



## AGENDA

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

COUNCIL CHAMBER, LEDUC COUNTY CENTRE, NISKU

**Friday, September 16, 2022**

1. **Order and Roll Call – 9:00 a.m.**
2. **Agenda Adoption**
3. **Adoption of previous minutes**  
\*\* - August 31, 2022 Intermunicipal Subdivision and Development Appeal Board meeting
4. **Subdivision and Development Appeal Hearing SDAB 05-2022**  
\* a) **9:00 a.m. Request for adjournment**

Apellant's/Applicant name	Aran Cook
Landowner name	Jay Esterer, Geefo Building Inc.
Leduc County Municipal Roll #	3363000
Legal description of subject property	SE 25-50-2-W5
Municipal address	2042 Township Road 504, Leduc County
Nature of Development Permit	Recreation, Outdoor (private race track) continuation of use
Development permit application #	D22-146

5. **Next meeting date** - 10:30 a.m., Friday, September 16, 2022
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, SEPTEMBER 16, 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 9:01 a.m., Friday, September 16, 2022 by Chair Mary-Ann McDonald with Board Members Larry Wanchuk, and Dalpreet Viridi present.

Present as well were the following:

- Joyce Gavan, Clerk
- Miranda Anderson, Recording Secretary
- Ata Muhammad, Planner - Development Services
- Charlene Haverland, Manager - Development Services
- Karen Mercer, Planner - Development Services
- Kala Raymond, Planner - Development Services
- Aran Cook, Appellant
- Elizabeth and Joe Miller, residents

**Agenda Adoption**

**01-22** Board Member Wanchuk -- that the agenda for the September 16, 2022 Intermunicipal Subdivision and Development Appeal Board meeting be accepted as circulated.

Carried

**Adoption of Previous Minutes – August 31, 2022**

**02-22** Board Member Viridi -- that the August 31, 2022 Intermunicipal Subdivision and Development Appeal Board minutes be deferred until the next Intermunicipal Subdivision and Development Appeal Board meeting.

Carried

**Request for Adjournment - Appeal by Aran Cook – conditional approval of Development Permit Application D22-146, for Recreation, Outdoor (Private Race Track) – Continuation of Use, located at SE-25-50-2-5 (2042 Township Road 504)**

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Chair McDonald indicated there is a preliminary matter to consider the request for an adjournment, and called upon the Board Clerk to introduce the appeal.

Joyce Gavan, Clerk, advised of the appeal by Aran Cook, relating to a conditional approval of Development Permit Application D22-146, for Recreation, Outdoor (Private Race Track) – Continuation of Use, located at 2042 Township Road 504. The request for adjournment was received September 14, 2022 via email, advising that Jay Esterer, landowner, is travelling outside of Alberta on business until late October, 2022, and stating that it is important that he be present at the hearing.

Chair McDonald asked appellant, Aran Cook, if he had any comments to make regarding the request for adjournment.

Aran Cook, appellant, stated that he is no longer seeking adjournment and stated that he wished to abandon his adjournment request.



Chair McDonald asked if there was anyone who wished to speak for or against the request to withdraw the request for adjournment and there was no one.

**03-22** Board Member Viridi -- to dismiss the request for an adjournment and to proceed with the hearing.

Carried

**Appeal by Aran Cook – conditional approval of Development Permit Application D22-146, for Recreation, Outdoor (Private Race Track) – Continuation of Use, located at SE-25-50-2-5 (2042 Township Road 504), Roll #3363000**

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Chair McDonald opened the hearing at 9:01 a.m. and provided introductory remarks.

Chair McDonald then called upon the clerk to introduce the subject of this appeal.

Joyce Gavan, clerk, advised of the appeal by Aran Cook relating to the approval of Development Permit Application D22-146, for Recreation, Outdoor (Private Race Track) – Continuation of Use, located at SE-25-50-2-5 (2042 Township Road 504), Roll 3363000.

