

AGENDA

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

**Monday, July 20, 2026 – 10:00 a.m.
Council Chambers – 53109A Hwy 779, Parkland County, AB**

Virtual attendance option available.

Please email SDAB@parklandcounty.com no later than 8:30 a.m.
on Monday, July 20, 2026 to register to attend virtually.

- 1) Call to Order
- 2) Members Present
- 3) Adoption of Agenda
- 4) Adoption of Minutes
- 5) 10:00 a.m. Appointment
 - I. The appeal of Development Permit – Discretionary Use located at:
Legal Location: 2425TR/1/17
Municipal Address: 9-54006 Range Road 274
Permit Number: PLDPC20250977
 - II. Applicant: Jamie-Lynn Gallant
 - III. Appellants:
 1. Chris Pettican
 2. Kyle Raynor and Christine Cluff
 3. Greg Zederayko
 4. Mieczyslaw Szmuc and Danuta Szmuc
 5. Brad McNabb
 6. David Hofer and Megan Eveleigh
- 6) Adjournment

APPEAL OF DEVELOPMENT PERMIT – DISCRETIONARY USE:

DEVELOPMENT PERMIT NUMBER PLDPC20250977

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7. SUBMISSION OF THE DEVELOPMENT AUTHORITY	PAGE 33
8. REQUEST FOR ADJOURNMENT (EMAIL)	PAGE 85

MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD ("THE BOARD") MEETING HELD AT PARKLAND COUNTY CENTRE ON MARCH 18, 2026 AT 10:00 A.M.

1. CALL TO ORDER

Chairperson, M. Fix, called the meeting to order at 10:07 a.m.

2. PRESENT

Members: B. Bundt, M. Chambers, L. Helton, A. Tollenaar, M. Fix

Clerk: O. Bartel

Recording Secretary: O. Bartel

Legal Counsel: Gwendolyn Stewart-Palmer, Shores-Jardine LLP

3. ADOPTION OF AGENDA

Board Member M. Chambers moved that the March 18, 2026 agenda be adopted, as presented.

Carried

4. ADOPTION OF MEETING MINUTES

Board Member L. Helton moved that the February 23, 2026 Meeting Minutes be adopted, as presented.

Carried

5. NEW BUSINESS

10:00 a.m. Appointment

In the matter of the appeal of a Stop Order - Permit Number 16-D-129 that is scheduled to be heard on April 20, 2026 at 10:00 a.m., in Parkland County Council Chambers.

The Board has directed that a preliminary hearing be held today to hear submissions from the Applicant/Appellant, or the Agent for the Applicant/Appellant, and the Development Authority on the third request for adjournment made by the Applicant/Appellant.

The Board will provide its Decision today on the question of adjournment based on the submissions heard at today's preliminary hearing.

The Applicant/Appellant is William Cosgrove and Disposal Services Inc.

The Agent for the Applicant/Appellant is Matt Feehan.

6. DEVELOPMENT AUTHORITY

Braden Slemko, Manager, Development Planning & Safety Codes

Aman Jhawer, Senior Planner, Development Planning, Planning & Development Services

7. PRELIMINARY HEARING

The Chairperson, M. Fix, 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 had not received or reviewed the agenda package prior to the hearing. No one present at the meeting came forward.

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

The Chairperson outlined the process of the preliminary hearing and asked if anyone had any concerns the process outlined. No one present at the meeting came forward.

8. VERBAL SUBMISSIONS ON THE QUESTION OF ADJOURNMENT

Applicant/Appellant

The Chairperson called on the Agent for the Applicant/Appellant, Mr. Feehan, to provide his verbal submission. Mr. Feehan provided a verbal submission on the question of adjournment.

The Subdivision and Development Appeal Board asked questions of Mr. Feehan. Mr. Feehan provided responses to the Board's questions.

Development Authority

The Chairperson called on the Development Authority to make their presentation. B. Slemko for Parkland County's Development Authority provided a verbal submission on the question of adjournment.

The Subdivision and Development Appeal Board asked the Development Authority questions. The Development Authority provided responses to the Board's questions.

9. CLOSING REMARKS

Applicant/Appellant

The Chairperson called on the Agent for the Applicant/Appellant, Mr. Feehan, to provide closing remarks on his application for adjournment. Mr. Feehan provided closing remarks.

The Subdivision and Development Appeal Board asked Mr. Feehan questions. Mr. Feehan provided responses to the Board's questions.

RECESS – The Chairperson recessed the hearing at 10:35 a.m. and reconvened the hearing at 10:58 a.m.

10. DECISION ON QUESTION OF ADJOURNMENT

On the question of adjournment the Board adjourns the hearing of Stop Order – Permit Number 16-D-129 to September 21, 2026 at 10:00 a.m., in Parkland County Council Chambers. The Board establishes the submission deadline for the hearing on September 10, 2026 by no later than 4:30 p.m. The Board directs that the agenda for the hearing be published on September 15, 2026 by no later than 4:30 p.m.

11. ADJOURNMENT

At 11:00 a.m., the Chairperson, adjourned the hearing of Stop Order – Permit Number 16-D-129 to September 21, 2026 at 10:00 a.m., in Parkland County Council Chambers.

The Chairperson closed the March 18, 2026 Subdivision and Development Appeal Board meeting at 11:00 a.m.

Chairperson

Site and appellant information (fill out completely)			
Site Information			
Municipal address of site 9 54006 Range Road 274			Clerk Subdivision and Development Appeal Board Legal & Legislative Services 53109A Hwy 779 Parkland County, AB T7Z 1R1 Email: SDAB@parklandcounty.com Date Received: Receipt No.
Legal land description of site ('plan, block, lot' and/or 'range-township-section-quarter') 2425TR/1/17			
Development permit number or subdivision application number PLDPC 20250977			
Appellant Information			
Name of Appellant Chris Pethican		Agent name (if applicable)	
Street Address [REDACTED] Range Road 274			
City Spruce Grove	Province AB	Postal Code T7X 3S8	Day Phone Number [REDACTED]
Evening Phone Number	Fax Number	Email Address [REDACTED]	

Appeal Against (check one box only)

Development Permit	Subdivision Application	Order
☒ Approval ☐ Conditions of approval ☐ Refusal	☐ Approval ☐ Conditions of approval ☐ Refusal	☐ Notice of order

Reasons for appeal

Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

The appeal is herein launched for the following reasons: (attach a separate page if required) <i>See Attached</i>
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Collection and use of personal information

Personal information is being collected under the authority of the *Municipal Government Act (MGA)* and the *Protection of Privacy Act (POPA)*. This information will be used to process your request for a hearing before the Subdivision and Development Appeal Board. Your information will form part of a file available to the public. If you have any questions about the collection of your personal information, contact the Legal Services Coordinator at 780-968-3229 or ATI@parklandcounty.com.

Signature of Appellant/Agent [REDACTED]	Date (YYYY/MM/DD) <i>2026/06/26</i>
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Notice of Appeal Letter

Chris Pettican

Range Road 274

Spruce Grove, AB T7X 3S8

June 26, 2026

Re: Development Permit PLPDC20250977

Dear board members,

Please accept this letter and the attached appeal form as my formal notice of appeal to development permit PLPDC20250977. As an affected property owner in Panorama Heights, I share the concerns of my neighbours around traffic, parking, privacy and water infrastructure.

In addition, I would like to express my concern that this development would be directly across the road from a well-established day home. Given that we don't know any details (other than rumours) about the nature of the group home, that, to me, is a potential safety concern. Also note that many of the immediate neighbours have small children.

I too, respectfully request that approval of Development Permit PLPDC20250977 be overturned.

Respectfully,

Chris Pettican



53109A Hwy 779
Parkland County, AB T7Z 1R1
P: 780-968-8888
E: hello@parklandcounty.com
W: www.parklandcounty.com

OFFICIAL RECEIPT

Chris Pettican

GST Registration No.: 106989189
Receipt #: [REDACTED]
Receipt Date: June 26, 2026
Page:

Tax Codes: E=Exempt; T=Taxable; I=Included

Account No.	Invoice No.	Description	Tax Code	Net Amount	Tax	Payment
		Develop Appeal Fee-Non Residen	E	200.00	0.00	200.00
Tender Type		Reference	Amount	Total Net Amount:		200.00
Interac Debit Card			200.00	Total Sales Tax:		0.00
Total Tender Received			200.00	Total Payments Due:		200.00
				Tender Received:		200.00
				Change Given:		0.00

Thank you for your payment. The Mayor and Council's commitment to you is to spend your tax dollars responsibly.

Site and appellant information (fill out completely)			
Site Information			
Municipal address of site		9 54006 AGE RD 274	
Legal land description of site ('plan, block, lot' and/or 'range-township-section-quarter')		2425TR/1/17	
Development permit number or subdivision application number		PLDPC20250977	
Appellant Information			
Name of Appellant		Agent name (if applicable)	
Kyle Raynor Christine Cluff			
Street Address			
Range Road 274			
City	Province	Postal Code	Day Phone Number
Spruce Grove	AB	T7X3X6	
Evening Phone Number	Fax Number	Email Address	

Clerk
Subdivision and Development Appeal Board
Legal & Legislative Services
53109A Hwy 779
Parkland County, AB T7Z 1R1
Email: SDAB@parklandcountv.com

Date Received:

Receipt No.



Appeal Against (check one box only)

Development Permit	Subdivision Application	Order
☒ Approval	☐ Approval	☐ Notice of order
☐ Conditions of approval	☐ Conditions of approval	
☐ Refusal	☐ Refusal	

Reasons for appeal

Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

The appeal is herein launched for the following reasons: (attach a separate page if required)

Insufficient information regarding Group Home. All residents are affected not just within 100 meters. No mention as to who will be running Group Home, so who do we contact if any concerns arise? See attachments.

Collection and use of personal information

Personal information is being collected under the authority of the *Municipal Government Act (MGA)* and the *Protection of Privacy Act (POPA)*. This information will be used to process your request for a hearing before the Subdivision and Development Appeal Board. Your information will form part of a file available to the public. If you have any questions about the collection of your personal information, contact the Legal Services Coordinator at 780-968-3229 or ATI@parklandcountv.com.

Signature of Appellant/Agent	Date (YYYY/MM/DD)
	2026/06/28

NOTICE OF APPEAL LETTER

Raynor, Kyle and Cluff, Christine

██████████ Rge Rd 274
Spruce Grove, AB T7X3S8

June 28, 2026

Parkland County
Subdivision and Development Appeal Board (SDAB)
53109A Hwy 779
Parkland County, AB T7Z 1R1

Attention: Secretary, Subdivision and Development Appeal Board

RE: Notice of Appeal - Approved Discretionary Use Permit

PLDPC20250977

Development Description: "Group Home for up to 5 residents" (Supportive Housing)

Legal Land Description: 2425TR/1/17, W4-27-54-5-SE (9-54006 RGE RD 274)

Zoning District: Country Residential (CR) District

Dear Board Members,

Please accept this letter and the attached appeal fee as my formal Notice of Appeal regarding the Development Authority's decision to approve Discretionary Use Permit Application No. PLDPC20250977. As an affected property owner within the immediate Country Residential (CR) subdivision, I submit that the proposed development is incompatible with the location and will severely impact the neighborhood's amenities, safety, and character.

The grounds for this appeal are based strictly on sound planning principles and the development's failure to conform to the conditions set out under

Parkland County Land Use Bylaw 2025-12:

1. Incompatibility with Localized Traffic and Road Safety

Infrastructure

Properties located inside this Country Residential subdivision are fully dependent on individual, private water cisterns/wells and localized private sewage treatment mounds.

- The Development Authority's approval does not fully account for the prolonged utility loading created by an elevated base occupancy of 5 full-time residents and fluctuating daytime support staff.
- There are severe concerns that the increased water consumption and subsequent effluent volume will overburden a standard rural septic system designed for single-family consumption.
- This risk presents distinct safety issues regarding effluent runoff across property boundaries and potential long-term groundwater contamination.

Conclusion

The Development Authority erred in approving this discretionary use because the specific scale and operational intensity of the proposed facility cannot be sustained by the surrounding rural infrastructure. The approval creates direct, unmitigated friction with Conditions 4, 5, 7, and 8 of its own permit guidelines.

I respectfully request that the Subdivision and Development Appeal Board

(SDAB) overturn the approval of Application No. PLDPC20250977. Thank you for your time and consideration of this appeal.

Sincerely,

Kyle Raynor and Christine Cluff



53109A Hwy 779
Parkland County, AB T7Z 1R1
P: 780-968-8883
E: info@parklandcounty.com
www.parklandcounty.com

OFFICIAL RECEIPT

Mr. J Raynor
[REDACTED] Rg Rd 274
Spruce Grove, AB T7X 3S8
Canada

GST Registration No.: 106989189
Receipt #: [REDACTED]
Receipt Date: June 29, 2026
Page:

Tax Codes: E=Exempt, R=Resale, I=Individual

Account No.	Invoice No.	Description	Tax Code	Net Amount	Tax	Payment
		Develop Appeal Fee-Non Residen	E	200.00	0.00	200.00
Tender Type		Reference	Amount	Total Net Amount:		200.00
Cash			200.00			
Total Tender Received			200.00	Total Sales Tax:		0.00
				Total Payments Due:		200.00
				Tender Received:		200.00
				Change Given:		0.00

Thank you for your payment. The Mayor and Council's commitment to you is to spend your tax dollars responsibly.

