

**MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE "BOARD")
MEETING HELD AT PARKLAND COUNTY CENTRE ON JULY 20, 2026 AT 10:00 A.M.**

1. CALL TO ORDER

Chairperson, L.Foy, called the meeting to order at 10:11 a.m.

2. PRESENT (in-person)

Members: B. Bundt, M. Fix, L. Foy, A. Tollenaar

Clerk: O. Bartel

Recording Secretary: O. Bartel and S. Harris

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

3. ADOPTION OF AGENDA

Board Member B. Bundt moved that the July 20, 2026 Agenda be adopted, as presented.

Carried

4. ADOPTION OF MEETING MINUTES

Board Member M. Fix moved that the March 18, 2026, Meeting Minutes be adopted, as presented.

Carried

5. NEW BUSINESS

10:00 a.m. Appointment

The appeal of Approved Discretionary Development Permit PLDPC20250977.

Applicant: Jamie-Lynn Gallant (in-person)

Appellants: 1. Chris Pettican (in-person)

2. Kyle Raynor (in-person) and Christine Cluff (in-person)

3. Greg Zederayko (in-person)

4. Mieczyslaw and Danuta Szmuc (in-person)

5. Brad McNabb (in-person)

6. David Hofer (in-person) and Megan Eveleigh (virtually)

6. DEVELOPMENT AUTHORITY (in-person)

Braden Slemko, Manager, Development Planning & Safety Codes, Planning & Development Services

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

Stephanie Camilleri, Development Planner I, Planning & Development Services

7. HEARING

The Chairperson asked if anyone affected by the appeal had any objection to the Board Members present. There were no objections.

The Chairperson advised that the agenda package for today's hearing contains all written materials, audio materials and visual communications provided to the Clerk in advance of the hearing. The agenda package was distributed to the Board and made available for public inspection prior to today's hearing. The records contained within the agenda package will be marked as exhibits for the Board's record.

The Chairperson asked if there was anyone in attendance who had not received the agenda package prior to the hearing today. No one present at the meeting came forward.

The Chairperson asked if there was anyone in attendance who plans to present materials that are not part of the Hearing package. No one present at the meeting came forward.

The Chairperson asked those in attendance if there were any objections to the current exhibits as shown in the agenda package presented for this hearing. There were no objections.

Appellant, Brad McNabb, requested a postponement of the hearing. On page 82 of the agenda package is an email from the Appellant, dated July 13, 2026 requesting the approved site map or floor plans. On page 83 of the agenda package is an email from the Appellant, dated July 14, 2026, requesting postponement of today's hearing until he has received the documentation and a minimum of seven days to review it once received.

The Board heard comments from the Appellant, Brad McNabb, on the question of postponement. The Appellant, Brad McNabb, withdrew his request for postponement.

The Chairperson provided an outline of the hearing process and advised that at all times during the hearing each Board Member shall have the right and opportunity to ask questions of any party. The Chairperson asked those in attendance if they have any concerns about the process that was outlined. No one present at the meeting came forward.

The Chairperson advised parties that all Board Members have reviewed and are familiar with the submitted materials and asked that presentations be kept brief and do not repeat comments or positions that have been stated by others.

The Chairperson confirmed the list of speakers with parties in attendance.

The Chairperson called on the Development Authority to make their presentation. S. Camilleri for Parkland County's Development Authority provided a verbal presentation and referred to materials within the agenda package.

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

The Chairperson called on the first Appellant, Chris Pettican, to make their presentation. The Appellant, provided a verbal presentation and referred to materials within the agenda package.

The Chairperson called on the second Appellants, Kyle Raynor and Christine Cluff, to make their presentation. The Appellants, provided a verbal presentation and referred to materials within the agenda package.

The Chairperson called on the third Appellant, Greg Zederayko, to make their presentation. The Appellant, provided a verbal presentation and referred to materials within the agenda package.

The Chairperson called on the fourth Appellants, Mieczyslaw and Danuta Szmuc, to make their presentation. Brian Braun joined the Appellants at the presenters table to support the presentation of the Appellants. The Appellants and Brian Braun, provided a verbal presentation and referred to materials within the agenda package.

The Subdivision and Development Appeal Board asked questions of the Appellants. The Appellants, Mieczyslaw and Danuta Szmuc, and Brian Braun provided responses to the Board's questions.

