

SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB) MINUTES

Date: Tuesday, March 11, 2025
Time: 10:30 AM
Location: Council Chambers

SDAB Members Present Bernal Ulsifer, Chair
 Tom Schinold
 Larry McConnell
 Joe Rooks
 Dean Segberg

SDAB Administration Present Shannon Rowan, Clerk
 Hailey Stark, Recording Secretary

Development Authority Present Roxanne Shortt, Development Officer
 Amy Moore, Development Officer

1. Call to Order

Chair called the March 11, 2025 Subdivision and Development Appeal Board Hearing to order at 10:30 AM.

2. Chair Introduction

Subdivision and Development Appeal Board Chair, Bernal Ulsifer, introduced himself to those in attendance.

3. Introductions

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

All members of the Administration introduced themselves.

4. Additional Information

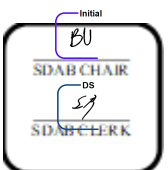
No additional information was brought forward.

5. Approval of Agenda

01-2025
Moved By: Tom Schinold
Seconded By: Dean Segberg

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

CARRIED



6. Approval of Previous Minutes

02-2025

Moved By: Larry McConnell

Seconded By: Joe Rooks

That the Subdivision and Development Appeal Board Minutes dated October 23, 2024 be approved.

CARRIED

7. Introduction of SDAB Hearing

APPEAL TO BE HEARD: Development Permit Refusal
Municipal Address: 5411 44 Street, Lloydminster, Alberta
Zoning: C2 Highway Corridor Commercial
Legal Description: Lot 1, Plan 832-0990
Permit No. 25-4684
Appellant Name: Sandeep Bhullar

8. Introduction of Appellant

Sandeep Bhullar, 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.

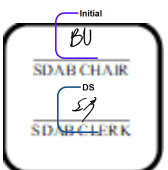
11. Hearing of Appeal

11.1 Presentation of Development Authority

Roxanne Shortt presented on behalf of the Development Authority.

11.1.1 Questions by the Board

The Board asked to clarify that the Development Authority does not have the variance powers to approve this application. Roxanne Shortt confirmed.



11.1.2 Presentation of Potential Conditions of Approval

The Development Authority provided the Clerk with Potential Conditions of Approval for the Board to review. After review, the Clerk read the conditions into the hearing record.

1. Approved for Use only for Alcohol Sales.
2. The Applicant is responsible to obtain and maintain a Business License. Call 780-875-6184 ext. 2123 to confirm status.
3. Any changes to the scope of work or the addition of other uses may require additional permits to be submitted. The City shall be contacted prior to ensure conformance to Land Use Bylaw.
4. The applicant shall adhere to all Federal, Provincial, and Municipal regulations, bylaws, standards, and policies that apply.
5. The Applicant must contact Lucs van Assem, Pollution Prevention Project Lead, Wastewater Services, at 780-874-3700 ext. 2769, PRIOR to March 28, 2025, to confirm if a site inspection is required.
6. Any renovations for this development may require a Building Permit and/or a Plumbing Permit to be submitted to the City. Contact Jeff Sydoruk, Building Inspector, Superior Safety Codes at 780-870-9020 with the scope of work to confirm if additional permits are required.

The Board Chair asked the Appellant if they understood these conditions. The Appellant asked for the pollution piece to be repeated, then advised they understood the conditions.

11.2 Presentation of the Appellant

The Appellant, Sandeep Bhullar, presented their appeal.

11.2.1 Questions by the Board

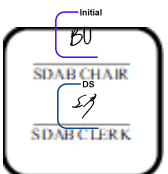
The Board did not have any questions for the Appellant.

11.3 Presentation of Affected Parties in Favour of the Appeal

Krysta Schultz spoke in favor of the appeal.

11.4 Presentation of Affected Parties Opposed to the Appeal

No one present spoke opposed to the appeal.



12. Brief Recess

03-2025

Moved By: Tom Schinold

Seconded By: Dean Segberg

That the March 11, 2025 Subdivision and Development Board Hearing recess for a short break at 10:43 AM.

CARRIED

13. SDAB Reconvenes

The March 11, 2025 Subdivision and Development Board Hearing reconvened at 10:49 AM with all members in attendance.

13.1 Board Questions

The Board asked the Development Authority if they would have approved this application had they had the variance powers to do so. The Development Authority advised they did not have any concerns with the application.

14. Summaries

14.1 Development Authority Final Comments

The Development Authority did not have any further comments. The Board Chair asked if the Development Authority felt they had a fair hearing, Roxanne Shorrt acknowledged the Development Authority did have a fair hearing.

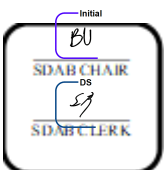
14.2 Appellant Final Comments

The Appellant wished to add that their proposed business will not negatively affect the neighbourhood, there have been no objections from the public, and that they own twelve (12) other locations and have always followed the rules and policies of the city they are located in.

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

15. 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 email.



16. Adjournment

04-2025

Moved By: Larry McConnell

That the March 11, 2025 Subdivision and Development Appeal Board hearing be adjourned at 10:54 AM.

CARRIED

DocuSigned by:
Shannon Rowan
EC14858937FC4D4...

Shannon Rowan
Subdivision and Development Appeal Board Clerk

Signed by:
Bernal Ulsifer
4AB1EBDF688D442...

Bernal Ulsifer
Subdivision and Development Appeal Board Chair