Site and appellant information (fill out completely)			
Site Information			
Municipal address of site		Clerk Subdivision and Development Appeal Board Legislative Services 53109A Hwy 779 Parkland County, AB T7Z 1R1 Email: SDAB@parklandcounty.com	
#9, 54006 Range Road 274			
Legal land description of site ('plan, block, lot' and/or 'range-township-section-quarter')			
2425TR/1/17		Date Received:	
Development permit number or subdivision application number		Appeal Fee:	
PLDPC20250977		Development Permit \$200	
		Stop Order \$500	
		Subdivision Application \$250	
Appellant Information			
Name of appellant		Agent name (if applicable)	
Greg Zederayko		N/A	
Street Address			
[REDACTED]		Range Road 274	
City	Province	Postal Code	Day Phone Number
Parkland County	Alberta	T7X3S8	[REDACTED]
Evening Phone Number	Fax Number	Email Address	
[REDACTED]	N/A	[REDACTED]om	

Appeal Against (check one box only)

Development Permit	Subdivision Application	Order
☒ Approval ☐ Conditions of approval ☐ Refusal	☐ Approval ☐ Conditions of approval ☐ Refusal	☐ Notice of order

Reasons for appeal

Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

The appeal is herein launched for the following reasons: (attach a separate page if required)

Insufficient information has been provided to the other residents of the subdivision and must be clarified in detail. All residents of the subdivision are affected by this development permit, not just those immediately adjacent. Traffic enters in one end of the subdivision road and carries on to exit at the other. Resident's concerns about safety, security, property values and noise have not been addressed adequately. Previous group homes in the area have proven these concerns to be valid on all counts.

Collection and use of personal information

Personal information is being collected under the authority of the *Municipal Government Act (MGA)* and the *Freedom of Information and Protection of Privacy Act (FOIP)* and is managed in accordance with the provisions of FOIP. This information will be used to process your request for a hearing before the Subdivision and Development Appeal Board. Your information will form part of a file available to the public. If you have any questions about the collection of your personal information, contact Odessa Bartel, FOIP Coordinator at 780-968-3229.

Signature of appellant/agent 	Date (YYYY/MM/DD) 2026/06/28
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53109A Hwy 779
Parkland County, AB T7Z 1R1
P: 780-968-8888
E: hello@parklandcounty.com
W: www.parklandcounty.com

OFFICIAL RECEIPT

Greg Zederayko

GST Registration No.: 106989189
Receipt #: XXXXXXXXXX
Receipt Date: June 29, 2026
Page:

Tax Codes: E=Exempt; T=Taxable; I=Included

Account No.	Invoice No.	Description	Tax Code	Net Amount	Tax	Payment
		Develop Appeal Fee-Non Residen	E	200.00	0.00	200.00
Tender Type		Reference	Amount	Total Net Amount:		200.00
Master Card			200.00	Total Sales Tax:		0.00
Total Tender Received			200.00	Total Payments Due:		200.00
				Tender Received:		200.00
				Change Given:		0.00



Notice of Appeal Subdivision and Development Appeal Board

Site and appellant information (fill out completely)			
Site Information			
Municipal address of site 9 54006.RGR.RD 274			
Legal land description of site ('plan, block, lot' and/or 'range-township-section-quarter') 2425TR/1/17			
Development permit number or subdivision application number PLDPC20250977			
Appellant Information			
Name of Appellant MIECZYSLAW SZMUC		Agent name (if applicable)	
DANUTA SZMUC			
Street Address [REDACTED] RR 274			
City Spruce Grove	Province AB	Postal Code T7X 3S8	Day Phone Number [REDACTED]
Evening Phone Number [REDACTED]	Fax Number	Email Address [REDACTED]	

Appeal Against (check one box only)

Development Permit	Subdivision Application	Order
☒ Approval	☐ Approval	☐ Notice of order
☐ Conditions of approval	☐ Conditions of approval	
☐ Refusal	☐ Refusal	

Reasons for appeal

Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

The appeal is herein launched for the following reasons: (attach a separate page if required)
Incompatibility with localized traffic and road safety infrastructure (condition 7)
Insufficient site footprint for mandatory off-site parking bans (condition 8)
Loss of residential character and infringement on secluded privacy (conditions 4&5)
Excessive strain on private rural utility and wastewater infrastructure
Who do i contact if there is any concern about Group home Parkland county or agencies ?

Collection and use of personal information

Personal information is being collected under the authority of the *Municipal Government Act (MGA)* and the *Protection of Privacy Act (POPA)*. This information will be used to process your request for a hearing before the Subdivision and Development Appeal Board. Your information will form part of a file available to the public. If you have any questions about the collection of your personal information, contact the Legal Services Coordinator at 780-968-3229 or

ATI@parklandcounty.com.

Signature of Appellant/Agent [REDACTED]	Date (YYYY/MM/DD) 2026.06.29
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B HEARING - July 20, 2026 at 10:00 a.m. - PLDPC20250977

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Notice of Appeal Subdivision and Development Appeal Board

Instructions for filing an appeal

Notice of appeal to Parkland County Subdivision and Development Appeal Board (SDAB) must be filed in accordance with the Municipal Government Act and Parkland County's Land Use Bylaw.

The notice of appeal form must:

- Be submitted within the relevant appeal period of receipt of written notice on a decision from the Development Authority or Subdivision Authority as indicated in the *Municipal Government Act*;
- State specific reasons for the appeal;
- Be signed by the appellant or agent; and
- Be accompanied by the required fee payable to Parkland County as set out in Parkland County's Fees & Charges Bylaw.

Submit Your Notice of Appeal:

By mail: Parkland County
Subdivision and Development Appeal Board
Legislative & Legal Services
53109A Hwy 779
Parkland County, AB T7Z 1R1

If you mail the appeal, it must be received by Parkland County on or before the final date for appeal.

By email: sdab@parklandcounty.com

Payment: Appeal fees can be paid by using VISA, MasterCard, Debit or by cheque payable to Parkland County.

For further information

You may contact the Subdivision and Development Appeal Board Clerk at 780-968-3234 for any questions you may have about appeal deadlines, fee payment options and information regarding the appeal process.



53109A Hwy 779
Parkland County, AB T7Z 1R1
P: 780-968-8888
E: hello@parklandcounty.com
W: www.parklandcounty.com

OFFICIAL RECEIPT

Mieczyslaw & Danuta Szmuc
12-54006 RGE RD 274

GST Registration No.: 106989189
Receipt #: XXXXXXXXXX
Receipt Date: June 29, 2026
Page:

Tax Codes: E=Exempt; T=Taxable; I=Included

Account No.	Invoice No.	Description	Tax Code	Net Amount	Tax	Payment
		Subdiv App Fee - Res/Agr	E	200.00	0.00	200.00
Tender Type		Reference		Amount		
Visa		PLPDPC20250977		200.00		
Total Tender Received				200.00		
					Total Net Amount:	200.00
					Total Sales Tax:	0.00
					Total Payments Due:	200.00
					Tender Received:	200.00
					Change Given:	0.00

Site and appellant information (fill out completely)		Clerk Subdivision and Development Appeal Board Legislative Services 53109A Hwy 779 Parkland County, AB T7Z 1R1 Email: SDAB@parklandcounty.com Date Received: Appeal Fee: <i>Development Permit \$200</i> <i>Stop Order \$500</i> <i>Subdivision Application \$250</i> Receipt No.	
Site Information			
Municipal address of site 9 54006 Rge Rd 274			
Legal land description of site ('plan, block, lot' and/or 'range-township-section-quarter') 2425TR/1/17			
Development permit number or subdivision application number PLDPC20250977			
Appellant Information			
Name of appellant BRAD MCNABB		Agent name (if applicable)	
Street Address [REDACTED]			
City SPRUCE GROVE	Province AB	Postal Code T7X3S8	Day Phone Number [REDACTED]
Evening Phone Number same	Fax Number -	Email Address [REDACTED]	

Appeal Against (check one box only)

Development Permit	Subdivision Application	Order
☐ Approval ☐ Conditions of approval ☐ Refusal	☐ Approval ☐ Conditions of approval ☐ Refusal	☐ Notice of order

Reasons for appeal

Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

The appeal is herein launched for the following reasons: (attach a separate page if required)

PLEASE SEE ATTACHED LETTER

Collection and use of personal information

Personal information is being collected under the authority of the *Municipal Government Act (MGA)* and the *Freedom of Information and Protection of Privacy Act (FOIP)* and is managed in accordance with the provisions of FOIP. This information will be used to process your request for a hearing before the Subdivision and Development Appeal Board. Your information will form part of a file available to the public. If you have any questions about the collection of your personal information, contact Odessa Bartel, FOIP Coordinator at 780-968-3229.

Signature of appellant/agent [REDACTED]	Date (YYYY/MM/DD) 2026/06/29
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Instructions for filing an appeal

Notice of appeal to Parkland County Subdivision and Development Appeal Board (SDAB) must be filed in accordance with the Municipal Government Act and Parkland County Land Use Bylaw No. 2017-18.

The notice of appeal form must:

- Be received by the SDAB within 21 days of receipt of written notice or decision from the Development Authority or the Subdivision Authority
- State specific reasons for the appeal
- Be signed by the appellant
- Be accompanied by the required filing fee payable to Parkland County.

Deliver or Mail to: Parkland County
Subdivision and Development Appeal Board
Legislative Services
53109A Hwy 779
Parkland County, AB T7Z 1R1

You are cautioned that if you mail the appeal, it must be received on or before the final date for appeal. It is recommended that you use one of the alternate submission options.

Email to: sdab@parklandcounty.com

Payment: Appeal fees may be paid by cheque payable to Parkland County. Appeal fees may also be paid by using VISA, MasterCard or Debit.

For further information

You may contact the Subdivision and Development Appeal Board Clerk for any questions you may have about appeal deadlines, fee payment options and information regarding the appeal process. The Board Clerk may also advise individuals on how to prepare for and present an appeal, Board procedures and planning issues.

Telephone 780-968-8471
Email SDAB@parklandcounty.com

NOTICE OF APPEAL LETTER

McNabb, Bradley, Roseann
[REDACTED] Rge Rd 274
Spruce Grove, AB T7X3S8

June 29, 2026

Parkland County
Subdivision and Development Appeal Board (SDAB)
53109A Hwy 779
Parkland County, AB T7Z 1R1

Attention: Secretary, Subdivision and Development Appeal Board
RE: Notice of Appeal – Approved Discretionary Use Permit PLDPC20250977
Development Description: "Group Home for up to 5 residents" (Supportive Housing)
Legal Land Description: 2425TR/1/17, W4-27-54-5-SE (9-54006 RGE RD 274)
Zoning District: Country Residential (CR) District

Dear Board Members,

Please accept this letter and the attached appeal fee as my formal Notice of Appeal regarding the Development Authority's decision to approve Discretionary Use Permit Application No. PLDPC20250977. As an affected property owner within the immediate Country Residential (CR) subdivision, I submit that the proposed development is incompatible with the location and will severely impact the neighborhood's amenities, safety, and character.

The grounds for this appeal are based strictly on sound planning principles and the development's failure to conform to the conditions set out under Parkland County Land Use Bylaw 2025-12:

1. Incompatibility with Localized Traffic and Road Safety Infrastructure (Condition 7)

Condition 7 of the approved permit states that the supportive housing use *“shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.”*

- A standard single-family acreage lot in this CR district produces an average of 6.5 to 10 daily vehicle trips.
- The proposed institutional use—housing 5 independent residents alongside rotating 24-hour shift workers, medical support staff, multi-daily delivery vehicles, and general visitors—will generate a sharp, structural increase in daily traffic.
- This local surge will create undue noise, dust pollution, and rapid wear on the rural gravel road network.
- Range Road 274 is a narrow rural roadway lacking pedestrian shoulders or street lighting. This localized jump in vehicular traffic creates an unacceptable safety risk to area residents, local pedestrians, and equestrian traffic.

2. Insufficient Site Footprint for Mandatory Off-Site Parking Bans (Condition 8)

Condition 8 strictly dictates that *“There shall be adequate on-site parking for staff and visitors. No off-site parking is permitted.”*

- The current site configuration and physical layout of the acreage parcel do not possess the appropriate infrastructure or clearable surface space to accommodate the simultaneous parking demands of residents, shifting workers, and external visitors.
- This inevitable space shortage will cause vehicles to spill over onto the narrow gravel shoulders of Range Road 274.
- On-street parking directly violates Condition 8, creates a major obstacle for standard agricultural equipment, and blocks the unhindered flow of emergency service vehicles navigating the subdivision.

3. Loss of Residential Character and Infringement on Secluded Privacy (Conditions 4 & 5)

Condition 4 explicitly mandates that *“no variation from the external appearance and residential character of land or buildings shall be permitted,”* while Condition 5 dictates that *“the privacy of the adjacent residential dwellings shall be preserved.”*

- The operational intensity of a 24-hour institutional care environment shifts the use from residential to commercial in nature.
- The constant shift turn-overs, continuous administrative comings-and-goings, and vehicle headlights at all hours will visibly disrupt the quiet enjoyment and secluded privacy characteristic of this Country Residential neighborhood.
- These external variations directly undermine the undisturbed residential aesthetic protected under Parkland County Land Use Bylaw 2025-12.

4. Excessive Strain on Private Rural Utility and Wastewater Infrastructure

Properties located inside this Country Residential subdivision are fully dependent on individual, private water cisterns/wells and localized private sewage treatment mounds.

- The Development Authority's approval does not fully account for the prolonged utility loading created by an elevated base occupancy of 5 full-time residents and fluctuating daytime support staff.
- There are severe concerns that the increased water consumption and subsequent effluent volume will overburden a standard rural septic system designed for single-family consumption.
- This risk presents distinct safety issues regarding effluent runoff across property boundaries and potential long-term groundwater contamination.

Conclusion

The Development Authority erred in approving this discretionary use because the specific scale and operational intensity of the proposed facility cannot be sustained by the surrounding rural infrastructure. The approval creates direct, unmitigated friction with Conditions 4, 5, 7, and 8 of its own permit guidelines.

I respectfully request that the Subdivision and Development Appeal Board (SDAB) overturn the approval of Application No. PLDPC20250977. Thank you for your time and consideration of this appeal.