The Chairperson called on the fifth Appellant, Brad McNabb, to make their presentation. The Appellant, provided a verbal presentation and referred to materials within the agenda package.

The Subdivision and Development Appeal Board asked questions of the Appellant. The Appellant, Brad McNabb, provided responses to the Board's questions.

The Chairperson called on the sixth Appellants, David Hofer and Megan Eveleigh, to make their presentation. The Appellant, provided a verbal presentation and referred to materials within the agenda package.

The Subdivision and Development Appeal Board asked questions of the Appellants. The Appellants, David Hofer and Megan Eveleigh, provided responses to the Board's questions.

The Chairperson called on Laura Johnston, who attended in-person and registered to speak in support of the appellants, to make their presentation. Laura Johnston, provided a verbal presentation.

The Chairperson called on Brian Braun, who attended in-person and registered to speak in support of the appellants, to make their presentation. Brain Braun, provided a verbal presentation.

The Chairperson called on Dan Johnston, who attended in-person and registered to speak in support of the appellants, to make their presentation. Brain Braun, provided a verbal presentation.

The Chairperson called on Sara Yanke, who attended in-person and registered to speak in support of the appellants, to make their presentation. Sara Yanke, provided a verbal presentation.

The Chairperson called on Jonathan Wilson, who attended virtually and registered to speak in support of the appellants, to make their presentation. Jonathan Wilson, provided a verbal presentation.

The Chairperson advised that the Board is at the end of the list of speakers in support of the appellants and asked if there was anyone else in attendance who wished to speak in support of the appellants.

Linda Murtha came forward.

The Chairperson confirmed that Linda came forward to speak in support of the applicant. The Board heard that Linda was going to have to leave and the Board decided to hear her verbal submission at this time in the hearing. Linda Murtha, who attended in-person, spoke in support of the applicants. Linda Murtha, provided a verbal submission.

RECESS - The Chairperson recessed the meeting at 11:47a.m. and reconvened the meeting at 12:07 p.m.

The Chairperson called on the Applicant, Jamie-Lynn Gallant, to make their presentation. Jessie Dudas and Marissa Saddleback joined the Applicant to support the Applicant in their presentation. The Applicant, Jessie Dudas, and Marissa Saddleback provided a verbal presentation. Jessie Dudas and Marissa Saddleback attended the hearing in-person.

The Subdivision and Development Appeal Board asked questions of the Applicant, Jessie Dudas, and Marissa Saddleback. The Applicant provided responses to the Board's questions.

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

The Chairperson called on Marissa Saddleback, who registered to speak in support of the applicant, to make their presentation. Marissa Saddleback, provided a verbal presentation.

The Chairperson advised that the Board is at the end of the list of speakers in support of the applicants and asked if there was anyone else in attendance who wished to speak in support of the applicants. No one came forward.

RECESS - The Chairperson recessed the meeting at 12:58 p.m. and reconvened the meeting at 1:50 p.m.

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

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

The Chairperson called on the Development Authority to provide closing remarks. The Development Authority advised that they did not have closing remarks.

The Chairperson called on the Applicant to provide closing remarks. The Applicant, with the support of Jessie Dudas and Marissa Saddleback, provided closing remarks.

The Chairperson called on the Appellants to provide closing remarks. The Appellants provided closing remarks as follows:

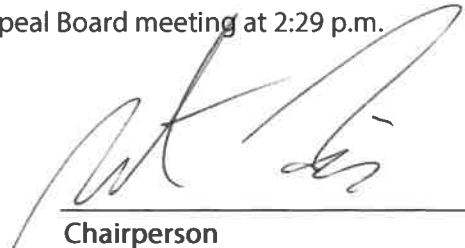
1. Chris Pettican was not present to provide closing remarks,
2. Kyle Raynor and Christine Cluff provided closing remarks,
3. Greg Zederayko provided closing remarks,
4. Mieczyslaw and Danuta Szmuc provided closing remarks,
5. Brad McNabb provided closing remarks, and
6. David Hofer and Megan Eveleigh provided closing remarks.

RECESS - The Chairperson recessed the meeting at 2:20 p.m. and reconvened the meeting at 2:26 p.m.

8. ADJOURNMENT

At 2:29 p.m. the Chairperson declared the hearing closed and advised that the Board will not hear or receive further information regarding this appeal. The Board will issue their written decision within 15 days.

The Chairperson closed the Subdivision and Development Appeal Board meeting at 2:29 p.m.


Chairperson