

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB)  
AGENDA**

Date: Thursday, April 2, 2026  
Time: 1:00 pm  
Location: Virtual Meeting (Zoom)

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**Pages**

**1. Call to Order and Introductions**

**2. Additional Information**

**3. Approval of Agenda**

**Recommendation:**

That the Subdivision and Development Appeal Board Agenda dated April 2, 2026 be approved.

**4. Approval of Previous Minutes**

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**Recommendation:**

That the Subdivision and Development Appeal Board Minutes dated February 27, 2026 be approved.

**5. Hearing of Appeal**

7 - 8

**6. Adjournment**

**Recommendation:**

That the April 2, 2026 Subdivision and Development Appeal Board hearing be adjourned until the Board's earliest available sitting after May 4, 2026.

## **SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB) MINUTES**

Date: Friday, February 27, 2026  
Time: 9:00 AM  
Location: Council Chambers

SDAB Members Present Tom Schinold  
Michael Diachuk  
Barry Helm

SDAB Administration Present Marissa Webb, Recording Secretary  
Hailey Stark, SDAB Clerk

Development Authority Present Roxanne Shortt, Development Officer  
Terry Burton, Director, Engineering and Planning

### **1. Call to Order**

Chair called the February 27, 2026 Subdivision and Development Appeal Board Hearing to order at 9:04 AM.

### **2. Chair Introduction**

Subdivision and Development Appeal Board Chair, Tom Schinold introduced himself to those in attendance.

### **3. Introductions**

3.1 All members of the Subdivision and Development Appeal Board introduced themselves.

3.2 All members of Administration introduced themselves.

### **4. Additional Information**

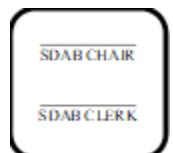
No additional information was brought forward.

### **5. Approval of Agenda**

Motion No. 01-2026  
Moved By: Michael Diachuk  
Seconded By: Barry Helm

That the Subdivision and Development Appeal Board Agenda dated February 27, 2026 be approved.

**CARRIED**



**6. Approval of Previous Minutes**

Motion No. 02-2026  
Moved By: Michael Diachuk  
Seconded By: Barry Helm

That the Subdivision and Development Appeal Board Minutes dated March 11, 2025 be approved.

**CARRIED**

**7. Introduction of SDAB Hearing**

APPEAL TO BE HEARD: Development Permit Refusal  
Municipal Address: 6201 50 Avenue  
Zoning: BT Business Transition  
Legal Description: Lot 2, Block 1, Plan 102159727  
Permit No. 20260012  
Appellant Name: InvestPlus REIT - Domenic Mandato

**8. Introduction of Appellant**

Domenic Mandato, Appellant, introduced himself.

**9. Objections to Board**

The Appellant had no objections to the members of the Board who were in attendance.

No objections were brought forward by audience members of the Subdivision and Development Appeal Board members who were in attendance for the hearing.

**10. Hearing Process**

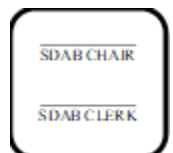
The Board Chair explained the hearing process. No questions or concerns were brought forward.

**10.1 Presentation of Development Authority**

Roxanne Shortt presented on behalf of the Development Authority.

**10.1.1 Questions by the Board**

The Board inquired why a permit is not required for the cement pad. Roxanne advised that cement pads do not require a permit and compared it to a parking lot or road noting that removal of a cement pad to access utilities is different than structure removal.



The Board expressed concern about the distance between the transformer and the structure. The Development Authority advised this is a regulation set by the utility company and not in the realm of the City's Land Use Bylaw.

The Board noted the sewer and water lines are not visible in any of the drawings provided and requested the distances from the structure. The Development Authority advised the water line is 10 meters to the outside wall of the structure and that the sanitary main is the larger concern as it is seven meters deep which would require at least a seven meter wide hole if accessing the line in traditional methods. The Development Authority also noted there are alternate methods to be explored for accessing this line in the event it is needed that would not require such a large hole.

#### **10.1.2 Presentation of Potential Conditions of Approval**

Roxanne Shortt provided a list of 11 potential conditions of approval.

### **10.2 Presentation of the Appellant**

The Appellant, Domenic Mandato, presented their appeal.

#### **10.2.1 Questions by the Board**

The Board clarified that the owner is willing to remove the structure at the owner's expense if the City required access to the easement or utilities, given 30-60 days written notice from the City to the owner. The Appellant confirmed.

### **10.3 Presentation of Affected Parties in Favour of the Appeal**

No one present spoke in favor of the appeal.

### **10.4 Presentation of Affected Parties Opposed to the Appeal**

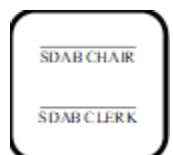
No one present spoke opposed to the appeal.

### **10.5 Rebuttal (to new evidence only) of the Appellant**

### **10.6 Read into Record Additional Information (if required)**

The Clerk read into record the 11 potential conditions which were provided by the Development Authority.