Sincerely,

Brad and Roseann McNabb



53109A Hwy 779
Parkland County, AB T7Z 1R1
P: 780-968-8888
E: hello@parklandcounty.com
W: www.parklandcounty.com

OFFICIAL RECEIPT

Brad McNabb

GST Registration No.: 106989189
Receipt #: XXXXXXXXXX
Receipt Date: June 29, 2026
Page:

Tax Codes: E=Exempt; T=Taxable; I=Included

Account No.	Invoice No.	Description	Tax Code	Net Amount	Tax	Payment
		Develop Appeal Fee-Non Residen	E	200.00	0.00	200.00
Tender Type		Reference	Amount	Total Net Amount:		200.00
Master Card			200.00	Total Sales Tax:		0.00
Total Tender Received			200.00	Total Payments Due:		200.00
				Tender Received:		200.00
				Change Given:		0.00



Notice of Appeal Subdivision and Development Appeal Board

Site and appellant information (fill out completely)		Clerk Subdivision and Development Appeal Board Legal & Legislative Services 53109A Hwy 779 Parkland County, AB T7Z 1R1 Email: SDAB@parklandcounty.com Date Received: Receipt No.	
Site Information			
Municipal address of site 9-54006 RR 274			
Legal land description of site ('plan, block, lot' and/or 'range-township-section-quarter') 248 STR 11/17 W4-27-54-5 SE 9-54006 RR 274			
Development permit number or subdivision application number PLDPC20250977			
Appellant Information			
Name of Appellant David Meenan		Agent name (if applicable)	
Street Address [REDACTED] RR 274			
City Spruce Grove	Province AB	Postal Code T7Z 1S8	Day Phone Number [REDACTED]
Evening Phone Number Same	Fax Number	Email Address [REDACTED]	

Appeal Against (check one box only)

Development Permit	Subdivision Application	Order
☒ Approval	☐ Approval	☐ Notice of order
☐ Conditions of approval	☐ Conditions of approval	
☐ Refusal	☐ Refusal	

Reasons for appeal

Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

The appeal is herein launched for the following reasons: (attach a separate page if required)

See attached letter sent to Development officer on, Monday, June 29, 2026.

Collection and use of personal information

Personal information is being collected under the authority of the *Municipal Government Act (MGA)* and the *Protection of Privacy Act (PPA)*. This information will be used to process your request for a hearing before the Subdivision and Development Appeal Board. Your information will form part of a file available to the public. If you have any questions about the collection of your personal information, contact the Legal Services Coordinator at 780-968-3229 or

ATL@parklandcounty.com

Signature of Appellant/Agent [REDACTED]	Date (YYYY/MM/DD) June 29 2026
--	-----------------------------------

Instructions for filing an appeal

Notice of appeal to Parkland County Subdivision and Development Appeal Board (SDAB) must be filed in accordance with the Municipal Government Act and Parkland County's Land Use Bylaw.

The notice of appeal form must:

- Be submitted within the relevant appeal period of receipt of written notice on a decision from the Development Authority or Subdivision Authority as indicated in the *Municipal Government Act*;
- State specific reasons for the appeal;
- Be signed by the appellant or agent; and
- Be accompanied by the required fee payable to Parkland County as set out in Parkland County's Fees & Charges Bylaw.

Submit Your Notice of Appeal:

By mail: Parkland County
Subdivision and Development Appeal Board
Legislative & Legal Services
53109A Hwy 779
Parkland County, AB T7Z 1R1

If you mail the appeal, it must be received by Parkland County on or before the final date for appeal.

By email: sdab@parklandcounty.com

Payment: Appeal fees can be paid by using VISA, MasterCard, Debit or by cheque payable to Parkland County.

For further information

You may contact the Subdivision and Development Appeal Board Clerk at 780-968-3234 for any questions you may have about appeal deadlines, fee payment options and information regarding the appeal process.



Megan Propp

From: [REDACTED]
Sent: Monday, June 29, 2026 4:42 PM
To: Customer Service
Subject: Megan Eveleigh ,David Hofer

You don't often get email from eightmile@live.com. [Learn why this is important](#)

CAUTION: This email originated from outside of Parkland County. Do not click links or open attachments unless you recognize this sender and know the contents are safe.

[REDACTED] RR274

PARKLAND COUNTY
T7Z1J8
Parkland County
Subdivision and Development Appeal Board (SDAB)
53109A Hwy 779
Parkland County, AB T7Z 1R1

Attention: Secretary, Subdivision and Development Appeal Board
RE: Notice of Appeal – Approved Discretionary Use Permit PLDPC20250977
Development Description: "Group Home for up to 5 residents" (Supportive Housing)
Legal Land Description: 2425TR/1/17, W4-27-54-5-SE (9-54006 RGE RD 274)
Zoning District: Country Residential (CR) District

Dear Board Members,

Please accept this letter and the attached appeal fee as my formal Notice of Appeal regarding the Development Authority's decision to approve Discretionary Use Permit Application No. PLDPC20250977. As an affected property owner within the immediate Country Residential (CR) subdivision, I submit that the proposed development is incompatible with the location and will severely impact the neighborhood's amenities, safety, and character. The grounds for this appeal are based strictly on sound planning principles and the development's failure to conform to the conditions set out under Parkland County Land Use Bylaw 2025-12:

1. Incompatibility with Localized Traffic and Road Safety Infrastructure (Condition 7)
Condition 7 of the approved permit states that the supportive housing use "shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area."
A standard single-family acreage lot in this CR district produces an average of 6.5 to 10 daily vehicle trips.
The proposed institutional use—housing 5 independent residents alongside rotating 24-hour shift workers, medical support staff, multi-daily delivery vehicles, and general visitors—will generate a sharp, structural increase in daily traffic.
This local surge will create undue noise, dust pollution, and rapid wear on the rural road network. Range Road 274 is a narrow rural roadway lacking pedestrian shoulders or street lighting. This localized

jump in vehicular traffic creates an unacceptable safety risk to area residents, local pedestrians, and equestrian traffic.

2. Insufficient Site Footprint for Mandatory Off-Site Parking Bans (Condition 8)

Condition 8 strictly dictates that “There shall be adequate on-site parking for staff and visitors. No off-site parking is permitted.”

The current site configuration and physical layout of the acreage parcel do not possess the appropriate infrastructure or clearable surface space to accommodate the simultaneous parking demands of residents, shifting workers, and external visitors.

This inevitable space shortage will cause vehicles to spill over onto the narrow gravel shoulders of Range Road 274.

On-street parking directly violates Condition 8, creates a major obstacle for standard traffic, and blocks the unhindered flow of emergency service vehicles navigating the subdivision.

3. Loss of Residential Character and Infringement on Secluded Privacy (Conditions 4 & 5)

Condition 4 explicitly mandates that “no variation from the external appearance and residential character of land or buildings shall be permitted,” while Condition 5 dictates that “the privacy of the adjacent residential dwellings shall be preserved.”

The operational intensity of a 24-hour institutional care environment shifts the use from residential to commercial in nature.

The constant shift turn-overs, continuous administrative comings-and-goings, and vehicle headlights at all hours will visibly disrupt the quiet enjoyment and secluded privacy characteristic of this Country Residential neighborhood.

These external variations directly undermine the undisturbed residential aesthetic protected under Parkland County Land Use Bylaw 2025-12.

4. Excessive Strain on Private Rural Utility and Wastewater Infrastructure

Properties located inside this Country Residential subdivision are fully dependent on individual, private water cisterns/wells and localized private sewage treatment mounds.

The Development Authority’s approval does not fully account for the prolonged utility loading created by an elevated base occupancy of 5 full-time residents and fluctuating daytime support staff.

There are severe concerns that the increased water consumption and subsequent effluent volume will overburden a standard rural septic system designed for single-family consumption.

This risk presents distinct safety issues regarding effluent runoff across property boundaries and potential long-term groundwater contamination.

Conclusion

The Development Authority erred in approving this discretionary use because the specific scale and operational intensity of the proposed facility cannot be sustained by the surrounding rural infrastructure. The approval creates direct, unmitigated friction with Conditions 4, 5, 7, and 8 of its own permit guidelines.

I respectfully request that the Subdivision and Development Appeal Board (SDAB) overturn the approval of Application No. PLDPC20250977. Thank you for your time and consideration of this appeal.

Sincerely,
Megan Eveleigh.
David Hofer



53109A Hwy 779
Parkland County, AB T7Z 1R1
P: 780-968-8888
E: hello@parklandcounty.com
www.parklandcounty.com

OFFICIAL RECEIPT

David ~~Hofer~~
[REDACTED] Rge Rd 274
Parkland County, AB T7X 2T4
Canada

GST Registration No.: 106989189
Receipt #: [REDACTED]
Receipt Date: June 29, 2026
Page:

Tax Code: E-Develop T-Taxable Items 0.00

Account No.	Invoice No.	Description	Tax Code	Net Amount	Tax	Payment
		Develop Appeal Fee-Non Residen	E	200.00	0.00	200.00
Tender Type		Reference	Amount	Total Net Amount:		200.00
Master Card			200.00			
Total Tender Received			200.00	Total Sales Tax:		0.00
				Total Payments Due:		200.00
				Tender Received:		200.00
				Change Given:		0.00

Thank you for your payment. The Mayor and Council's commitment to you is to spend your tax dollars responsibly.

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT****Application No:** PLDPC20250977**Roll:** 738016**Applicant(s)**

Jamie-Lynne Gallant
9 54006 RGE RD 274
Parkland County, AB T7X 3S8

On June 08, 2026, the Development Authority deemed your application complete. In reviewing your application and associated submittals for the Development described as "Group Home for up to 5 residents", the Development Authority determined the use to be for Supportive Housing.

The subject property is located at 9-54006 RGE RD 274 , legally described as 2425TR/1/17, W4-27-54-5-SE and is within the Country Residential District.

This Development Permit APPROVAL authorizes the Supportive Housing as a DISCRETIONARY USE in accordance with Section 2.70 of Parkland County Land Use Bylaw 2025-12. In accordance with Section 7.80.1 of Parkland County Land Use Bylaw 2025-12, this Development Permit is not valid unless and until:

- It conforms with the Bylaw and the Municipal Government Act.
- Any conditions of approval, except those of a continuing nature, have been fulfilled
- No notice of appeal has been served to the Subdivision and Development Appeal Board, or the Land and Property Rights Tribunal, as the case may be, within the time frame specified in the Bylaw.

This approval is subject to the following conditions:

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.

The applicant is advised of the following permit notes:**PERMIT NOTES**

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT****Application No:** PLDPC20250977**Roll:** 738016

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 lde@parklandcounty.com or 780-968-8888 ext. 7313
8.	The applicant is responsible to obtain any Provincial approval which may be required.

This decision was issued on June 08, 2026

If no notice of appeal is served, **the permit will come into effect on:**
June 30, 2026Carli McKinnon
Development Planner I
Development Authority

The development must be started and diligently pursued within **twelve (12) months** from the Date of Decision, unless otherwise specified on this development permit approval or in the conditions of the development permit approval. If the authorized development is not commenced, the approval ceases and this permit is deemed void, expired and without effect

DO YOU WISH TO APPEAL THIS DECISION?

This decision may be appealed to the Subdivision and Development Appeal Board within twenty-one (21) days after the Date of Decision pursuant to Section 686 of the *Municipal Government Act, RSA 2000, CM-26*.

For inquiries regarding the appeal process or to submit an appeal, please contact Parkland County Legislative Services at 780-968-3234 or SDAB@parklandcounty.com. Parkland County requires that a non-refundable fee of ~~\$200.00~~ must be paid for an appeal served on the Subdivision and Development Appeal Board by the applicant.

July 3, 2026

Parkland County Centre
53109A Hwy 779
Parkland County, AB T7Z 1R1

Sent by Email: sdab@parklandcounty.com

NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

Appeal of:	Development Permit Permit Number: PLDPC20250977
Location:	Legal Address: 2425TR/1/17 Municipal Address: 9-54006 Range Road 274
Appeal Received:	June 26, 2026 to June 29, 2026
Applicant:	Jamie-Lynn Gallant
Appellants:	1. Chris Pettican 2. Kyle Raynor and Christine Cluff 3. Greg Zederayko 4. Mieczyslaw Szmuc and Danuta Szmuc 5. Brad McNabb 6. David Hofer and Megan Eveleigh
Appeal Hearing Date:	Monday, July 20, 2026 at 10:00 a.m.
Appeal Hearing Location:	Council Chambers – 53109A Hwy 779, Parkland County, AB <i>Virtual attendance also available</i>
Submissions Deadline:	Tuesday, July 14, 2026 by 4:00 p.m.
Agenda Published:	Thursday, July 16, 2026 by 4:00 p.m.

Parkland County received a Notice of Appeal submitted by the Appellants (listed in table above) for a Development Permit that was issued on June 8, 2026.

Correspondence has been received appealing the Development Permit in accordance with Section 686.2 of the *Municipal Government Act*, a hearing will be held at Parkland County Centre in Council Chambers on Monday, July 20, 2026 at 10:00 a.m.

All written submissions for the agenda package must be sent by email to sdab@parklandcounty.com, or dropped off at the Parkland County Centre building during regular business hours on or before Tuesday, July 14, 2026 by 4:00 p.m.

The agenda package for this hearing will be available for viewing on our website: www.parklandcountv.com/sdab no later than 4:00 p.m. on Thursday, July 16, 2026. Prior to the start of the hearing, a copy of the application and supporting documentation is available for inspection at Parkland County Centre, during regular business hours. Please contact Legislative & Legal Services at 780-968-3234 or by email at sdab@parklandcountv.com to schedule an appointment to view these documents.

Please Note:

This meeting will be conducted in person at Parkland County Council Chambers. However, for those unable to attend in person the option of attending virtually, via Zoom, is available. Should you wish to attend virtually please contact the SDAB Clerk by email at SDAB@parklandcounty.com or by telephone at 780-968-3234 no later than 8:30 a.m. on Monday, July 20, 2026.

If you have any questions related to the SDAB Hearing process, please contact the SDAB Clerk.

