SUBDIVISION AND DEVELOPMENT APPEAL BOARD
PARKLAND COUNTY

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HEARING DATE: October 21, 2024
FILE NO.: PLDPC20230720

Notice of Decision of Subdivision and Development Appeal Board

INTRODUCTION

[1] On August 30, 2024, the Development Authority of Parkland County (the "Development Authority") issued a development permit for "10 walk-in tents with full plumbing services" (the "Development Permit"), located at 51102 Range Road 70, Parkland County, legally described as SE-12-51-7-W5 (the "Lands"). The applicant for the Development Permit was Matthew Chalmers (the "Applicant").

[2] Steven Kozak (the "Appellant") filed an appeal containing a written date of September 20, 2024, of the Development Permit.

[3] The Subdivision and Development Appeal Board (the "Board") held the appeal hearing on October 21, 2024, in person.

PRELIMINARY MATTERS

A. Board Members

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

B. Exhibits

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

[6] At the beginning of the hearing, Shane Albers, agent for the Appellant, wished to submit additional materials, including a report by Steel Safety Consulting, in support of the Appellant's submissions. The Applicant was given time to review the materials and stated that he objected to the materials on the basis that the materials were submitted well after the deadline and that the report was by a third-party consultant with no known accreditations. Mr. Albers stated that the appeal timelines did not give the Appellant a lot of time to gather information, and the

safety consulting firm he retained could not get in right away. Furthermore, this appeal is in the middle of the harvest, which is the worst time to be dealing with it.

[7] After hearing from the Applicant and the Appellant, the Board decided to accept the additional materials as it was relevant and material to the issue of whether the proposed development would be compatible with adjacent uses. The Board would consider the Applicant's objections in determining the weight to give to the evidence.

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

C. Miscellaneous

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

[10] There were no objections to the proposed hearing process.

DECISION OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

[11] The Board has no jurisdiction to decide the appeal as the appeal was not filed by the deadline.

SUMMARY OF HEARING

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

Development Authority

[13] The municipal address of the Lands is 51102 Range Road 70, Parkland County and the legal description of the Lands is SE-12-51-7-W5. The Lands are located in the AGG – Agricultural General District. The Lands are not subject to an Area Structure Plan or an Area Redevelopment Plan; however, the Lands are located within a High Priority Landscape as defined in the Municipal Development Plan. The Lands are adjacent to local Environmentally Significant Areas along Range Road 70. Although Parkland County's 2013 wetland inventory did not capture any wetlands on the Lands, there is a possible wetland to the west of the Lands. Aerial photographs from 2013 and 2023 show that the Lands have not been used for agriculture for ten years or more.

[14] On September 29, 2023, a Commercial/Industrial/Institutional Development Permit application was received to "Develop a 10-acre site for 10 walk-in tents with full plumbing services." The fee for the Development Permit was paid on October 16, 2023, and the application was assigned to a planner.

[15] On November 8, 2023, the Applicant received an incomplete application notice from the Development Authority, who requested that the Applicant provide a letter of intent, site plan revisions, floor and elevation plans, a traffic memo, an erosion and sediment control (ESC) plan, and a grading plan. On January 17, 2024, the Applicant received another incomplete

application notice from the Development Authority, who requested that the Applicant provide site plan revisions, floor and elevation plans, an ESC plan, a site servicing plan, and a grading plan.

[16] On February 22, 2024, the Applicant received a notice that the application was deemed complete from the Development Authority, and the application was circulated to other departments for a detailed team review.

[17] On March 14, 2024, the application was deemed incomplete, and the Development Authority requested updates to the letter of intent, changes to the site grading plan, ESC plan, site plan, and a desktop biophysical assessment.

[18] On May 27, 2024, the application was recirculated to other departments for detailed team review. On June 10, 2024, the Community Sustainability Team confirmed that no desktop biophysical assessment is required because the application is not proposing any tree clearing, and the proposed development will maintain a 20-meter buffer between a possible wetland and the tent sites.

[19] However, the Engineering Department's concerns were not completely addressed. On June 11, 2024, the Development Authority extended the deadline for the required submittals to provide more time to the Applicant.

[20] On August 30, 2024, the application was approved with conditions.

