



## AGENDA

### INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD (ISDAB)

COUNCIL CHAMBER, LEDUC COUNTY CENTRE, NISKU

**Friday, December 9, 2022**

1. **Order and Roll Call** – 9:00 a.m.
2. **Agenda Adoption**
3. **Previous minutes - Intermunicipal Subdivision and Development Appeal Board Meetings**
  - August 31, 2022 - Stop Order, Roll #6600001
  - September 16, 2022 - Development Permit Application D22-146, Roll #3363000
  - September 16, 2022 - Stop Order, Roll #1020090

4. **Subdivision and Development Appeal Hearing SDAB 07-2022**

- \* a) **9:00 a.m. - Request for adjournment**

Apellant(s)	Roosbeh Ayaghchi, Bhareh Ayaghchi and Danielle Mucha
Landowner's name	Roosbeh Ayaghchi and Bhareh Ayaghchi
Leduc County Municipal Roll #	396030
Legal description of subject property	Lot 1, Block 2, Plan 132 3619
Municipal address	23251 Township Road 484, Leduc County
Nature of Stop Order	Developments without a development permit
Development permit application #	n/a

5. **Next meeting date** - to be determined
6. **Adjournment**

**Legend**

**\* Items Attached To Agenda**

**\*\* To be provided**

**MINUTES OF THE INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD MEETING, LEDUC COUNTY, HELD ON FRIDAY, DECEMBER 9, 2022 IN THE COUNCIL CHAMBER OF THE COUNTY CENTRE BUILDING, NISKU, ALBERTA.**

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**Order and Roll Call**

The meeting was called to order at 9:03 a.m., Friday, December 9, 2022 by Chair Mary-Ann McDonald with Board Members Kelly-Lynn Lewis and Rick Thomas present. Board member Dal Virdi attended virtually.

Present as well were the following:

- Joyce Gavan, Clerk
- Miranda Anderson, Recording Secretary
- Karen Mercer, Planner – Development Authority
- Clarence Nelson, Director – Enforcement Services
- Brendan Dzioba, Brownlee LLP – legal counsel to the Development Authority (virtual)
- Danielle Mucha, Appellant
- Roozbeh Ayaghchi, Landowner – Appellant (virtual)

**Agenda Adoption**

**01-22** Board Member Lewis -- that the agenda for the December 9, 2022 Intermunicipal Subdivision and Development Appeal Board meeting be accepted as circulated.

Carried

**Adoption of Previous Minutes – August 31, 2022, September 16, 2022, and September 16, 2022**

**02-22** Board Member Lewis -- that the following minutes of the Intermunicipal Subdivision and Development Appeal Board be confirmed as circulated:

- Aug. 31, 2022 - Stop Order Roll 6600001
- Sept. 16, 2022 - Development Permit Application D22-146, Roll 3363000
- Sept. 16, 2022 - Stop Order Roll 1020090

Carried

**Request for Adjournment - Appeal by Roozbeh Ayaghchi, Bhareh Ayaghchi and Danielle Mucha - Stop Order issued for Developments without a development permit, located at Plan 132 3619, Lot 1 at 23251 Twp Rd 484, Leduc County, Alberta, Roll 396030**

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Chair McDonald called the hearing to order at 9:04 a.m., indicating the purpose of the hearing is to consider the request for adjournment and calling upon the board clerk to introduce the preliminary matter.

Joyce Gavan, Clerk, advised of the appeal by Roozbeh Ayaghchi, Bhareh Ayaghchi and Danielle Mucha, relating to a stop order issued by the Development Authority for developments without a development permit, located at Plan 132 3619, Lot 1 at 23251 Twp Rd 484, Leduc County, Alberta.

The request for adjournment was received Tuesday, November 29, 2022 via email, advising that Alifeyah Gulamhusein, Brownlee LLP, and the Development Authority are not available virtually or in-person for the hearing date today and would be available on Thursday, January 19, Friday, January 20, or Friday, January 27, 2023.



Chair McDonald asked Brendan Dzioba, Brownlee LLP representative, on behalf of the Development Authority, if he would like to speak to the request for adjournment.

Mr. Dzioba stated that as the lawyer, Alifeyah Gulamhusein, is currently out of the country, an adjournment would be appropriate given the circumstances.

Chair McDonald confirmed with the appellants, Roozbeh Ayaghchi and Danielle Mucha, that they were supportive of the request for adjournment and they responded affirmative.

**Adjourn Hearing - Appeal by Roozbeh Ayaghchi, Bhareh Ayaghchi and Danielle Mucha - Stop Order issued for Developments without a development permit, located at Plan 132 3619, Lot 1 at 23251 Twp Rd 484, Leduc County, Alberta, Roll 396030**

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**03-22** Board Member Thomas -- that the hearing of appeal related to the Stop Order issued as noted above be adjourned until Friday, January 20, 2023, 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 20, 2023, commencing at 9:00 a.m.

**Adjournment**

**04-22** Board Member Lewis -- that the Intermunicipal Subdivision and Development Appeal Board meeting be adjourned.

Carried

The Intermunicipal Subdivision and Development Appeal Board meeting concluded at 9:13 a.m.

Vice Chair (Pat Rudiger)



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Clerk



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