Sincerely,



Odessa Bartel
Clerk, Subdivision and Development Appeal Board
sdab@parklandcounty.com



Report Date: July 03, 2026
Parkland County File No.: PLDPC20250977
Legal Description: W4-27-54-5-SE
Municipal Address: 9-540069 RGE RD 274 -
2425TR/1/17
Roll No.: 738016
Electoral Division: 3

Development Authority Report	
Appealed?	YES
Appeal Details	Appeal Hearing Date: July 20, 2026 Appellant(s): 1. Chris Pettican 2. Kyle Raynor and Christine Cluff 3. Greg Zederayko 4. Mieczyslaw Szmuc and Danuta Szmuc 5. Brad McNabb 6. David Hofer and Megan Eveleigh

Application Details

Applicant(s)	Jamie-Lynne Gallant
Landowner(s)	JAMIE-LYNN GALLANT,
Application Date	November 20, 2025
Deemed Complete Date	April 15, 2026
Decision Date	June 8, 2026 (in effect June 30, 2026)
Description of Development	Group Home for up to 5 residents
Submittals	1. Planning Application Submittal 1.1. Landowner Authorization Form 1.2. Certificate of Title no more than 30 days old 1.3. Letter of Intent 1.4. Site Plan 1.5. Floor Plans 1.6. Building Elevations
Variance Requested?	No

Reasonings for Variance
(as provided by Applicant)

N/A

Site Information

Title Area	1.21 (ha)
Current Land Use District	Country Residential District
Use of Adjacent Parcels	Residential uses
Environmental Considerations	Not applicable
Gas wells and pipelines abandoned and active within Title Area	Not applicable
Instruments Registered on Title	No relevant instruments registered to title

Legislative History and Higher Order Planning Documents

Regional Plan	None
Edmonton Metropolitan Region Growth Plan	Not applicable
Intermunicipal Development Plan	Not applicable

Municipal Development Plan Bylaw 2024-22 (MDP)

In reference to s2.3 of the MDP, the subject parcel is identified in the following classifications:

Figure 7 – Development Concept Designation	Country Residential
Figure 9 – Prime Agricultural Areas	☐ Yes / ☒ No
Figure 11 – Prime Recreation and Tourism Areas	☐ Yes / ☒ No
Figure 14 – High Priority Landscapes	☐ Yes / ☒ No

The subject Lands is situated in the Country Residential Development Concept Area as indicated on the MDP s2.3 Development Concept Map (Exhibit E). The following policy analysis refers to the policies in the MDP (Exhibit D).

Policy	Development Authority (DA) Rationale/Explanation
Section 3.5.1 General Growth and Land Use	
Policy 3.5.1(e) “Compatible land uses may be mixed within buildings or on individual sites.”	The Development Authority applied specific conditions to ensure the Supportive Housing use remains compatible with the surrounding Country Residential Area. Conditions strictly dictate that no variation from the external appearance and residential character of the land or buildings shall be permitted.
Section 4.4.1 Growth and Transition	
Policy 4.4.1(a) “Support healthy, affordable, innovative, and diverse housing forms throughout Parkland County.”	Approving a group home introduces a supportive housing form that addresses the specific needs of its occupants. The scale and scope of the development reflect a residential household structure, aligning seamlessly with the County's initiative to support diverse housing forms.

Area Structure Plan

The subject Lands are governed by the Atim Creek Area Structure Plan (ASP).

The subject Lands are located in the Country Residential Core Area as indicated by the ASP Land Use Strategy Map 5 (Exhibit G). The ASP states the primary use of land in the Country Residential Core Area (Exhibit F) is country residential.

Policy	Development Authority (DA) Rationale/Explanation
Section 6.0 Land Use Strategy and Policies	
Policy 6.3.1 Country Residential Core Area “The primary use of land in the Country Residential Core Area is	The proposed <i>Supportive Housing</i> use is a residential use. By definition in the LUB, Residential means the Use of a Development or area of land for the purpose of

country residential.”	a residence by a person or persons.
-----------------------	-------------------------------------

Land Use Bylaw 2025-12 Regulation

Use Class Determination

Current Land Use District	Country Residential District (CR)
Description of Development	Group Home for up to 5 residents
Determined Use Class	Supportive Housing
Use Class Definition (LUB s.9.10)	<i>...means a Residential Development with on-site or off-site supports to ensure residents’ daily needs are met. Typical Uses include seniors’ housing, independent or supportive living, long-term care facilities, and group homes. This Use does not include medical treatment services, detention facilities, or housing for persons under the jurisdiction of the provincial or federal justice system (Exhibit C).</i>
Is Use Class a Listed Use in District?	Yes, Discretionary Use (Exhibit C).
Applicable Specific Use Regulations	None
Other Applicable Land Use Bylaw Regulations	See Chart 1 “Applicable Land Use Bylaw Regulations” (Exhibit C)

Chart 1: Applicable Land Use Regulations

Section	Development Regulation	Land Use Compliance	Development Authority (DA) Rationale/Explanation
---------	------------------------	---------------------	---

S2.70.2: Uses	Use Classification	"Supportive Housing" is classified as a Discretionary Use within the CR District	The Development Authority has the discretion to approve or refuse the application based on site suitability, compatibility with adjacent uses, and public feedback.
S9.10	Definition Compliance	"Supportive Housing" means 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.	The proposed development is designed to provide a safe, supportive residential environment for its residents, with on-site staff providing support services. Those requiring medical care, secure/locked care or hospitalization will not be accepted as residents.
S4.40.1.1	Landscaping	The Development Authority may require Landscaping or Screening for any Development Permit application if, in their opinion, it would contribute to the improved compatibility with Adjacent properties, improve environmental stewardship, or mitigate the impacts of the Development or Use.	The Residential, Single Detached, associated Accessory Buildings and the lands are sufficiently screened by trees to maintain the privacy of adjacent residential uses, and to mitigate the impacts of residential use
S4.50.2.3	Parking	Where a Use or District is not listed in the table above, parking requirements must be the same for a similar Use as determined by the Development Authority.	There are no parking regulations specific to the Supportive Housing use class. In order to ensure sufficient parking is provided on-site, parking requirements were determined to be the same as other uses listed in S4.50.2.1.
S4.50.2.1	Parking	Parking must be provided in accordance	4 stalls are required for

with the following minimum requirements:

2.1.1 Employee parking – 1 stall per employee. Employee parking must be calculated based on the number of employees that will occupy the Building at peak time.

2.1.4 Dwelling Unit – 1 stall per Dwelling unit.

2.1.5 Visitor Parking – 1 stall per 7 Dwelling units

the maximum number of employees on-site briefly at one time during shift change.

1 stall is required per dwelling unit.

1 stall is required for visitor parking.

A total of 6 parking stalls meets the parking requirements of the site and of S4.50.2.1.

Comments Received from Internal/External Circulation

Public Pre-Consultation Comments

Was public pre-consultation required prior to development permit application? ☐Yes / ☒No

If yes, was Public Engagement Summary submitted as part of application submittals? ☐Yes / ☒No

Referral Agency Comments

No agency referrals required

Development Authority Decision

Reasons for Decision

In the opinion of the Development Authority, the proposed activities on the Lands meet the intent of the definition and regulations for Supportive Housing.

The Development Authority took into consideration the following:

1. Land Use Compliance

- Supportive Housing is a Discretionary Use within the CR– Country Residential District.
- The proposed development is a residential use which is compatible with the intended use of Country Residential District - *To allow for rural residential Development and supportive local business Uses. This District is intended to be residential in nature with low-density development or larger Parcels while allowing for limited commercial and agricultural Uses.*

The application aligns with the purpose of the CR District, which is intended to accommodate rural residential development and supportive business uses. As the

proposal utilizes an existing residential building, it maintains the low-density residential character required by the district.

2. Alignment with Relevant Planning Documents

- The governing Area Structure Plan supports residential use on these lands. The proposed use is a residential use and aligns with existing residential uses in the area.
- The governing MDP supports mixing compatible land uses within buildings or on individual sites. The proposed *Supportive Housing* use is a diverse form of residential use, and is proposed within an existing *Residential, Single Detached*.
- The governing MDP supports healthy, affordable, innovative and diverse housing forms throughout Parkland County. Supportive Housing is an alternative housing form that provides opportunities to improve health and well-being for residents with specific needs.

3. Impact Mitigation

- The Development Authority is of the opinion that the proposed development is compatible with surrounding adjacent residential land uses. The proposal includes sufficient setbacks and screening measures (Exhibit B) to minimize off-site impacts, ensuring that the use and enjoyment of adjacent residential parcels are not unduly affected.
- The Development Authority considered the proposed hours of operation, limited number of employees, parking, vehicle trips, and existing screening, and determined that the proposed development would not unduly affect the use and enjoyment of the adjacent residential uses.

The application included all submittal items as required by the Development Authority.

In the opinion of the Development Authority, the proposed development sufficiently supports Supportive Housing Use within Parkland County.

Closing Statement

The Development Authority submits that the application provides a compatible use within the existing residential footprint, consistent with the County's long-term growth and housing objectives. The Development Authority recommends that the Subdivision and Development Appeal Board (SDAB) uphold the decision to approve the Supportive Housing Use on the subject Lands.

EXHIBITS

Exhibit A: Development Permit Decision

Exhibit B: Location Map

Exhibit C: Land Use Bylaw 2025-12 Excerpts

Exhibit D: Municipal Development Plan Bylaw 2024-22 Excerpts

Exhibit E: MDP s2.3 Development Concept Map

Exhibit F: Atim Creek North Area Structure Plan 26-2002 Excerpts

Exhibit G: Area Structure Plan Map

Prepared by:

Parkland County Development Authority

7/14/2026 07:00 AM

Exhibit A: Development Permit Decision

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT****Application No:** PLDPC20250977**Roll:** 738016**Applicant(s)**

Jamie-Lynne Gallant
9 54006 RGE RD 274
Parkland County, AB T7X 3S8

On June 08, 2026, the Development Authority deemed your application complete. In reviewing your application and associated submittals for the Development described as "Group Home for up to 5 residents", the Development Authority determined the use to be for Supportive Housing.

The subject property is located at 9-54006 RGE RD 274 , legally described as 2425TR/1/17, W4-27-54-5-SE and is within the Country Residential District.

This Development Permit APPROVAL authorizes the Supportive Housing as a DISCRETIONARY USE in accordance with Section 2.70 of Parkland County Land Use Bylaw 2025-12. In accordance with Section 7.80.1 of Parkland County Land Use Bylaw 2025-12, this Development Permit is not valid unless and until:

- It conforms with the Bylaw and the Municipal Government Act.
- Any conditions of approval, except those of a continuing nature, have been fulfilled
- No notice of appeal has been served to the Subdivision and Development Appeal Board, or the Land and Property Rights Tribunal, as the case may be, within the time frame specified in the Bylaw.

This approval is subject to the following conditions:

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.

The applicant is advised of the following permit notes:**PERMIT NOTES**

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT****Application No:** PLDPC20250977**Roll:** 738016

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 lde@parklandcounty.com or 780-968-8888 ext. 7313
8.	The applicant is responsible to obtain any Provincial approval which may be required.

This decision was issued on June 08, 2026

If no notice of appeal is served, **the permit will come into effect on:**
June 30, 2026Carli McKinnon
Development Planner I
Development Authority

The development must be started and diligently pursued within **twelve (12) months** from the Date of Decision, unless otherwise specified on this development permit approval or in the conditions of the development permit approval. If the authorized development is not commenced, the approval ceases and this permit is deemed void, expired and without effect

DO YOU WISH TO APPEAL THIS DECISION?

This decision may be appealed to the Subdivision and Development Appeal Board within twenty-one (21) days after the Date of Decision pursuant to Section 686 of the *Municipal Government Act, RSA 2000, CM-26*.

For inquiries regarding the appeal process or to submit an appeal, please contact Parkland County Legislative Services at 780-968-3234 or SDAB@parklandcounty.com. Parkland County requires that a non-refundable fee of ~~\$200.00~~ must be paid for an appeal served on the Subdivision and Development Appeal Board by the applicant.

Exhibit B: Location Map

Exhibit C: Land Use Bylaw 2025-12 Excerpts

2.70. CR - Country Residential District

1. Purpose

- 1.1. To allow for rural residential Development and supportive local business Uses. This District is intended to be residential in nature with low-density Development or larger Parcels while allowing for limited commercial and agricultural Uses.

2. Uses

Permitted	Discretionary
Agricultural Uses	
Agriculture, Major Agriculture, Minor	Agriculture, Value-Added Agri-Tourism Riding Arena
Residential Uses	
Residential, Single Detached Residential, Duplex Residential, Manufactured Housing Residential, Accessory Suite Residential, Secondary Suite	Supportive Housing
Commercial Uses	
Home-Based Business, Home Office Home-Based Business, Minor	Animal Boarding and Training Commercial Services, Indoor Commercial Services, Outdoor, limited to Horticultural Uses Event Venue Health Care Service, Major Health Care Service, Minor Home-Based Business, Major Indoor Entertainment and Recreation, Major Indoor Entertainment and Recreation, Minor Outdoor Entertainment Short-Term Accommodation Specialty Manufacturing and Sales Wellness Centre
Industrial Uses	
	Industrial, Minor, limited to Cannabis Cultivation Natural Resource Development Storage, Outdoor, limited to those existing before May 27, 2025
Public Service and Infrastructure	
Renewable Energy Generation, Minor	Cemetery
Community Uses	
Park	Campground Child Care Services Community Service Outdoor Recreation Services School
Other Uses	
	Outbuilding

4.40. Landscaping

1. General Requirements

- 1.1. The Development Authority may require Landscaping or Screening for any Development Permit application if, in their opinion, it would contribute to the improved compatibility with Adjacent properties, improve environmental stewardship, or mitigate the impacts of the Development or Use.
- 1.2. All required Landscaping must be completed within one (1) year of the issuance of an approved Development Permit.