[21] The Applicant proposes to set up ten tents equipped with washroom facilities, a cooking area, and a storage building. The camp will operate from May to October, mainly on weekends. Key developments include adding a gravel parking area, drainage and water lines, a septic holding tank, and minimal electric lighting.

[22] From the site plan submitted by the Applicant, the access to the proposed development is from Range Road 70, and there is parking at the main entrance. There is a 6-meter wide compacted gravel road for access to the proposed storage building as requested by the fire prevention team. To enhance privacy, there is a landscaping buffer.

[23] The proposed development aligns with the definition of a Tourist Campground, Enroute, which is a Discretionary Use in the AGG – Agricultural General District. "Tourist Campground, Enroute" under Parkland County Land Use Bylaw 2017-18 (the "LUB") means "development of land which has been planned and improved for the seasonal short term occupancy of holiday trailers, motor homes, tents, campers and similar Recreational Vehicles for those travels on their way to another destination and is not used as year round storage, or accommodation for residential use." The proposed development is to allow for ten tent sites and will operate from May to October, mainly on weekends.

[24] The Applicant provided a trip generation memorandum that stated that the proposed development would not significantly affect traffic on Range Road 70.

[25] The LUB requires a minimum distance separation of 300 meters between any tourist campground facility and the boundary of a multi-parcel residential subdivision. There are no

existing multi-parcel residential subdivisions near the proposed development.
[26] The Development Authority approved the Development Permit application because:

a. the proposed use is in alignment with the LUB and Parkland County's planning policies;

b. no concerns were identified through the technical analysis of the application; and

c. the proposed use is compatible with adjacent land uses and will not unreasonably impact the use and enjoyment of adjacent agricultural activities.

[27] The Development Authority submitted that the SDAB uphold the Development Authority's decision.

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

a. There is no requirement that the Applicant contact his neighbours about the proposed development. Although the Development Authority may sometimes require public engagement, because of the scale of the proposed development, the Development Authority did not require public engagement.

b. The notice to adjacent landowners was sent on the same day that the application was approved: August 30, 2024. The notice to adjacent landowners was sent to landowners within 100 meters of the Lands. In total, six notices were sent out.

c. There is a possible wetland to the west of the property that is not on the property. There is a 20-meter buffer between the proposed tents and the possible wetland. The Community Sustainability team determined that a 20-meter buffer is good enough. No activities would be allowed in that buffer zone.

d. A "multi-parcel residential subdivision" is defined in the LUB as a quarter section of land containing four or more lots.

Appellant – Shane Albers on behalf of Steven Kozak

[29] Shane Albers, on behalf of Steven Kozak (the Appellant), made a presentation.

[30] The Lands was previously the homestead for the quarter section.

[31] Mr. Albers stated that he recently purchased lands bordering the Lands for agricultural use.

[32] With agricultural land, Mr. Albers questioned whether the County or the Applicant have considered the fact that there is plenty of potential for cattle to be harassed or spooked by people playing in trees or climbing through fences. It is also not uncommon practice to spread manure on property to initiate better growth, which would create a smell that no one would want to camp near.

[33] Mr. Albers argued that the proposed development will ultimately bring in people from

outside of the area whom the residents do not know. While the community has been able to notify each other of suspicious vehicles, this will not be possible with the increase in traffic and newcomers to the area. He questioned how Parkland County was prepared to deal with issues such as trespassing, noise and drones that arise and need to be dealt with immediately.

[34] Mr. Albers also questioned whether the County was prepared to upgrade Range Road 70 in response to safety concerns. He notes that there have been many complaints of the school bus becoming stuck at the end of the road, and he has had to personally pull out the school bus three different times, but these complaints continue to be ignored. While it is great that there is a 6-meter wide access road to the proposed storage building, Mr. Albers has personally measured some spots on the road at approximately 4.8 meters.

[35] Mr. Albers has also spoken with truckers who have stated that, if someone pulls out of the approach to the proposed development, there is no way a semi truck would be able to stop if the driver does not see them.

[36] Mr. Albers had a third-party consulting firm do a safety analysis on the road, and it is deemed unsafe for the increased amount of traffic and the type of farm traffic on the road. The consulting firm is well known around Drayton Valley and does quite a bit of work with Brazeau County.