The reasons for appeal are:

- 1) The appellant agrees with all conditions of the approved permit, except the duration of the permit and the amount of events allowed per month during operating season (May to October).
- 2) Aran Cook and Jay Esterer are appealing for the permit's three-year duration to be changed to six years, and for the one event allowed per month to be modified to two events per month between May and October.

Clerk Joyce Gavan advised the following information is attached for the Board:

- 1) Notice of Intermunicipal Subdivision and Development Appeal Board Hearing dated August 22, 2022
- 2) Notice of Appeal, received August 16, 2022
- 3) Development Permit Application D22-146
- 4) Development Authority's report
- 5) Submissions from Joe and Elizabeth Miller
- 6) Submission from a concerned citizen asking not to be identified
- 7) An additional presentation which the clerk will defer to the appellant to present

The Board confirmed they have jurisdiction to hear this appeal and that the appeal was submitted properly and is acceptable.

Chair McDonald asked if any board member felt a need to step down from this hearing within the boundaries of conflict of interest, and there was no one.

Chair McDonald asked anyone in the audience if they had any objection to any of the members of the Intermunicipal Subdivision and Development Appeal Board hearing this appeal, and there was no objection.

Chair McDonald explained the purpose of the hearing, the order of presentations and the procedures to be followed.

Chair McDonald called upon the development authority to provide background information.

Ata Muhammad, Planner - Development Services, provided a presentation relating to the conditional approval of Development Permit Application D22-146, issued by the development authority on July 27, 2022, highlighting the following:

1. The private racetrack is known as Strawberry Creek Raceway; a location map of the subject property was shared.
2. The development permit application and applicant information was shared as per the attached development authority presentation.
3. Aerial photo showed the previous development, prior to 2019.
4. In 2019, the landowner applied for an extension, which was approved in 2019. The racetrack is fully paved with asphalt up to international standards.
5. The application and business information sheet were shared as per the attached development authority presentation.
6. The current application was submitted on June 5, 2022 and is the subject of this appeal. With this application, the applicant sought the following:
  - a. continuation of the racetrack under the *Outdoor – Recreation* category
  - b. requested one private race per week from May – October with 20 participants per event (about 50 people altogether)
  - c. requested 10 vehicles at any given time at the racetrack.
7. The appellant mentioned the noise would be reduced with noise reducing exhaust mufflers during the prescribed operational times of 10:00 a.m. – 5:00 p.m. Monday – Saturday and 12:00 p.m. – 5:00 p.m. on Sundays.
8. The development authority issued this conditional approval on July 27, 2022. The application was processed through the regular planning process and was referred to all neighbours within a 1.5 km radius. The development authority received comments from surrounding landowners and a total of 26 conditions were placed on the development Notice of Decision.
9. The applicant proposed increasing the density of the land use. Looking at the business information sheet, the applicant requested:
  - a. an increase to the number of events from one event per month to four events per month;
  - b. to increase the participants from 15 to 20;
  - c. to increase the number of racetrack vehicles allowed from five to ten.