Landscaping Not Required

- 1.3. Landscaping is not required for the following:
 - 1.3.1. Residential Development, except Row Housing and Multi-unit Developments;
 - 1.3.2. Institutional Development;
 - 1.3.3. Change of tenancy that does not increase the size of the existing Building or parking requirements;
 - 1.3.4. Along a Setback that is a zero-lot line; or
 - 1.3.5. Agricultural Uses.

Development Permit Conditions

- 1.4. Where Landscaping is required as a condition of approval, the Applicant is responsible for avoiding using noxious plants as designated by the province and may require a weed management plan.

Variance to Landscaping Requirements

- 1.5. The Development Authority may consider a Variance to Landscaping regulations subject to the submission of a landscape plan prepared by a certified landscape architect that demonstrates how the landscape plan will mitigate the hardscape (both surface and Building(s)) when viewed from the public realm.

2. Landscaping Plan

General Requirements

- 2.1. The Development Authority may require that a landscaping plan be prepared by a Qualified Professional as part of a Development Permit application or as a condition of approval.

Landscape Plan Requirements

- 2.2. The landscaping plan must provide a Site Plan with the following information:
 - 2.2.1. Proposed Site Area, in hectares, and percentage of the Parcel to be landscaped;
 - 2.2.2. Number, location, type, and size of proposed trees, grasses, or other plant types;
 - 2.2.3. Utility Structures;
 - 2.2.4. Location and type of existing vegetation to be retained; and
 - 2.2.5. Proposed ground cover, soft Landscaping or Xeriscaping, and hard surfacing areas.
- 2.3. The Development Authority may require the following information to be included on the landscaping plan:
 - 2.3.1. Existing and proposed Site grading, including Site drainage;
 - 2.3.2. Location of existing and proposed utilities and Easements;
 - 2.3.3. Location of outdoor lighting; and

Barrier-Free Parking

- 1.11. Barrier-free parking must:
- 1.11.1. Be located as close as possible to ramps, walkways, and Building entrances;
 - 1.11.2. Be sited so users are not required to pass behind parked vehicles;
 - 1.11.3. Be included as part of and not in addition to minimum parking requirements;
 - 1.11.4. Conform to the requirements of the Alberta Building Code; and
 - 1.11.5. Be arranged so that there are no more than 2 Parking Stalls Adjacent to one another.

2. Parking Quantities

General Requirements

- 2.1. Parking must be provided in accordance with the following minimum requirements:

Regulation	Value
Industrial Districts and Office Uses	
2.1.1. Employee parking	1 stall per employee. Employee parking must be calculated based on the number of employees that will occupy the Building at peak time.
2.1.2. Visitor parking	3 stalls
Commercial Districts	
2.1.3. Employee parking	1 stall per 30.0 m ² (322.9 ft ²) of Gross Floor Area.
Residential, Multi-unit and Residential, Row Housing Uses	
2.1.4. Dwelling Unit	1 stall per Dwelling unit.
2.1.5. Visitor parking	1 stall per 7 Dwelling units.
Schools and Institutional Uses	
2.1.6. Commercial Schools	2.2 stalls per 100.0 m ² of Gross Floor Area.
2.1.7. Child Care Service	1 stall per 2 employees.
2.1.8. Elementary School	2.5 stalls per classroom.
2.1.9. Middle School	2.5 stalls per classroom.
2.1.10. High School	5 stalls per classroom.
2.1.11. Community Service	10 stalls per 100.0 m ² of Gross Floor Area.
Other Uses	
2.1.12. Temporary or Seasonal Uses and Events	Refer to Subsection 4.
2.1.13. Agri-tourism Uses	
2.1.14. Agriculture, Value-Added Uses	

- 2.2. Where a fractional number of spaces is required, the next highest round number must be provided.
- 2.3. Where a Use or District is not listed in the table above, parking requirements must be the same for a similar Use as determined by the Development Authority.
- 2.4. A change in tenancy that does not result in an increase in the size of a Building or the addition of more employees, does not require a Development Permit provided that it continues to meet the conditions of the previously approved Development Permit.

Specialty Manufacturing and Sale	Means a Development that supports the production and assembly of finished products or components parts, typically by hand, and includes design, processing, fabrication, assembly, treatment, packaging, and sale of finished products. Specialty Manufacturing Uses may not create impacts that extend beyond the boundary of its Parcel. Uses may include beverage production, the creation of craft goods, and commercial kitchens.
Storage, Indoor	Means a Development where personal items and goods are stored in fully enclosed Buildings or Structures, each with separate access. This Use may include the storage of personal goods, materials, equipment, vehicles, and recreational equipment.
Storage, Outdoor	Means a Development that is used for the storage and distribution of vehicles, equipment, or goods in an open, partially enclosed, or screened facility. This Use may include Accessory Structures. Typical Uses include storage of Recreational Vehicles, motor vehicles, raw or processed materials, and equipment.
Supportive Housing	Means a Residential Development with on-site or off-site supports to ensure residents' daily needs are met. Typical Uses include seniors' housing, independent or supportive living, long-term care facilities, and group homes. This Use does not include medical treatment services, detention facilities, or housing for persons under the jurisdiction of the provincial or federal justice system.

U

Utility, Major	Means a Development that provides private or public utility infrastructure that has major off-site impacts and Nuisances such as noise, light, emissions, dust, traffic, or other effects. Typical Uses include waste management facilities, compost facilities, incinerators, landfills, waste transfer stations, power generation stations, sewage treatment facilities, and waste recycling plants.
Utility, Minor	Means a Development that provides private or public utility infrastructure that has minimal off-site impacts or no Nuisances. Typical Uses include water and sewer lines, communication towers, local electrical transmission and distribution facilities, water fill stations and water reservoirs, minor waste management facilities with non-hazardous wastes, dry waste, and water treatment plants.

V

Vehicle Service Station	Means a Development primarily used for the fueling and charging of motor vehicles and may include activities related to the servicing and cleaning of these vehicles. This Use may also include Accessory commercial services such as eating and drinking service, and indoor commercial services.
Vehicle Services, Maintenance and Sales, Light	Means a Development that provides the sale or services for any type of personal motor vehicle or Recreational Vehicle, fleet vehicles services and storage, and includes but is not limited to vehicle rehabilitation, cleaning, mechanical repairs, painting, and fueling.
Vehicle Services, Maintenance, and Sales, Heavy	Means a Development that provides the sale of, or services for any type of commercial or heavy equipment vehicles, such as industrial vehicles, farm implement vehicles, semi-trucks & trailers, and buses. Services may include vehicle rehabilitation, cleaning, mechanical repairs, painting, and fueling.

W

Wellness Centre	Means a Development that provides opportunities for recreational and holistic health pursuits. Wellness Centre Uses are typically compatible with the natural landscape and rural environmental features by way of landscaping, Site design, Building design, and incorporation of Low Impact Development principles. Typical Uses may include facilities that accommodate yoga and guided meditation practices, saunas, indoor and outdoor pools, and complementary or supporting activities such as minor eating establishments, spas, fitness rooms or similar Accessory activities. Wellness Centre Uses do not include overnight accommodation, or any Uses associated with medical or rehabilitation treatment.
Work Camp	Means one or more Buildings established to accommodate persons who are typically affiliated with remote work and includes land on which the Building or Buildings are situated. Buildings associated with this Development typically comprise a Workforce Accommodation Structure.

Exhibit D Municipal Development Plan Bylaw 2024-22 Excerpts

- e. Development should cluster **Agriculture-Related Uses, Value-added Agricultural Uses**, and non-agricultural uses to minimize impact on agricultural lands.
- f. Major energy development within the **Rural Agricultural Areas** should provide an Agricultural Impact Assessment to address co-location of agriculture with energy facilities.

3.4.2 Prime Agricultural Areas

Prime Agricultural Areas are the highest value agricultural lands in the county that are a priority for conservation. These areas have additional subdivision limitations and study requirements to limit fragmentation and retain existing agricultural uses.

- a. **Prime Agricultural Areas** should be conserved for agricultural uses.
- b. Development of the following uses is allowed in **Prime Agricultural Areas**, where they can mitigate impacts to agricultural land and operations:
 - i. **Agriculture-related Uses**;
 - ii. **Value-added Agricultural Uses**; and
 - iii. **On-farm Diversified Uses**.
- c. Development of a use not related to agriculture in **Prime Agricultural Areas** must provide an Agricultural Impact Assessment.
- d. A quarter section in a **Prime Agricultural Area** may be subdivided into a maximum of three total parcels.

3.5 Development Policies to Manage Growth

Parkland County is expected to grow from 33,000 to 40,000 residents between 2023 and 2051. This growth, when managed effectively, will help the County expand opportunities and grow its tax base.

Responsible and coordinated growth involves prioritizing and concentrating higher intensity development in strategic locations, including employment areas and hamlets. Focused hamlet growth supports effective service provision, unlocks new types of housing, and builds employment momentum while supporting rural areas. Concentrating commercial and industrial growth in employment areas leverages servicing and builds economic diversity and capacity.

3.5.1 General Growth and Land Use

- a. All growth and development in the County must align with the Edmonton Metropolitan Region Growth Plan policies, including density targets.
- b. Secondary and garden suites will be allowed throughout the County.
- c. Home-based businesses will be allowed throughout the County where they are well-suited to their context and do not significantly impact neighbouring properties.

- d. Development of multi-parcel residential subdivisions adjacent to existing non-residential uses should incorporate buffering and landscaping elements to minimize impacts.
- e. Compatible land uses may be mixed within buildings or on individual sites.

3.5.2 Hamlet Development

Hamlets provide housing, services, and local employment that serves both the hamlet community and the surrounding rural area. The MDP defines two types of hamlets, shown on the Development Concept Map (Figure 4):

- **Rural Hamlets;** and,
- **Growth Hamlets.**

The following policies apply to both **Rural Hamlets** and **Growth Hamlets**.

- a. Hamlets will allow a full range and mixing of land uses, including but not limited to:
 - i. residential uses;
 - ii. local commercial retail uses;
 - iii. employment uses;
 - iv. institutional and community uses such as schools, community halls, and religious assemblies;
 - v. recreational and cultural uses; and
 - vi. light industrial uses where they are compatible with neighbouring land uses.
- b. Hamlets will allow for a diverse range of housing forms, including but not limited to:
 - i. single detached dwellings;
 - ii. duplexes, tri-plexes, and four-plexes;
 - iii. manufactured homes;
 - iv. low rise apartments; and
 - v. seniors' housing and continuing care facilities.
- c. Development in hamlets should:
 - i. incorporate a range of housing types and densities;
 - ii. provide or connect to adequate servicing;
 - iii. be well-connected to the existing hamlet road and pathway networks;
 - iv. provide amenities or additional non-residential uses that will benefit the hamlet and contribute to a complete community;
 - v. use native vegetation and low-impact stormwater techniques; and
 - vi. incorporate public open spaces and support low impact recreational activities, such as community playgrounds, interpretive trails and facilities, parks and community gardens.
- d. New residential subdivision within hamlets should be adjacent to existing development.

4.3.3 Education

- a. Increase public awareness, support, and understanding of agricultural operations and businesses, emphasizing their importance to:
 - i. food security;
 - ii. employment and the economy;
 - iii. the environment; and
 - iv. rural quality of life.

4.4 County Initiatives to Manage Growth

4.4.1 Growth and Transition

- a. Support healthy, affordable, innovative, and diverse housing forms throughout Parkland County.
- b. Collaborate with housing developers and non-profit organizations to help deliver affordable housing and housing for seniors.

4.4.2 Hamlets

- a. Provide incentives for **Infill** and redevelopment of vacant, brownfield, and underutilized lots in hamlets.
- b. Consider acquiring vacant or underused lots to provide additional amenity space in hamlets when a need is identified.
- c. Sustain existing infrastructure in **Rural Hamlets**.

4.4.3 Growth Hamlets

- a. Encourage growth and development in the County's **Growth Hamlets**.
- b. Maintain a Hamlet **Area Redevelopment Plan** for all growth hamlets.
- c. Prioritize growth and development of the following uses in **Growth Hamlets**, where appropriate levels of servicing are available:
 - i. Local and regional employment, commercial, and residential growth,
 - ii. New social, institutional, and community services, and
 - iii. New protective services infrastructure.
- d. Consider the expansion of **Growth Hamlet** boundaries when:
 - i. proposed or existing developments are located adjacent to the hamlet boundary;
 - ii. insufficient **Infill** capacity exists to meet market demands;
 - iii. employment or economic growth requires additional lands;
 - iv. orderly and sequential development is supported; and
 - v. there are viable infrastructure and servicing solutions for the additional lands.

Wabamun is designated as a Growth Hamlet.

Hamlet Area Redevelopment Plans should identify inter-departmental projects that support implementation of the County's Hamlet Reinvestment Strategy at the County level that will revitalize and support hamlets for long-term vitality.

