



## AGENDA

### INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD (ISDAB) VIA TELECONFERENCE (COUNCIL CHAMBER, LEDUC COUNTY CENTRE) NISKU, ALBERTA

**Friday, December 18, 2020**

1. **Order and Roll Call** – 9:00 a.m.
2. **Agenda Adoption**
3. **Adoption of Previous Minutes**
  - \* December 3, 2020 Intermunicipal Subdivision and Development Appeal Board Meeting
4. **Subdivision and Development Appeal Hearing - D08-2020**
  - \* a) **9:00 a.m. - Request for Adjournment**

Apellant(s)	Gord Pritchard, on behalf of Steve Oke - Brandt Developments Ltd.
Applicant's name	Laviolette Engineering
Landowner's name	2278048 Alberta Ltd.
Leduc County Municipal Roll #	6313900
Legal description of subject property	Lot 7, Block 14, Plan 7821344, E-13-50-25-W4
Municipal address	706 - 11 Avenue, Nisku Industrial Park
Nature of development application	Addition to existing building - 529.55 sq.m (5700 sq.ft.) & requesting a setback variance to rear property line (north property line) for the proposed development from 6.0 m (19.68 ft.) to 1.26 m (4.13 ft.) - Industrial General (seacan retrofit)
Development permit application #	D20-203

5. **Next Meeting Date** – January 29, 2021, commencing at 9:00 a.m.
6. **Adjournment**

  
**Legend**

\* Items Attached To Agenda

**MINUTES OF THE INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD MEETING, LEDUC COUNTY, HELD VIA TELECONFERENCE ON FRIDAY, DECEMBER 18, 2020 IN THE COUNCIL CHAMBER OF THE COUNTY CENTRE BUILDING, NISKU, ALBERTA.**

**Order and Roll Call**

The meeting was called to order at 9:05 a.m., Friday, December 18, 2020 by Chair Mary-Ann McDonald and Board Members Pat Rudiger and Rick Smith present via teleconference.

Present as well were the following:

- Joyce Gavan, Clerk
- Kent Pudlowski, Manager of Information Technology
- Charlene Haverland, Manager of Development Services

**Agenda Adoption**

**45-20** Board Member Rudiger -- that the agenda for the December 18, 2020 Intermunicipal Subdivision and Development Appeal Board meeting be accepted as circulated.

Carried

**Adoption of Previous Minutes – December 3, 2020**

**46-20** Board Member Rudiger -- that the December 3, 2020 Subdivision and Development Appeal Board minutes be confirmed as circulated.

Carried

**Request for Adjournment - Appeal by Gordon Pritchard, on behalf of Steve Oke - Brandt Developments Ltd. relating to conditional approval of Development Permit Application D20-203 by Laviolette Engineering for an addition to existing building 529.55 sq.m (5700 sq.ft.) and requesting a setback variance from 6.0m (19.68 ft.) to 1.26m (4.13 ft.) to rear property line (north property line) for the proposed development, Industrial General (seacan retrofit) located at Lot 7, Block 14, Plan 7821344, E-13-50-25-W4, (706 - 11 Avenue, Nisku Industrial Park)**

Chair McDonald called the hearing to order at 9:06 a.m. and provided introductory remarks.

Chair McDonald indicated the purpose of the hearing today is to consider the request for adjournment and called upon the Board Clerk to introduce the appeal.

Board Clerk Joyce Gavan introduced the appeal and advised there has been correspondence submitted by the appellant(s), Brandt Developments Ltd., requesting an adjournment until January 29, 2021, commencing at 9:00 a.m. for the following reasons:

- Both Leduc County administrative staff and ourselves, as appellants, have expressed an interest to work together to resolve this matter without the need to conduct the hearing.
- We hope to obtain the answers from administrative staff to questions posed within the Notice of Appeal submitted.

Chair McDonald noted there was no one in attendance to speak to the requested adjournment.

Manager of Development Services Charlene Haverland confirmed the appellant(s) and applicants(s) are in agreement with the adjournment.



**Adjourn Hearing - Appeal by Gordon Pritchard, on behalf of Steve Oke - Brandt Developments Ltd. relating to conditional approval of Development Permit Application D20-203 by Laviolette Engineering for an addition to existing building 529.55 sq.m (5700 sq.ft.) and requesting a setback variance from 6.0m (19.68 ft.) to 1.26m (4.13 ft.) to rear property line (north property line) for the proposed development, Industrial General (seacan retrofit) located at Lot 7, Block 14, Plan 7821344, E-13-50-25-W4, (706 - 11 Avenue, Nisku Industrial Park)**

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**47-20** Board Member Smith -- that the hearing of appeal related to Development Permit D20-203 as noted above be adjourned until January 29, 2021, commencing at 9:00 a.m.

Carried

**Next Meeting**

The next scheduled Intermunicipal Subdivision and Development Appeal Board meeting will be held on Friday, January 29, 2021, commencing at 9:00 a.m.

**Adjournment**

**48-20** Board Member Rudiger -- that the Intermunicipal Subdivision and Development Appeal Board meeting be adjourned.

Carried

The Intermunicipal Subdivision and Development Appeal Board meeting concluded at 9:12 a.m.

  
Chair

  
Clerk