[37] In addition, the third-party safety report found that there was a conflict between the timing of campground and farming operations. Just as the residents are concerned about noise, so there will also be noise from the farm equipment that can happen any time of day or night. The residents are also looking out for the campers' best interests as they will not be happy with the sounds of mooing cows or weaning calves.

[38] With only one access in and out of Range Road 70, Mr. Albers questioned whether the County or the Applicant has considered the possibility of having ten fire pits burning and a spark getting into dry grass, which would cause a forest fire and trap anyone north of the proposed development. He remembers that there had been a forest fire in the area only three years ago.

[39] Mr. Albers stated that all of the neighbours on Range Road 70 are opposed to the proposed development, except for one individual who did not want to be involved. None of the residents knew that this proposed development was being developed until Mr. Albers reached out to them. Although there were people too shy to speak up at the hearing about how the proposed development impacts them, he requested that the Board take into consideration the signed petition from the neighbours.

[40] In conclusion, he stated that the chosen location for the proposed development has too many cons and no benefit for anyone else living or farming in the area. The neighbouring residents welcome anyone who wants to build a residence or weekend getaway but oppose commercial "glamping", which will affect the privacy and safety of the residents.

[41] In response to the Development Authority, Mr. Albers stated that, although the proposed development is "small scale", it has a large impact. The neighbouring residents have concerns despite the small scale, and they were never told about the proposed development

despite the direct impact on them.
[42] In response to the Applicant's concern about filing late, Mr. Albers admits that the appeal was filed a day late. However, the Applicant was granted extensions on his Development Permit Application, so the lateness of the appeal should not be a concern.

[43] In response to Board questions, Mr. Albers stated:

a. On page 77 of the Agenda Package, the right image shows a red square. He grazes around that red square, and it is fenced for cattle. There is also farmland across the road; he previously had cows there, but it is canola this year. He has a property up the road to the right, and Mr. Kozak has a property up the road to the left. Mr. Albers also farms all to the left up to Range Road 71.

b. Mr. Albers is concerned that people will try to go through his old, barbed wire fence. He stated that city people who may have no experience with cattle may spook the cattle. Even if he does not pasture cattle, he has millions of dollars in farm equipment that he does not want tampered with.

c. Mr. Albers lives 500 meters from the proposed development. He did not receive a letter about the proposed development. He only found out when he stopped in to introduce himself to the Applicant.

d. Mr. Kozak received notice of the proposed development as he owns a business near the proposed development. Mr. Albers does not know when Mr. Kozak received the notice, but he works a lot out of town.

e. Mr. Kozak sent the notice of appeal on Saturday, September 21, 2024. He had been at the County Centre on Friday, September 20, to pay for and hand in the notice of appeal, but the doors were locked at 4:25 pm even though the County Centre was open until 4:30 pm.

Applicant – Matthew Chalmers

[44] Matthew Chalmers is the Applicant for the Development Permit.

[45] He stated that he had spoken to some neighbours during the development process and had received positive feedback. However, he acknowledges that opinions may have changed over time.

[46] The Applicant clarified that there would be no traditional camping or recreational vehicles on the proposed development. Rather, there will be three pre-built tents on platform decks to start with the possibility of growing to ten tents. The campground is intended for people to stop at before reaching Tomahawk. There will be one or two onsite staff. Campers will have access to four acres of cleared area to play yard games and hiking paths well back from the fences. There are other amenities in the area such as a golf course.

[47] The Lands slope from north to south, which creates a natural sound barrier. Further, the Applicant would be adding trees in accordance with the requirements of the fire

department.
[48] The Applicant had an engineer look at the traffic impact on Range Road 70, and the engineer found it would be minimal. He notes that the winding road is likely to make people slow down. Mr. Chalmers noted that the approach to the proposed development is still to be built, but that was not done yet.

[49] With respect to parking, there is onsite parking so there would be no parking on the road. The proposed development would not have signage, except at the site, as it is by online reservation only.

[50] With respect to the possibility of cattle being harassed, the Applicant stated that he has not seen a lot of cattle, and there is newer barbed wire fencing up on the north and west sides of the Lands. There would be minimal impact on seeding and cattle during May to October as he does not expect a lot of traffic.