Exhibit E: MDP s2.3 Development Concept Map

2.3 Development Concept Map

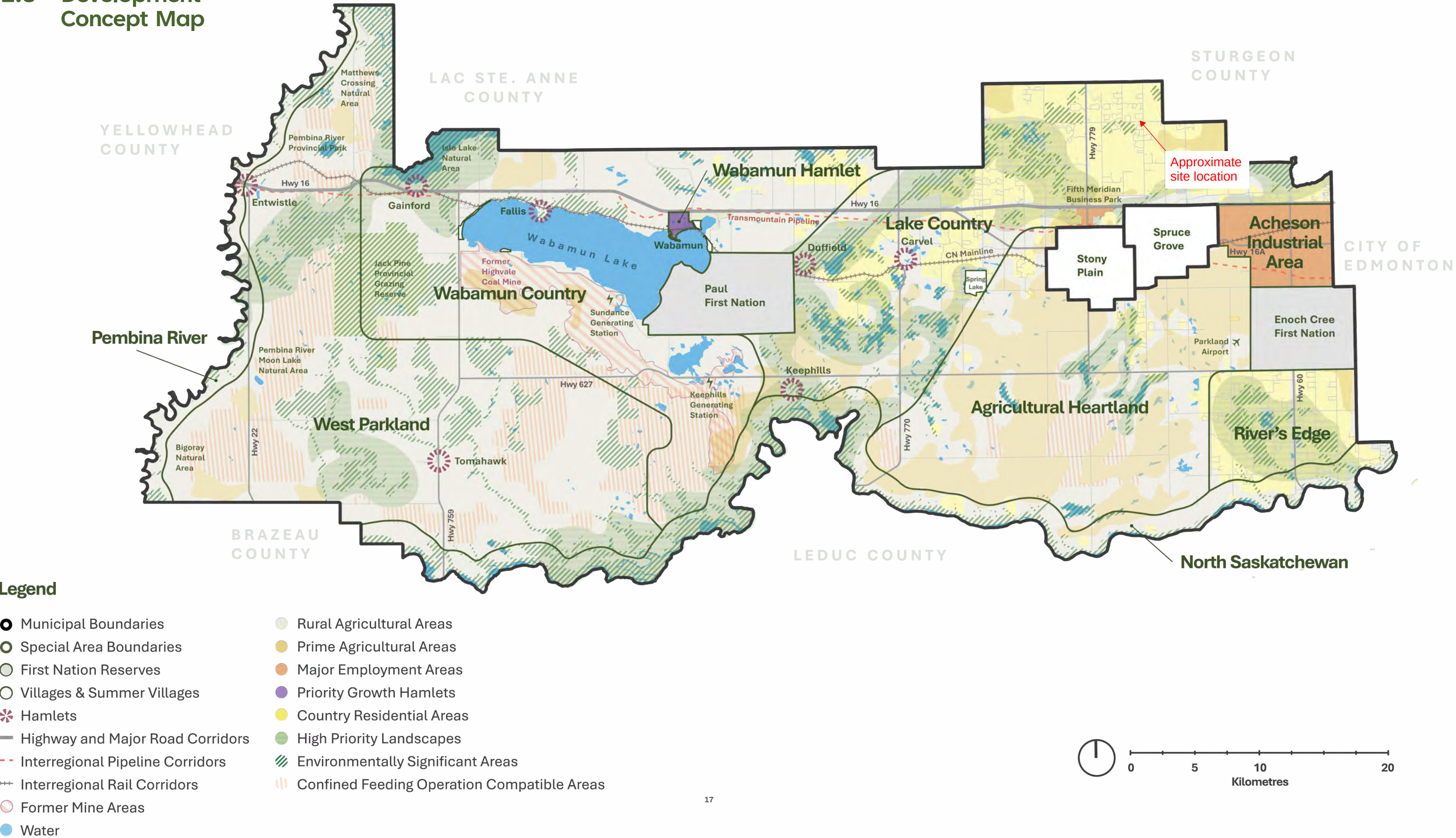


Figure 4. Development Concept Map

Exhibit F: Atim Creek North Area Structure Plan 26-2002

Excerpts

6.3 Country Residential Core Area

Of the approximate 36.5 square miles (94.5 km²) in the Atim Creek North plan area, all but approximately 5.5 square miles (14.25 km²) is allocated for country residential development.

6.3.1 The primary use of land in the Country Residential Core Area is country residential. Country residential development in the Atim Creek North plan area will be directed to the Country Residential Core Area.

6.3.2 Extensive farming operations and horticultural uses are compatible within this Area.

6.4 Fringe Area

The Fringe Area covers lands deemed to be of intermunicipal interest to the County and Spruce Grove. Unless otherwise specifically provided for by an amendment to this area structure plan or through a more site specific area structure plan that supercedes the provisions in the Atim Creek North Area Structure Plan, the lands in the Fringe Area are for agriculture, preferably extensive in nature, dairy operations or horticulture.

6.4.1 The use of land within the Fringe Area will be for agriculture, unless otherwise specifically provided for by an amendment to this area structure plan or through a more site specific area structure plan that supercedes the provisions in the Atim Creek North Area Structure Plan.

6.5 Atim Creek Floodplain Area

The Atim Creek Floodplain covers the 1:100 year flood plain of Atim Creek. Compatible forms of extensive agriculture and horticulture uses should prevail within these areas, although forms of recreation and/or tourism uses may also be compatible on appropriate lands.

6.5.1 The use of land within the Atim Creek Floodplain Area shall be for extensive agricultural purposes or habitat conservation.

6.5.2 Confined feeding operations are not compatible with the nature of the lands within the Atim Creek Floodplain.

6.6 Manufactured Home Community Area

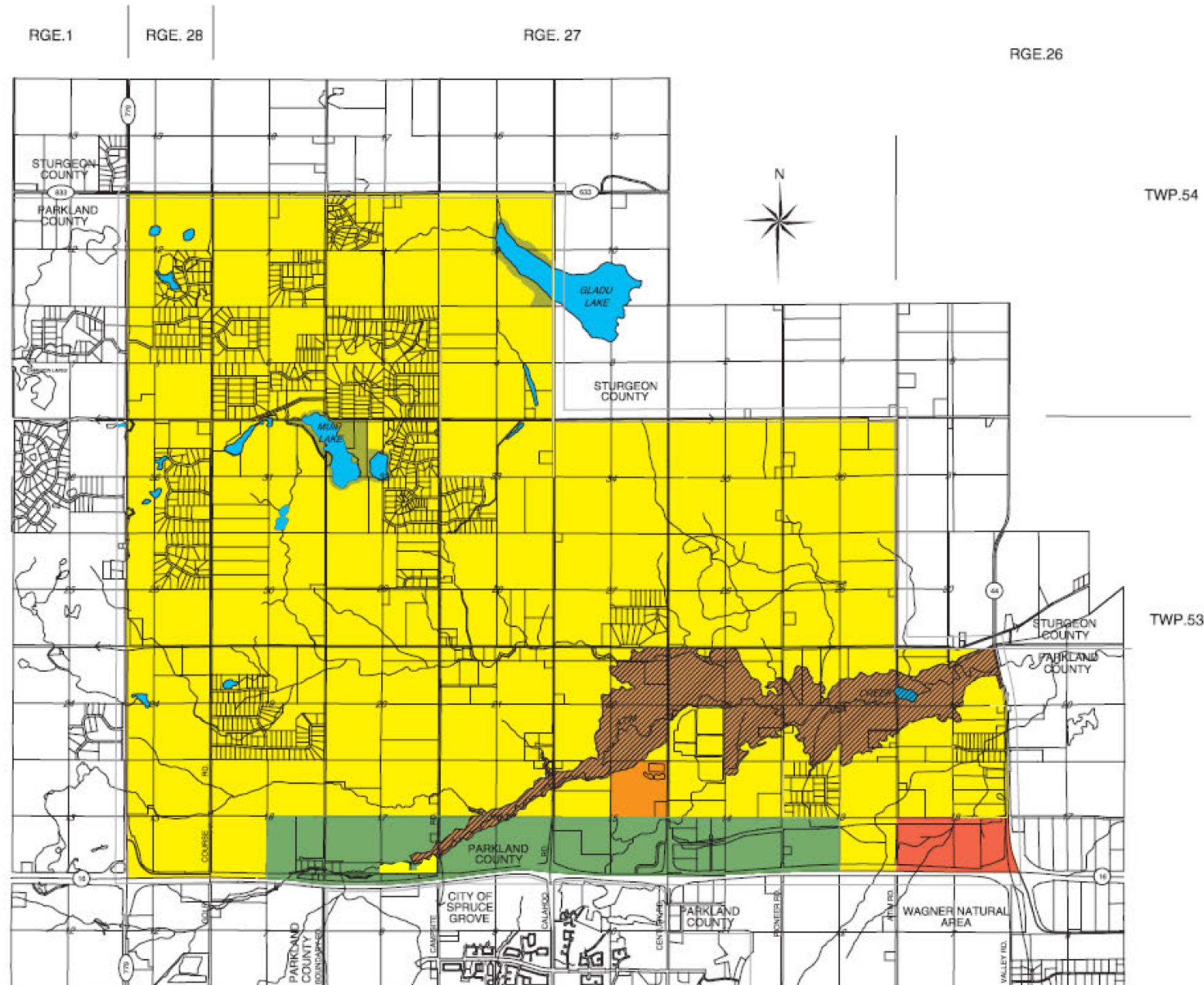
The Manufactured Home Community Area recognizes that Parkland Village provides an optional form of rural residential living.

6.6.1 The Parkland Village manufactured home community may be allowed to expand to the full potential of the site presently districted Mobile Home Residential District.

Exhibit G: Area Structure Plan Map

Atim Creek North Area Structure Plan

MAP 5 LAND USE STRATEGY



-  PLAN AREA
-  MUNICIPAL BOUNDARY
-  HIGHWAY
-  EXISTING COLLECTOR ROAD
-  POTENTIAL COLLECTOR ROAD
-  LAKES AND SLOUGHS
-  COUNTRY RESIDENTIAL CORE AREA
-  HIGHWAY COMMERCIAL CLUSTER AREA
-  MANUFACTURED HOME COMMUNITY AREA
-  FRINGE AREA
-  ATIM CREEK FLOODPLAIN AREA
-  OPEN SPACE AREA

250m 0 500 1000 2000m



Landowner Declaration and Consent Form

Registered Landowner Declaration and Consent (complete this section if you are the landowner)

Subject Legal and/or Civic Address (the "Lands") 9,54006 RR 274, Parkland County

I / We, the registered owner(s) or authorized representative of the landowner hereby:

- Grant authorization for Parkland County staff to enter the Lands to conduct site inspections and evaluations;
- Understand that if an application is approved or refused by the decision-making Authority, it may be appealed to the applicable appeal board (Subdivision and Development Appeal Board or Land and Property Rights Tribunal). It is further understood that the appeal board may confirm, revoke, or vary the decision or any condition because of such an appeal being duly served, and that any work undertaken prior to an appeal being filed is entirely at my/our risk;
- Understand that any approvals granted regarding an application does not excuse me/us from complying with the requirements of any Federal, Provincial, or other Municipal Legislation, or the conditions of any easement, restrictive covenant, or agreement affecting the Lands;
- Certify the information provided with the application is, to the best of my/our knowledge, a true statement of the facts relation to the application;
- Consent to receive communication and application decisions through electronic means if applicable.

Note that Parkland County sends application-related correspondence to the named applicant.

I / We hereby authorize the applicant _____ to act as an agent on my/our
(please leave blank if you are the applicant)

behalf relating to the application(s) identified below at the address above.

[Redacted Signature] Jami-Lynne Gallant Feb 17/26
Signature of Primary Registered Owner Print Name Date
[Redacted Signature] _____
Registered Owner Phone Number

The above signature provides consent for the following application(s): (not sure??)



Development
Permit



Civic Address
New/Change



Subdivision



Comprehensive
Planning Application



Compliance
Review

Signatures of additional Owners on Title (only applicable for Subdivisions and Comprehensive Planning Applications)

NA
Registered Owner Signature Print Name Date
NA
Registered Owner Signature Print Name Date

NA
Registered Owner Signature Print Name Date
NA
Registered Owner Signature Print Name Date

Applicant Declaration (complete this section if you are the applicant but not the landowner)

I / We the Applicant, hereby:

- Certify that I/we am/are the contact for the Primary Registered Landowner;
- Certify the information provided with the application is, to the best of my/our knowledge, a true statement of the facts relating to the application;

and application decisions through electronic means.

[Redacted Signature] Jami-Lynne Gallant Feb 17/26
Print Name Date

The information collected on this document will be used for the purposes allowed under the authority of the *Municipal Government Act*. The personal information that you provide may be made public subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. Questions regarding the collection and use of this information may be directed to the Freedom of Information & Protection of Privacy Coordinator for Parkland County at 780-968-3229.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0010 401 990 2425TR;1;17 162 216 486

LEGAL DESCRIPTION
PLAN 2425TR
BLOCK 1
LOT 17
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.21 HECTARES (3 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;27;54;5;SE

MUNICIPALITY: PARKLAND COUNTY

REFERENCE NUMBER: 092 461 374

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 216 486 10/08/2016 TRANSFER OF LAND \$416,000 \$416,000

OWNERS

JAMIE-LYNN GALLANT
OF 9, 54006 RANGE ROAD 274
PARKLAND COUNTY
ALBERTA T7X 3S8

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

162 216 487 10/08/2016 MORTGAGE
MORTGAGEE - SCOTIA MORTGAGE CORPORATION.
201 FIRST AVENUE,
SPRUCE GROVE
ALBERTA T7X2K6
ORIGINAL PRINCIPAL AMOUNT: \$409,427

TOTAL INSTRUMENTS: 001

SDAB HEARING - July 20, 2026 at 10:00 a.m. - PLDPC20250977

Page 62 of 89

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 2

DRR RECEIVED
NUMBER DATE (D/M/Y)

SUBMITTER

162 216 486
LAND ID

H001LVC 17/02/2026 FIRST CANADIAN TITLE COMPANY
LTD
800-757-2249
CUSTOMER FILE NUMBER:
BNS 26034005632

001

MORTGAGE
AMOUNT: \$687,500

#162 216 486

TOTAL PENDING REGISTRATIONS: 001

DISCLAIMER: THE DOCUMENT INFORMATION REFLECTED IN THE PENDING
REGISTRATION QUEUE HAS NOT BEEN VERIFIED BY LAND TITLES AND MAY BE
SUBJECT TO CHANGE UPON REVIEW AND REGISTRATION.

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 25 DAY OF
FEBRUARY, 2026 AT 01:38 P.M.