10. The subject of this appeal is concerned with Condition 3 – to allow the proposed development to continue for three years, and Condition 5 – to allow one event per month, compared to what they have proposed.
11. In the appeal, the appellant is requesting an increase to two events per month, but the original proposal asked for one event per week, which is four events per month. From May to October, that is 24 events.
12. Condition 9 looks at the number of vehicles on the racetrack and stipulated that no more than five cars are allowed at any given time; in comparison to their ask of ten vehicles.
13. The development authority tried to restrict the density of the private racetrack, close to its original approval.
14. There are two conditions which the appellant is appealing; otherwise, they say that they agree with all other conditions of the permit.
15. The development authority recommends that the ISDAB deny the appeal and uphold the notice of decision, for the reasons mentioned within the attached report.
16. The decision was made in consideration of the provisions of the Land Use Bylaw. One provision, Part 3.5, talks about the discretion of the development authority. Any time there is a discretionary permit, the development authority has discretionary powers to use, to make sure that the proposed development complies with the Land Use Bylaw and is compatible and does not disturb the peace and quiet of the neighbourhood.
17. Part 3.7 of the Land Use Bylaw empowers the development authority to place conditions on the development permit approval.
18. Part 3.12 talks about the expiry of a development permit, which gives the development authority the right to limit a permit to three years, five years, etc.
19. Relating to Part 9.1, the subject land is located in the Agricultural District.
20. Part 11 defines the *Recreation – Outdoor* designation.
21. The subject property is located approximately 12.5 km northwest of the Town of Thorsby, off Township Road 544 and Range Road 20.
22. The size of the property is 63.60 ha, which is 157.17 acres and is districted Agricultural.
23. The total paved racetrack is 3.49 km.
24. Existing improvements on the land include a 6,144 sq. ft. accessory building.
25. There are two zonings in this area – Agriculture District and North Saskatchewan Riverview District.
26. There are approximately 15 dwellings in the area on the southwestern boundary of the parcel.
27. Planner Muhammad discussed the planning history as per the attached presentation.
28. The application was referred to a 1.5 km radius. A total of six neighbouring properties supported, three surrounding neighbours opposed, and two were not from the area.
29. The development authority issued a three year permit for several reasons:



- a. The SDAB in 2014 made it a temporary permit for five years; this was taken into consideration.
- b. When the permit was approved in 2019 for the extension of the racetrack, no one appealed that permit, and the same conditions were placed at that time.
- c. If a facility complies with the conditions of approval, there shouldn't be any issues with receiving another permit.
- d. Right now, the appellant is appealing two conditions:
  - i. To extend the permit duration from three years to six years;
  - ii. To increase the number of events from one event per month to two events per month.
- e. The conditions are placed to address and make sure that it's not moving towards a commercial venture.
- f. When you increase the number of events per week, you increase the number of participants and cars at any given time on the racetrack. It is the development authority's opinion that it will increase the intensity, it will bring more people to the area, and add dust issues due to the gravel road leading to the property.

Chair McDonald asked if there were any questions by the board members of the development authority staff.

In response to a question from a board member, Planner Muhammad advised of the following:

- One event per week is equitable to four events per month.
- Currently there is one event per month.

Charlene Haverland, Manager - Development Services, added the following:

- As included in the package, you can see from the private raceway website, advertising shows events have been occurring more than once per month, this is concerning because it increases the number of events and times that the racetrack is being used, and veers more towards a commercial venture. If that is the full intent, the development authority would want to communicate that to the public so the landowners would have the opportunity to voice their opinions on a commercial venture vs. a private racetrack.
- The property is zoned agricultural with a discretionary use for recreation. It is paved.
- It is not necessary to rezone for Commercial Use, and the applicant can still use the Outdoor – Recreational Use that's in the Land Use Bylaw. A full business plan be submitted to ask for exactly what is required. The fact that there are employees, demonstrates that they have veered from their initial intent. It's a matter of getting all of the business information and permitting it properly to ensure the development is being assessed properly, and that the conditions in place are in place for the number of events being held.

In response to questions from board members, Planner Muhammad advised of the following:

- 15 vehicles per event are approved and are requesting 20 for the participants. Hypothetically, if the operating hours are from 9:00 a.m. – 5:00 p.m., they form groups of people to use the track. So with five groups of five at a time, that means that 20 would be going. The development

authority rejected this but allowed 15 total participants (five at one time on the track). The number of events is a major thing for bringing in more participants and spectators. The total spectators and participants would be around 60.

Chair McDonald called upon the appellant to speak to the appeal of Development Permit Application D22-146.