[51] The Applicant expressed concern with the late appeal. In his written submissions, the Applicant stated Parkland County did not document receipt of the appeal until September 23, 2024, which has created a one-month delay in this appeal hearing. The Applicant expressed that this delay has occurred at the worst time for construction as the temperature is dropping and pouring concrete slabs will need to be delayed until Spring.

[52] The Applicant also stated that he is doing everything he can to care for his neighbours. For instance, the campground will have a no-dog policy.

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

a. The Lands used to be a homestead. It had been used for a summer cabin, and there is still a log house and wood stove on site. The Applicant purchased the Lands in September 2023, and no one has lived on the Lands since the previous tenant vacated.

b. There will be someone on site to make sure things are managed. There will be fire pits, and firewood will be supplied, but not during fire bans. There are buckets to douse fires if needed. The Applicant does not want to see any issues and wants it to be safe for everyone.

c. Page 80 of the Agenda Package shows the Lands. The outer dotted line shows the setback area of the Lands. The green area is the treed area. Most of the green area is impassable, so the Applicant will add hiking paths. The high point of the Lands is at the north, and the Applicant intends to stay back from the north to leave a tree buffer. The smaller dotted area is the 20-meter buffer from the potential wetland.

Those in Favour of the Appeal

Morgan Hynes

[54] Morgan Hynes spoke in favour of the appeal. He and his wife Petra Hynes wrote a letter of concern to the SDAB about the impact of how many people will be there at any given time. Because he has three young children, he is concerned with the possibility of up to 40 people not

from the area coming into the area. His daughter especially is concerned about strangers. His biggest concern is safety.

[55] Mr. Hynes explained that, a year and a half ago, there was a fire. His kids were the last ones to cross the bridge leaving Drayton Valley. He has a fear of something similar happening with inexperienced campers and fire pits.

[56] Mr. Hynes explained that he probably would not have bought his property if he knew that there would be a campground.

[57] In response to Board questions, Mr. Hynes stated that he did not receive any notification about the proposed development and lives approximately 350 meters north of the proposed development.

Heidi Mettler

[58] Heidi Mettler spoke in favour of the appeal.

[59] Ms. Mettler stated that she and her husband bought 75 acres in Parkland County, from there they can see the approach of the Lands.

[60] She was not notified about the proposed development until last week, and she believes it was an oversight to not hold a public inquiry considering the potential impact on residents, although the Applicant did contact her following her written submissions to the SDAB. She believes that her and her neighbours will have to endure the consequences of campers who stay at the proposed development, and it will be of no benefit to anyone in the area.

[61] Ms. Mettler is concerned with the increased dust the proposed development will bring and questioned whether the Applicant would be willing to pay for dust control.

[62] Ms. Mettler is also concerned with road safety issues due to the doubling of vehicles going down the road. She has already witnessed numerous accidents along the road. There will be an increased risk of vehicle accidents with rushing people. Further, when there is a wildfire, there is only one way out.

[63] Finally, Ms. Mettler is concerned with trespassing, drones, and noise levels due to fireworks.

[64] She notes that there are many campgrounds in Brazeau County located near public lands, not near a private road where people farm.

[65] In response to Board questions, Ms. Mettler stated that she did not receive any notification about the proposed development and lives less than 300 meters from the proposed development.

Scott Graham

[66] Scott Graham spoke in favour of the appeal. He lives down the road from the Lands.

[67] Mr. Graham expressed concerns about noise from his land affecting campers and that no one was notified about the proposed development.

[68] In response to Board questions, Mr. Graham stated that he lives half a mile (approximately 800 meters) from the proposed development. He can hear noise from the Lands if the wind is blowing right.

Jessica Pylatuk

[69] Jessica Pylatuk spoke in favour of the appeal. She lives down the road between the Lands and Mr. Graham, and she owns property in the surrounding area.

[70] Ms. Pylatuk stated that the Applicant did speak to her, and she was not concerned about the proposed development at the time because it was only ten glamping sites. However, upon further consideration, she is concerned. With traffic right now, there is a lot of speeding not too far off the road, and so she is concerned for the safety of her four young children. She is also concerned about theft because her husband owns a heavy-duty mechanic company. She is concerned about noise as her property is the second property in on the left of the road.

[71] In response to Board questions, Ms. Pylatuk stated that she did not receive notification about the proposed development. She was not able to tell the Board the distance between her property and the Lands, but she was in between Mr. Graham's property and the Lands.