ORDER NUMBER: 56395241

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Letter of Intent to Establish a Group Home

Jamie-Lynne Gallant

Owner of below property and Board member of Society
Northern Awasis Care Society
9, 54006 RR 274, Parkland County, AB, T7X-3S8
780-722-3362

ATTN: Carli McKinnon

Development Planner

Planning and Development Services

Parkland County, 53109A HWY 779, Parkland County, Alberta T7Z 1R1

Re: Letter of Intent to Establish a Group Home in Parkland County

Dear Parkland County Planning and Development Services,

I am writing to formally submit this Letter of Intent to establish a **licensed group home** within **Parkland County**. The purpose of this letter is to provide an overview of the proposed program and to request guidance on the necessary county-level requirements, zoning considerations, and approval processes.

1. Description and Mission of the Proposed Group Home

Our organization intends to open a group home designed to serve our communities vulnerable population. The home will provide 24/7 care for **low-risk** clients. The home will have a maximum capacity of 5 residents and an approximate 2 to 4 staff on site at all times ensuring safety, support, and individualized attention.

Our mission is to establish and operate a group home for clients that provide a safe, supportive, and culturally respectful environment. We intend to deliver holistic care programs incorporating traditional teachings, language, and cultural practices alongside contemporary therapeutic approaches. Our program will promote education, life skills development, and personal growth for clients through mentorship, counseling, physical activity, music, art and community engagement initiatives.

It is important to note that our program will not accept clients that require secure/locked care or require medical or psychiatric hospitalization.

2. Property Description

The proposed group home will be located at:

Parkland County

The existing home includes **4** bedrooms and **2.5** bathrooms, sufficient communal space, and meets (or will be upgraded to meet upon request) all applicable safety, accessibility, and occupancy requirements. Parking, emergency exits, and safety equipment such as alarms and extinguishers are fully compliant with local and provincial regulations.

3. Zoning & Land Use Considerations

I confirm that our proposed development meets Parkland County's land use bylaw 2025-12, use class definition – Supportive Housing: Means a Residential Development with on-site or off-site supports to ensure residents' daily needs are met. Typical Uses include seniors' housing, independent or supportive living, long-term care facilities, and group homes. This Use does not include medical treatment services, detention facilities, or housing for persons under the jurisdiction of the provincial or federal justice system.

4. Community Impact & Benefits

Our organization values community integration and responsible neighborhood presence. The group home will:

- Provide stable housing and supportive services to a population in need
- Operate with clear expectations for noise control, visitor conduct, and safety
- Maintain the property in excellent condition
- Home will adhere to "quiet hours" between the hours of 10pm and 6am
- Encourage positive engagement with neighbors and the broader community
- Car traffic will be comparable to a normal household. Staff will change 2-3 times per 24 hours. All family visits will take place **off premises**. All visitors will be approved prior to coming to home on an appointment basis; visitors will be minimal (once to two times a week).

- Garbage control – environmental impact – no change to current home structure. Garbage is contracted to be removed via Environmental 360 on a monthly basis – bin on property
-

5. Operational Details

The group home will be staffed by trained professionals who have completed all required background checks and certifications. Services will include:

- 24/7 supervision
 - There will be a minimum of 2 staff on site at all times. Staffing levels may increase based on residence needs (including 1:1 or 2:1 supports where required). Staff levels on-site at one time would not exceed 4 staff members.
 - We will operate 12 hour shifts:
 - Day Shift – 8am to 8pm
 - Night shift - 8pm to 8am (staff is awake during night hours)
 - Staff work on a 4 day on/4 day off rotation. There is a brief overlap at shift change to ensure proper handover and continuity of care. Overlap typically lasts 30 minutes.
 - Activity peak times are morning (8am-10am) and evenings (3pm-8pm) where we may have 2-3 staff on site, depending on resident needs
 - Staff transitions occur twice daily, resident movement (school, appointments, activities) is structured, supervised, and limited.
 - Life-skills training and daily living support
 - Sport participation and active living skills
 - Encouragement to get involved with community to make positive future changes
 - Crisis prevention and emergency response protocols
 - Transportation for appointments, work, or programs
-

6. Licensing & Regulatory Compliance

We will comply with all county and provincial regulations governing group homes, including licensing through The Government of Alberta. All staff will complete required training, and all facility standards will meet or exceed regulatory expectations as found in the *Residential Facilities Licensing Regulation*.

7. Request for County Guidance

We respectfully request:

- Confirmation of zoning compatibility for the proposed location
- A list of required permits, inspections, or submissions
- The county's expected timelines for review and approval
- Any applicable forms, fees, or procedural instructions

This information will assist us in complying fully with local requirements and ensuring a smooth and timely approval process.

8. Closing & Contact Information

We appreciate the County's commitment to supporting high-quality community services. Our organization is dedicated to providing a safe, stable, and supportive environment for the residents we serve, while causing no negative impact to our neighbors or environment.

Please feel free to contact me at **780-722-3362** or jlgallant0507@gmail.com with any questions or required documentation. We look forward to collaborating with the County throughout this process.

Thank you for your time and guidance.

Sincerely,

Jamie-Lynne Gallant

Owner of property and Board member of Society
Northern Awasis Care Society
9, 54006 RR 274, Parkland County, AB, T7X-3S8
780-722-3362

★ ★ NORTH ★ ★

9-54006 RGE RD 274

54006 (Neumann Cres)

Approved ONLY
PLDPC20250977

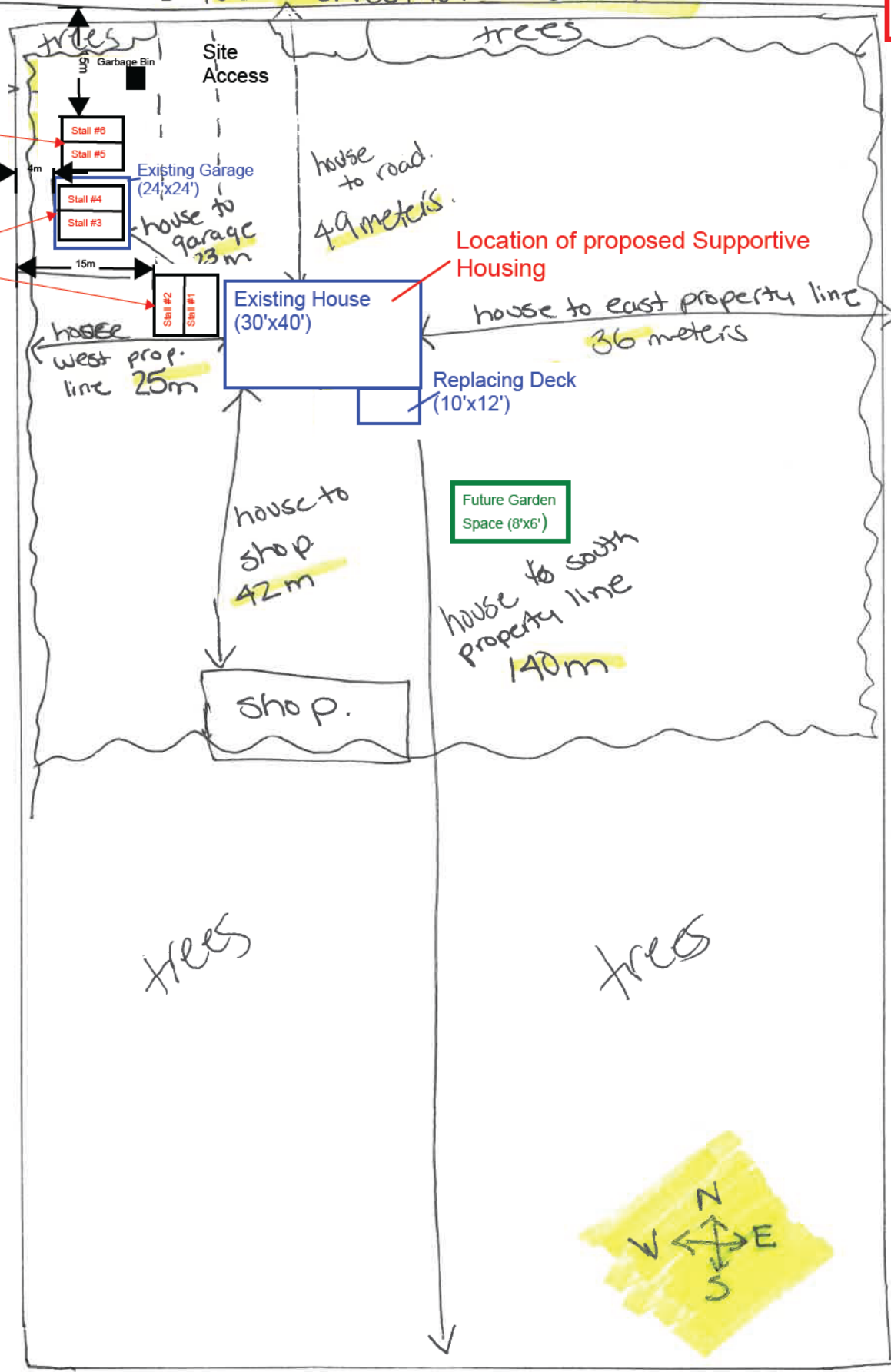
DEVELOPMENT PERMIT
APPROVED
06/08/2026
CMK
Development Authority
Land Use Bylaw
2025-12
parkland
county

2 Additional
staff/visitor
parking stalls
(4mx8m each)

4 staff parking
stalls
(4mx8m each)

