

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB)
MINUTES
Wednesday, October 23, 2024 9:00 AM
City of Lloydminster Council Chambers
4420 – 50 Avenue
Lloydminster, AB**

APPEAL TO BE HEARD:	Development Permit Refusal
Municipal Address:	4720 50 Street, Lloydminster, Saskatchewan
Zoning:	C5 Service Commercial
Legal Description:	Lot 1 Block 10 Plan 101836852
Permit No.	20240615
Appellant Name:	Kagan Kneen

SDAB Members Present:	Bernal Ulsifer - Chair Dean Segberg Larry McConnell Joe Rooks
SDAB Support Present:	Shannon Rowan - SDAB Clerk Kylie Chupa - Recording Secretary
City Staff Present:	Natasha Pidkova - Manager, Planning Terry Burton – Director, Planning & Engineering Marilyn Lavoie - City Clerk
Appellant Present:	Kagan Kneen

1. Call to Order 9:01 AM

Chair, Bernal Ulsifer called the October 23, 2024 Subdivision and Development Appeal Board Hearing to order at 9:01 AM.

2. Chair Introduction

SDAB Chair, Bernal Ulsifer introduced himself to those in attendance.

3. Introductions

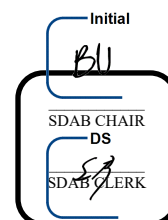
3.1 All members of the SDAB introduced themselves.

3.2 All members of Administration introduced themselves.

4. Approval of Agenda dated October 23, 2024

Larry McConnell moved that the SDAB Agenda dated October 23, 2024 be adopted as presented. Seconded by Dean Segberg.

CARRIED



5. Approval of Previous Minutes from February 6, 2024 Hearing

Joe Rooks moved that the SDAB minutes dated February 6, 2024 be approved as circulated. Seconded by Dean Segberg.

CARRIED**6. Introduction of Hearing SDAB-02-24-4445**

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7. Introduction of Appellant

Kagen Kneen, Executive Director for Lloydminster Social Action Coalition Society (AKA Lloydminster Men's Shelter) introduced himself.

Natasha Pidkova, Manager, Planning represented the Development Authority.

8. 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 SDAB Board members who were in attendance for the hearing.

9. Hearing Process

Chair, Bernal Ulsifer provided an overview of the hearing process. No concerns were brought forward regarding the process of the hearing.

10. Hearing of Appeal**10.1 Presentation of the Appellant**

Kagan Kneen presented on behalf of the Lloydminster Social Action Coalition Society and submitted documents to the Board.

As of 3:30 PM, October 22, 2024, the opportunity to purchase the building was revoked, forcing them to withdraw their application to the Subdivision and Development Appeal Board. Kagan Kneen stated that homelessness is a challenge for every city, including Lloydminster and that the number of unhoused people continues to grow. It was noted that the Lloydminster Men's Shelter will continue to provide support to the 28 members they have in their facility, leaving the remaining unhoused people to seek alternatives for supports as the Men's Shelter has reached capacity.

Question of the Board

No questions.

10.1 Presentation of Development Authority

Natasha Pidkowa, Manager, Planning, presented on behalf of the City of Lloydminster.

As the applicant withdrew their application, the Development Authority referred to their submission in the agenda, but did not have anything further add at this time.

10.2 Presentation of Affected Parties in Favour of the Appeal

Tyler Lorenz, Executive Director of Residents in Recovery, spoke in support of the appeal.

10.4 Presentation of Affected Parties Opposed to the Appeal

Graeme Friesen spoke in opposition to the appeal.

Tom Forsythe spoke in opposition to the appeal.

Glenn Cross spoke in opposition to the appeal.

Mohammed Dell spoke in opposition to the appeal.

Jason Schell spoke in opposition to the appeal.

Russell Moncrieff spoke in opposition to the appeal.

Elaine Bender spoke in opposition to the appeal.

Melinda Laley spoke in opposition to the appeal.

Sabrina Latimer spoke in opposition to the appeal.

Marianne Hohmann spoke in opposition to the appeal.

Border City Dental Center spoke in opposition to the appeal.

Dawn Hames spoke in opposition to the appeal.

Jasmin Paszkowski spoke in opposition to the appeal.

Don Mark spoke in opposition to the appeal.

Juan Segovir spoke in opposition to the appeal.

11. Summaries

13.1 Development Authority's Final Comments

Natasha Pidkowa reiterated that the refusal of the development permit was issued based on the discretionary use process in the Land Use Bylaw, including feedback received from the public. This decision was based on the proposed use, the public feedback was considered to the extent that valid planning considerations were raised, and the application was refused.

13.2 Affected Parties Final Comments

Jason Schell reiterated that he doesn't want to continue to have to speak to this every year and asked how to take further action on this topic with the City of Lloydminster.

13.3 Appellant's Final Comments

The Lloydminster Men's Shelter stated that a warming shelter for this winter is a City responsibility now, as the provincial government has stated that the responsibility falls on the City to look after this matter. The Lloydminster Men's Shelter will not be pushing this matter any further.


12. Close of Hearing

The Chair, Bernal Ulsifer concluded the hearing at 10:57 AM and indicated that the written decision would be issued within fifteen (15) days of the Hearing.


13. Adjournment

Larry McConnell moved that the October 23, 2024 Subdivision and Development Appeal Board hearing be adjourned at 10:58 PM.

CARRIED

Signed by:

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SDAB Chair

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SDAB Clerk