FINDINGS OF FACT

[72] The Lands are legally described as SE-12-51-7-W5, and municipally described as 51102 Range Road 70, Parkland County.

[73] The Development Permit was issued on August 30, 2024, and notice was given in accordance with the LUB on August 30, 2024.

[74] The Applicant is an affected person.

[75] The Appellant and those who spoke in favour of the appeal are affected people.

REASONS

Affected Persons

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

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

[78] The Appellant and the individuals who spoke in favour of the appeal live near the Lands.

Due to the proximity of the proposed development, the Board finds that the Appellant and the individuals who spoke in favour of the appeal are affected by the proposed development.

Jurisdiction

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

> ***687(3)*** *In determining an appeal, the subdivision and development appeal board*
> *...*
> *(a.1) must comply with any applicable land use policies;*
> *(a.2) subject to section 638, must comply with any applicable statutory plans;*
> *(a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;*
> *(a.4) must comply with the applicable requirements of the regulations under the Gaming, Liquor and Cannabis Act respecting the location of premises described in a cannabis licence and distances between those premises and other premises;*
> *(b) must have regard to but is not bound by the subdivision and development regulations;*
> *(c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;*
> *(d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,*
> *(i) the proposed development would not*
> *(A) unduly interfere with the amenities of the neighbourhood, or*
> *(B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,*
> *and*
> *(ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.*

[80] In making this decision, the Board has considered the oral and written submissions made by and on behalf of those who provided evidence: the Development Authority, the Appellant, the witnesses who spoke on behalf of the Appellant, and the Applicant.

Issues to be Decided

[81] The Board must determine the following issue:

1. Was the appeal filed in time?

[82] If the Board finds that the appeal was filed in time, it must also determine the following issues:

2. Does the proposed development comply with the applicable statutory plans?

3. What is the use?

4. Is the proposed development compatible with adjacent uses?

[83] If the Board finds that the appeal was not filed in time, then it has no authority to decide this appeal.

Was the appeal filed in time?

[84] The position of the Applicant was that the Appeal was filed out of time as the deadline for submission was Friday, September 20, 2024. The notice of appeal was not marked received by Parkland County until Monday, September 23, 2024.

[85] By contrast, the Appellant states that the notice of appeal was submitted by email on Saturday, September 21, 2024, a day late. However, the delay should not matter as the Applicant had several extensions to complete his Development Permit application.

[86] The Board notes that the fee for the appeal was not paid until September 23, 2024.

[87] The Board has reviewed the provisions of s. 686(1)(b) of the MGA, which speaks of appeals in relation to developments by affected persons. Section 686(1)(b) states:

> **686(1)** A development appeal is commenced by filing a notice of the appeal, containing reasons, with the board hearing the appeal
>
> (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

[88] Section 16.13.2 of the LUB describes how notice of the issuance of a permit is given and states:

> **16.13 Notice of Development Permit Applications and Decisions**
>
> 2. Notification of the issuance of a Development Permit for a Discretionary Use … shall be provided as follows:
>
> a) Within five (5) days of the issuance of the Development Permit, notice shall be mailed by ordinary mail to each registered owner of land within 100.0 m from the boundary of the property subject to the Development Permit; or
>
> b) Within 14 days of the issuance of the Development Permit, notice of the decision shall be published in one of the newspaper circulating in the area of the municipality in which the land is located.

[89] Section 686 of the MGA provides 21 days to file an appeal with the Board from the date

notice was given in accordance with the LUB. The Board interprets s. 686 of the MGA as stating that the appeal period runs from the date that notice was "given", as stated, rather than from when it was received. The LUB states that notice "shall be provided by ordinary mail to each registered owner of land within 100.0 m from the boundary of the property subject to the Development Permit".

[90] The Development Authority gave evidence that it mailed the notices to the six landowners within 100 meters of the Lands on August 30, 2024, the date that the Development Permit was issued. There was no evidence to the contrary, and the Board accepts that the notices in this matter were mailed out on August 30, 2024.

[91] The Board recognizes that the individuals who spoke in favour of the appeal stated that they did not receive notice of the Development Permit. However, there was no evidence that they lived within 100 meters of the Lands, and many of those who spoke in favour of the appeal stated that they lived between 300 and 800 meters from the Lands. Pursuant to s. 16.13.2 of the LUB, these individuals were not required to be provided notice of the proposed development.