★ ★ WEST ★ ★

★ ★ EAST ★ ★

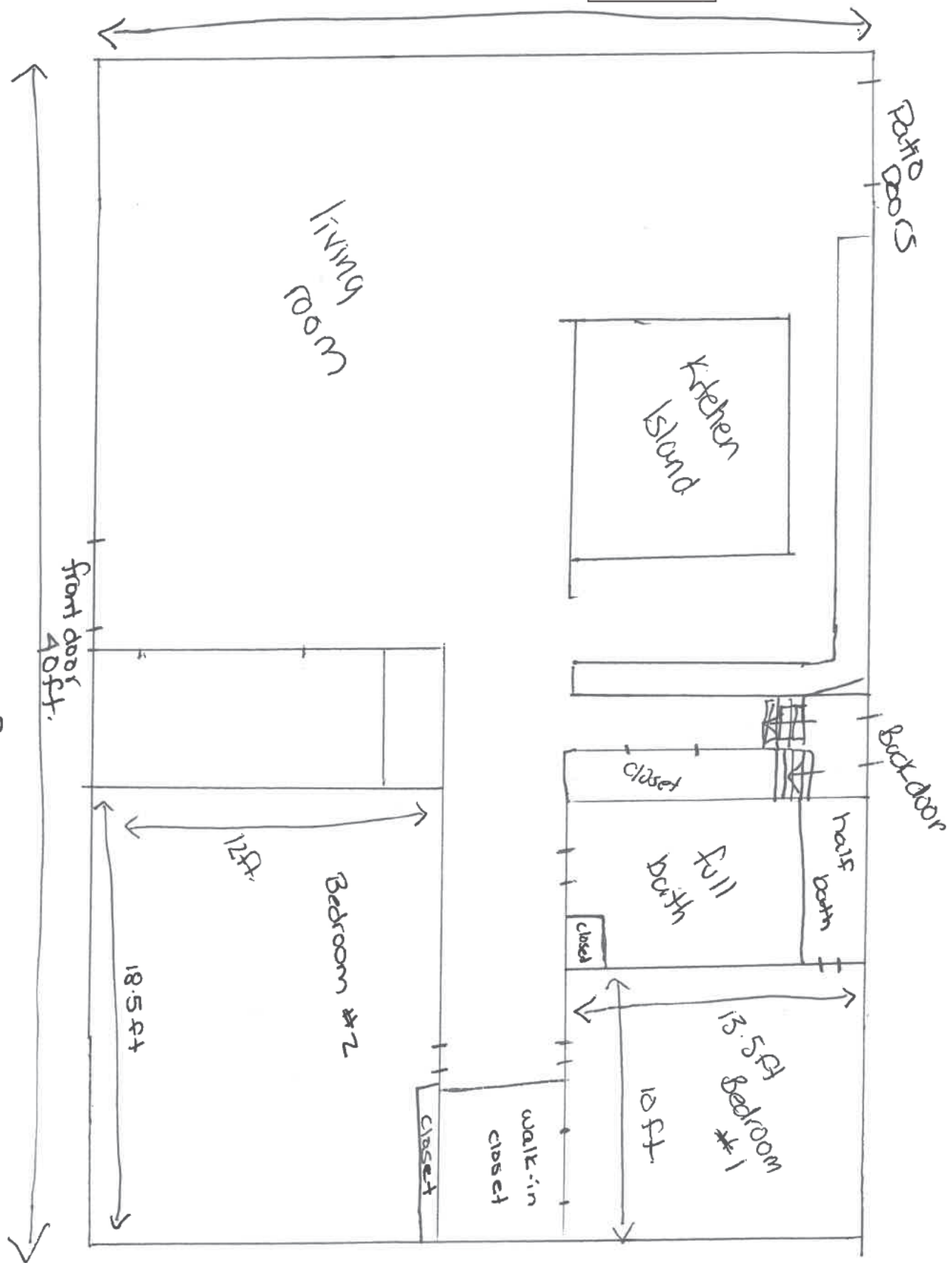


★ ★ SOUTH ★ ★

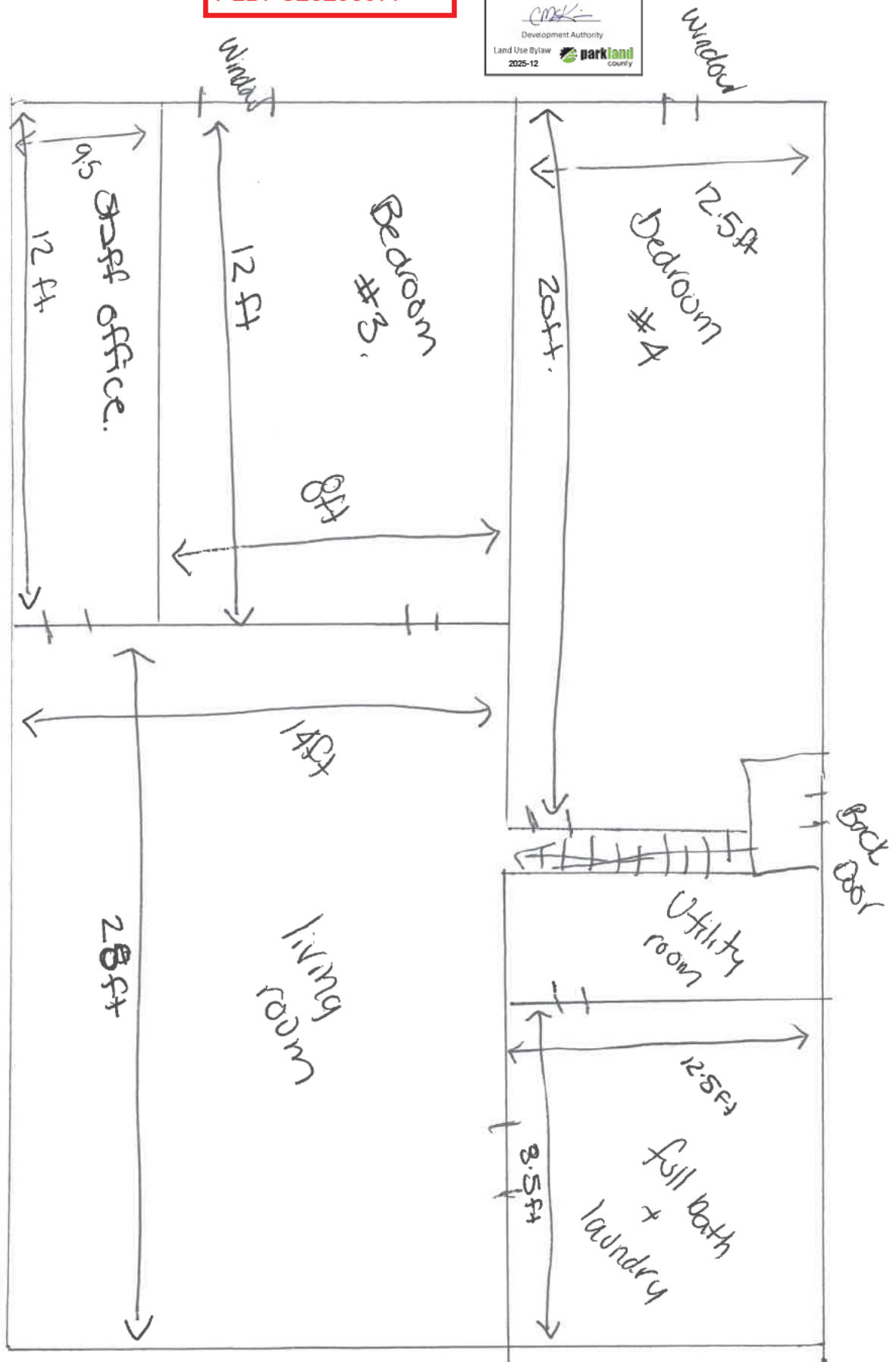
30 ft

*top floor recently renovated

MAIN FLOOR.
front north facing
~1200 sq ft.



BASEMENT.





SUBDIVISION AND DEVELOPMENT APPEAL BOARD DEVELOPMENT APPEAL

SDAB HEARING DATE: MONDAY JULY 20, 2026

PRESENTED BY: STEPHANIE CAMILLERI, DEVELOPMENT AUTHORITY

PARKLAND COUNTY FILE: PLDPC20250977

SITE LOCATION

Municipal Address:
9-54006 RGE RD 274

Legal Description:
SE-5-54-27-W4

2425TR/1/17

District:
CR – Country
Residential District



APPLICATION DETAILS

On November 20, 2025, a Supportive Housing Development Permit application was received for "Group Home for up to 5 residents."

Parkland County Land Use Bylaw 2025-12:

Determined Use Class: SUPPORTIVE HOUSING

Use Type: DISCRETIONARY Use

Use Class Definition: ...means a Residential Development with on-site or off-site supports to ensure residents' daily needs are met. Typical Uses include seniors' housing, independent or supportive living, long-term care facilities, and group homes. This Use does not include medical treatment services, detention facilities, or housing for persons under the jurisdiction of the provincial or federal justice system

APPLICATION DETAILS – SUBMISSION DOCUMENTS

Application Items Included:

1. Site Plan
2. Landowner Authorization Form
3. Letter of Intent
4. Building Elevations/Photos
5. Floor Plans
6. Certificate of Title

PROPOSED DEVELOPMENT SCOPE



SDAB HEARING - July 20, 2026 at 10:00 a.m. - PLDPC20250977

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PARCEL – LOCATION CONTEXT



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STATUTORY POLICY ALIGNMENT AND LUB REGULATIONS

- MDP BYLAW 2024-22
- ATIM CREEK ASP 26-2002
- LAND USE BYLAW 2025-12



One Parkland: Powerfully Connected.

SDAB HEARING - July 20, 2026 at 10:00 a.m. - PLDPC20250977

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MDP BYLAW 2024-22 - POLICY ALIGNMENT

PROPOSED DEVELOPMENT ALIGNS WITH KEY POLICIES

Development Policies Manage Growth and Land Use

- Policy 3.5.1(e) Compatible land uses may be mixed within buildings or on individual sites

Development Initiatives to Manage Growth and Transition

- Policy 4.4.1(a) Support healthy, affordable, innovative, and diverse housing forms throughout Parkland County



SDAB HEARING - July 20, 2026 at 10:00 a.m. - PLDPC20250977

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ATIM CREEK ASP 26-2002 - POLICY ALIGNMENT

PROPOSED DEVELOPMENT ALIGNS WITH KEY POLICIES

Land Use Strategy and Policies

- 6.3.1 The primary use of land in the Country Residential Core Area is country residential



LAND USE BYLAW 2025-12 - REGULATIONS

PROPOSED DEVELOPMENT ALIGNS WITH LUB REGULATIONS

- S2.70 District Purpose: To allow for rural residential Development and supportive local business Uses. This District is intended to be residential in nature with low-density Development or larger Parcels while allowing for limited commercial and agricultural Uses.
- S4.40.1.1 Landscaping – The Development Authority is satisfied that the lands are sufficiently screened by trees to maintain the privacy of adjacent residential uses, and to mitigate the impacts of residential use.
- S4.50.2.1 Parking – The Development Authority is satisfied that sufficient parking is available on-site
- S4.50.2.3 Parking – As parking regulations are not listed for country residential, the Development Authority determined that parking requirements were the same as similar uses.



APPLICATION DETAILS – TIMELINE OF EVENTS

1. On November 20, 2025, the application was submitted.
2. On February 18, 2026, Development Planning received the complete application with the requested submittals.
3. The fee for the development permit was paid on February 19, 2026 and assigned to a Planner.
4. On March 5, 2026, the Development Authority issued an Application Incomplete Notice to the applicant.
5. On March 30, 2026, the Development Authority issued an Application Incomplete Notice to the applicant.
6. On April 15, 2026, the Development Authority sent a Deemed Complete Notice to the applicant.
7. On May 8, 2026, the Development Authority sent a Notice of Revisions to the applicant.
8. On June 8, 2026, the Development Authority approved the Discretionary Development Permit.

DEVELOPMENT AUTHORITY DECISION

- The Development Authority has approved the application for the following reasons:
 - The proposed Supportive Housing aligns with Parkland County's Statutory Plan Policies.
 - The proposed development meets the Land Use Bylaw Regulations Sections 2.70, 4.40, 4.50 and 9.10.
 - The proposed development is compatible with surrounding adjacent residential land uses. Off-site impacts are minimized with sufficient setbacks and screening, and the proposed number of vehicle trips, parking and activity hours are similar to typical residential uses.

DEVELOPMENT AUTHORITY DECISION

- The Development Authority submits that the SDAB upholds the decision of the Development Authority.

Questions?

From: [Brad McNabb](#)
To: [SDAB](#)
Subject: approved site map or floor plans
Date: Monday, July 13, 2026 3:26:26 PM

You don't often get email from mcnabbasm@live.ca. [Learn why this is important](#)

CAUTION: This email originated from outside of Parkland County. Do not click links or open attachments unless you recognize this sender and know the contents are safe.

I am an appellant for the upcoming SDAB hearing regarding Permit # pldpc20250977. I have received the hearing date, but I have not been provided with the approved site map or floor plans. As an affected adjacent neighbor, I cannot properly prepare my land-use arguments without seeing the physical placement of the building, parking stalls, and septic fields. Please email me the complete approved application package."

Thanks

Brad McNabb

From: [Brad McNabb](#)
To: [SDAB](#)
Subject: I am requesting a postponement of these preceding's/ summary of testimonial evidence
Date: Tuesday, July 14, 2026 2:53:19 PM

You don't often get email from mcnabbbsm@live.ca. [Learn why this is important](#)

CAUTION: This email originated from outside of Parkland County. Do not click links or open attachments unless you recognize this sender and know the contents are safe.

I have requested more information through email and phone call and have not received a response. I am requesting a postponement of these preceding's until I have receive the documentation. I am also requesting a minimum 7 days after to review them. pldpc20250977
Brad McNabb

summary of testimonial evidence

1. Incompatibility with Localized Traffic and Road Safety Infrastructure (Condition 7)

Condition 7 of the approved permit states that the supportive housing use *"shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area."*

- A standard single-family acreage lot in this CR district produces an average of 6.5 to 10 daily vehicle trips.
- The proposed institutional use—housing 5 independent residents alongside rotating 24-hour shift workers, medical support staff, multi-daily delivery vehicles, and general visitors—will generate a sharp, structural increase in daily traffic.
- This local surge will create undue noise, dust pollution, and rapid wear on the rural road network.
- Range Road 274 is a narrow rural roadway lacking pedestrian shoulders or street lighting. This localized jump in vehicular traffic creates an unacceptable safety risk to area residents, local pedestrians traffic.

2. Insufficient Site Footprint for Mandatory Off-Site Parking Bans (Condition 8)

Condition 8 strictly dictates that *"There shall be adequate on-site parking for staff and visitors. No off-site parking is permitted."*

- The current site configuration and physical layout of the acreage parcel do not possess the appropriate infrastructure or clearable surface space to accommodate the simultaneous parking demands of residents, shifting workers, and external visitors.

This inevitable space shortage will cause vehicles to spill over onto the narrow shoulders of Range Road 274.

- On-street parking directly violates Condition 8, creates a major obstacle for standard traffic, and blocks the unhindered flow of emergency service vehicles navigating the subdivision.

3. Loss of Residential Character and Infringement on Secluded Privacy (Conditions 4 & 5)

Condition 4 explicitly mandates that *“no variation from the external appearance and residential character of land or buildings shall be permitted,”* while Condition 5 dictates that *“the privacy of the adjacent residential dwellings shall be preserved.”*

- The operational intensity of a 24-hour institutional care environment shifts the use from residential to commercial in nature.
- The constant shift turn-overs, continuous administrative comings-and-goings, and vehicle headlights at all hours will visibly disrupt the quiet enjoyment and secluded privacy characteristic of this Country Residential neighborhood.
- These external variations directly undermine the undisturbed residential aesthetic protected under Parkland County Land Use Bylaw 2025-12.

4. Excessive Strain on Private Rural Utility and Wastewater Infrastructure

Properties located inside this Country Residential subdivision are fully dependent on individual, private water cisterns/wells and localized private sewage treatment mounds.

- The Development Authority’s approval does not fully account for the prolonged utility loading created by an elevated base occupancy of 5 full-time residents and fluctuating daytime support staff.
- There are severe concerns that the increased water consumption and subsequent effluent volume will overburden a standard rural septic system designed for single-family consumption.
- This risk presents distinct safety issues regarding effluent runoff across property boundaries and potential long-term groundwater contamination.

I will be commenting on the "conditions" the planning and development services have placed on this proposed permit.

1-this document does not have any weight to it as your wordage is not decisive. The term "May" needs to be removed and replaced with "will".

4-The house is visually unsightly now and needs updated. The back shed has a tarp over it? not sure what to say about that. Planning and development have not done any research when completing this document.

5- What are the limits to judge "unduly offensive" when it comes to lighting, noise and traffic congestion. What if it does, what are the consequences? This document is not adequate for this **Discretionary use**.

7- This repeats the document as it is similar to #5. Seems this document was rushed.

8- With the current amount of space for parking there is not enough space available and extra parking would have to be on grass covered black dirt area, inadvertently bringing mud and tracking the roadway.

11- Signage will make this area commercial like.

I would also like to introduce one more condition.

1- The residence of this tightknit community have expressed their concerns with security. Possibility of troubled individuals living near or next door to them. When we had our meeting the talk was about what type of security system we should buy. **I would like one of the conditions to include security personal on sight at all time.** We should not change how we enjoy our lives because we are now worried about others coming onto our property. We should not have to buy fences and locked gates. We should not be the ones watching out for violations and reporting them to the authorities. We do not have a problem now, DO NOT BRING ONE TO US. Most of the younger children live within a few houses of this proposed Group home or supportive housing. Now they move freely between home taking turns in each others yards. Its unlikely they will not be able to do that anymore. The current law enforcement is under strain as is and can not dedicate time to patrol our area.

Conclusion

The Development Authority erred in approving this discretionary use because the specific scale and operational intensity of the proposed facility cannot be sustained by the surrounding rural infrastructure. The approval creates direct, unmitigated friction with Conditions 4, 5, 7, and 8 of its own permit guidelines.

I respectfully request that the Subdivision and Development Appeal Board (SDAB) overturn the approval of Application No. PLDPC20250977. Thank you for your time and consideration of this appeal.

Brad McNabb