Aran Cook -appellant, on behalf of Jay Esterer - the owner, provided the following:

1. We are requesting to appeal Condition 3, which is that the permit is only valid for three years, and request that it be valid for six instead.
2. We no longer feel the need to appeal Condition 5 with the intensity of the use of the racetrack. There are no plans to increase the intensity, but it would be better to have a six-year permit.
3. Since the racetrack project started 2013, very few complaints were received; all were about noise levels. Better equipment has been acquired to measure noise levels during events.
4. There was one complaint outside of operating hours, which has not happened since the written warning was received.
5. We have been quick to respond to those few complaints, and have adapted the rules to stay well under the permitted volume.
6. For example, after running a motorcycle event in 2021 within the permitted sound limits, a single complaint was received about the type of noise, even though the volume was acceptable. Motorcycle events have since been cancelled.
7. The racetrack project is now complete, and there are no further plans to develop in the next six years.

Chair McDonald asked if there were any questions by the board members of Aran Cook, appellant.

In response to questions from board members, Aran Cook advised of the following:

- We would be happy to reapply in three years if needed, but there are no plans to make changes to the racetrack, so having to reapply every three years seems like more work than is needed.
- The track is used on Saturdays. The allowed hours are 10:00 a.m. – 5:00 p.m. and the hours are from 11:00 a.m. – 5:00 p.m.

In response to a question from a Board member, Planner Muhammad advised of the following:

- The three-year duration of the permit was so that feedback from neighbouring properties could be gathered.
- In three years, the applicant may reapply for a permit based on the existing Land Use Bylaw at that time. Bylaws do change, so nothing would be guaranteed, but that would be the process to reapply.

Manager of Development Services Haverland added the following:

- The process itself is to apply for an application along with providing a new business plan if it's changed in intensity. It also gives an opportunity to see if there have been any complaints from neighbouring properties in that timeframe. A separate permit would be required for any improvements to the property. The current permit gives permission to operate the business only.

- There is always a risk if the business has increased substantially, a permit renewal may be refused and the applicant be asked to go through a different process such as rezoning the property.

Chair McDonald asked if there was anyone present to speak in favour of the appeal, and there was no one.

Chair McDonald asked if there was anyone present to speak in opposition of the appeal.

Joe Miller, resident, provided the following comments:

- The only remaining issue on this appeal is the three to six year issue.
- The main concern was with Condition 5, which was concerned with the number of events allowed by the permit, and that has been withdrawn.
- Additional concerns, that could be expressed elsewhere, are whether the operation of the private raceway is living up to the terms of the number of events, but noted it is not appropriate to bring this up today.

Chair McDonald asked if there was anyone else present wishing to speak in opposition of the appeal, and there was no one.

Clerk Gavan noted there were no other submissions.

Chair McDonald called upon administrative staff to provide final comments.

Planner Ata Muhammad provided the following final comments:

- the development authority believes that the current conditions are appropriate;
- the three year term will give the authority to monitor the site and look for any breaches of conditions and compliance; and
- request that the increase from three to six years be denied.

Chair McDonald asked Board Members if they had any final questions of administration and there were none.

Chair McDonald called upon the appellant to provide final comments.

Mr. Cook noted that he has no further comments.

Chair McDonald asked if Board members had any final questions for Mr. Cook, and there were none.

Chair McDonald asked the appellant Aran Cook if he felt that he received a fair hearing, and he responded affirmative.

### **Conclusion of Public Hearing**

Chair McDonald declared the hearing concluded at 9:40 a.m.



Aran Cook, Joe and Elizabeth Miller, and staff members Muhammad, Haverland, Mercer, and Raymond  
Aran Cook, Joes and Elizabeth Miller, and staff members Muhammad, Haverland, Mercer, and Raymond exited the meeting at 9:41 a.m.

#### **In-Camera**

**04-22** Board Member Wanchuk -- that the Intermunicipal Subdivision and Development Appeal Board meet in-camera.

Carried

The in-camera session commenced at 9:42 a.m.

#### **Revert to Intermunicipal Subdivision and Development Appeal Board Meeting**

**05-22** Board Member Wanchuk -- that the in-camera session revert to the Intermunicipal Subdivision and Development Appeal Board meeting.