[92] Therefore, the Board finds that notice was given in accordance with the LUB on August 30, 2024. Twenty-one days from August 30, 2024, is September 20, 2024. Therefore, the Board finds that the deadline to appeal was Friday, September 20, 2024. The Board notes the notification to nearby landowners of the Development Permit (page 17 of the Agenda Package) also states that the appeal deadline is September 20, 2024.

[93] The Appellant says that he attempted to file the notice of appeal on September 20, 2024, by attending at Parkland County Centre, which supports that he was aware of the September 20, 2024, deadline.

[94] The Appellant's evidence is that he emailed his notice of appeal to the Board on September 21, 2024. The notice of appeal was marked "received" on September 23, 2024 (page 13 of the Agenda Package), and the fees for the appeal were also paid on September 23, 2024. Even if the Board accepts that the Appellant successfully filed the notice of appeal on September 21, 2024, when he emailed the notice of appeal, the appeal was filed past the September 20 deadline and therefore out of time.

[95] The Appellant urged the Board to extend the deadline for filing on the appeal on the basis that the Applicant received extensions to his application for the Development Permit. The Board has no power to extend timelines for appeals under the MGA. While the Development Authority can extend deadlines for development permits under the LUB, the Board has no such authority in respect of development appeals.

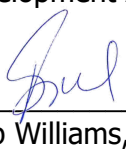
[96] As the Board has determined that the appeal was filed out of time, it does not need to address the remaining issues.

[97] Although the Board is sympathetic to the concerns of the Appellant and the surrounding neighbours, the Board has no jurisdiction to hear this matter.

Conclusion

[98] For the above reasons, the Board finds that it has no jurisdiction to decide this appeal.

[99] Issued this 5th day of November, 2024 for the Parkland County Subdivision and Development Appeal Board.



Barb Williams, Clerk of the SDAB, on behalf of B. Bundt, Chair
SUBDIVISION AND DEVELOPMENT APPEAL BOARD

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

APPENDIX "A"
BOARD MEMBERS

	MEMBERS
1.	B. Bundt, Chair
2.	W. Ekert
3.	B. Jespersen
4.	M. Morin
5.	A. Tollenaar

APPENDIX "B"
REPRESENTATIONS

	PERSONS APPEARING
1.	Aman Jhawer, Development Authority
2.	Shane Albers, on behalf of Steven Kozak, Appellant
3.	Matthew Chalmers, Applicant
4.	Morgan Hynes
5.	Heidi Mettler
6.	Scott Graham
7.	Jessica Pylatuk

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

October 21, 2024 Agenda Package			
	Description	Date	Pages
1.	Agenda Coversheet	Oct 21, 2024	1
2.	Table of Contents	Oct 21, 2024	2
3.	Adoption of June 27, 2024, 10:00 A.M. SDAB Meeting Minutes	June 27, 2024	3-4
4.	Adoption of June 27, 2024, 2:00 P.M. SDAB Meeting Minutes	June 27, 2024	5-6
5.	Adoption of July 29, 2024, 10:00 A.M. SDAB Meeting Minutes	July 29, 2024	7
6.	Adoption of August 12, 2024, 10:00 A.M. SDAB Meeting Minutes	August 12, 2024	8-9
7.	Adoption of October 7, 2024, 10:00 A.M. SDAB Meeting Minutes	October 7, 2024	10-12
8.	Notice of Appeal	Sept 23, 2024	13-18
9.	Notice of Approved Development Permit	Aug 30, 2024	19-22
10.	Hearing Notification	Sept 25, 2024	23-24

October 21, 2024 Agenda Package			
	Description	Date	Pages
11.	Submissions of the Development Authority	Oct 6, 2024	25-89
12.	Submissions of the Appellant	Oct 15, 2024	90-91
13.	Submissions of the Applicant	Oct 15, 2024	92-105
14.	Submissions of Petra and Morgan Hynes	Oct 15, 2024	106-107
15.	Submissions of Heidi Mettler	Oct 15, 2024	108
16.	Submissions of Shane Albers	Oct 15, 2024	109-117
17.	Additional Submissions of Shane Albers	Oct 21, 2024	118-124