1. No further additions, accessory buildings, or expansions will be allowed to be on, over, or under any portion of the existing Right of Way or Easement.
2. Should this addition be destroyed or removed, it would not be allowed to be replaced and must be rebuilt at a location that is



acceptable to the Development Authority and will require permits to be submitted and reviewed PRIOR to construction commencing.

3. The applicant must provide a drainage/grading plan to the satisfaction of the Development Coordinator.
4. The applicant shall conform to the applicable provisions within Land use Bylaw 05-2025 and all Federal, Provincial and Municipal regulations, bylaws, standards and policies that apply.
5. The Lot coverage shall not exceed 60%.
6. The addition shall not be used as a Dwelling.
7. The addition shall be constructed with similar exterior materials that complement those of the Principal Building.
8. The applicant ensures the continuous cleanup of construction debris tracked onto public roadway where access is provided to the property.
9. A Building Permit is required for this project and is to be submitted to the City for review.
10. A Plumbing Permit is required for this project and is to be submitted to the City for review.
11. The City is not responsible for any damage or destruction to the structure that may result if work is required to be completed on the existing underground infrastructure located in the registered Right of Way or Easement.

**11. Brief Recess**

Motion No. 03-2026  
Moved By: Michael Diachuk  
Seconded By: Barry Helm

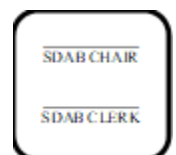
That the February 27, 2026 Subdivision and Development Board Hearing recess for a short break at 9:46 AM.

**CARRIED**

**12. SDAB Reconvenes**

The February 27, 2026 Subdivision and Development Board Hearing reconvened at 9:59 AM with all members in attendance.

**CARRIED**



**12.1 Board Questions**

The Board asked Terry Burton if there were any concerns from an engineering perspective. Terry advised there were no concerns at this time and that engineering was involved with the development of the potential conditions of approval and satisfied with the conditions.

The Board questioned why the potential conditions were written as though the structure had not yet been built. Roxanne explained the application for a permit goes through the same process whether the structure is existing or not and follows current standards.

**13. Summaries**

**13.1 Development Authority Final Comments**

The Development Authority did not have any further comments.

**13.2 Appellant Final Comments**

The Board Chair asked the Appellant if they felt they had a fair hearing, the Appellant replied yes.

**14. Close of Hearing**

The Board’s decision will be made within fifteen (15) days upon conclusion of the Hearing and those affected will be notified of the decision and reasons for it by mail.

**15. Adjournment**

Motion No. 04-2026  
Moved By: Michael Diachuk

That the February 27, 2026 Subdivision and Development Appeal Board hearing be adjourned at 10:08 AM.

**CARRIED**

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Tom Schinold  
Subdivision and Development Appeal Board Chair

\_\_\_\_\_

Hailey Stark  
Subdivision and Development Appeal Board Clerk

Cody Van de Veen  
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March 27, 2026

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PLEASE REPLY TO EDMONTON OFFICE

Subdivision and Development Appeal Board  
The City of Lloydminster  
4420 50 Avenue, Lloydminster  
AB/SK, T9V 0W2

Attention: City Clerk

Dear Sir/Madam:

**Re: Appeal of Stop Order - 5109-41 Street Lloydminster, Alberta**

We write to you further to the notice of appeal letter provided by your office, confirming the hearing of the appeal on the above-noted matter for April 2, 2026. Specifically, as instructed in the 'Preparing for the Subdivision and Development Appeal Board Hearing' document, we write to further confirm, in writing, the parties' request for an adjournment of the hearing to the Board's earliest available sitting after May 4, 2026, subject to confirmation amongst the parties following the Board's advice.

This adjournment request is made jointly by the applicant and the respondent on the basis that counsel for the respondent is unavailable on April 2, 2026, the applicant has requested various records from the respondent which are relevant and material to the application, counsel for the respondent has provided disclosure of various records to counsel for the applicant on March 25, 2026, which still require assessment and review, and the parties seek

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time to prepare fulsome submissions for the hearing and wish to ensure the Board and the City Clerk are provided with sufficient time to receive and review the parties' submissions. Subject to confirming the completeness of the evidentiary record, the parties have further consented to a procedural timeline, whereby initial written submissions be filed with the SDAB no later than April 17, 2026, and any reply submissions by the parties be filed no later than April 29, 2026.

We trust you will find the foregoing to be in order. Kindly advise if the adjournment sought may be granted by the Board forthwith, along with the available dates for same, or if virtual attendance by the parties to speak to this adjournment request is required on April 2, 2026.

Endorsed by:

McLennan Ross LLP



CODY VAN DE VEEN  
Counsel for Nelson Commercial Real Estate Inc.

Reynolds Mirth Richards & Farmer LLP



DAINA YOUNG  
Counsel for The City of Lloydminster