (3 photographs)	June 7, 2024	22
9.	Submission from resident in subdivision Lee Jacobs	June 7, 2024	26
10.	Submission from Development Authority	June 18, 2024	27
11.	Submissions from Applicant/Appellant	June 18, 2024	76