Carried

The in-camera session reverted to the Intermunicipal Subdivision and Development Appeal Board meeting at 9:50 a.m.

#### **Appeal by Aran Cook – conditional approval of Development Permit Application D22-146, for Recreation, Outdoor (Private Race Track) – Continuation of Use, located at SE-25-50-2-5 (2042 Township Road 504, Roll #3363000**

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**06-22** Board Member Viridi -- that the Intermunicipal Subdivision and Development Appeal Board uphold the decision of the development authority to conditionally approve Development Permit Application D22-146, for Recreation, Outdoor (Private Race Track) – Continuation of Use, located at SE-25-50-2-5.

#### **Preliminary matters**

1. That the Intermunicipal Subdivision and Development Appeal Board accept the withdrawal by the appellant Aran Cook requesting an adjournment until late October, 2022; and to proceed with the hearing as agreed to by all parties.
2. That the Intermunicipal Subdivision and Development Appeal Board accept the withdrawal by appellant Aran Cook, on appeal of Condition No. five (5) relating to private race track events being limited to one event per month. The appellant indicated there is no intent to increase events per month.

#### **Findings of Fact**

1. The Development Authority conditionally approved Development Permit D22-146 on July 27, 2022 for the continuation of use as a recreation, outdoor (private race track) with 26 conditions. Conditions three (3) and five (5) were appealed by the appellant.
2. The appellant, Aran Cook indicated his intent to withdraw appeal on Condition No. five (5) relating to the number of events per month; and only appeal Condition No. three (3) relating to the term of the permit for a period of three (3) years and requesting an extension to six (6) years.
3. Aran Cook is the manager of the private raceway, on behalf of the owner Jay Esterer, Geefo Building Inc.

4. The appellant indicated they do not intend to increase events or the scope of the proposed development. Any complaints received were quickly dealt with e.g. motorcycle events have been cancelled as a result of noise complaints from neighbouring residents
5. Wish to have the permit for six (6) years so they do not have to reapply in three (3) years. The race track project is complete and there are no further plans to develop it in the next 6 years.
6. There were 11 responses received - six (6) were in support, three (3) opposed while two (2) were not from the area.
7. The Board did not hear sufficient evidence from the applicant/appellant to justify the requested expansion of the permit from three (3) to six (6) years.
8. The Development Authority advised the rationale for a three (3) year period allowed for the opportunity from the community to provide feedback on operations; while the applicant may provide a new business plan if required.
9. Mr. Joe Miller advised his wife owns property situated west past the race track, then north adjacent to the North Saskatchewan River and advised of the following:
  - the only remaining issue is with the term of the permit;
  - the main concern was with the number of events per month however that has now been addressed with the withdrawal by the appellant; and
  - want to ensure the applicant will live up to the terms of conditional approval conditions.

The Board considered the following legislation in making their decision:

Leduc County Land Use Bylaw No. 7-08

- 3.5 Discretion of the Development Authority
- 3.5.1 The Development Authority may approve a discretionary use if in its opinion the proposed development complies with:
  - (a) the Municipal Development Plan and any other relevant statutory plans and policies adopted by the County;
  - (b) the general purpose of the land use district as established in this Bylaw; and
  - (c) County standards regarding drainage, municipal services and other utilities.
- 3.5.2 When processing an application for a discretionary use in accordance with 3.5.1, the Development Authority shall consider:
  - (a) compatibility of the proposed development with surrounding lands in terms of function, form and scale;
- 3.7 Conditions of Development Permit Approval
- Conditions may be imposed on a development permit approval if deemed necessary:
  - (a) to ensure compliance with the Bylaw;
  - (b) to uphold the intent and objectives of the Municipal Development Plan, and any other applicable statutory plan; or
  - (c) to ensure the orderly and economical development of land within the County.
- 3.12 Expiry of Development Permit
- 3.12.2 The Development Authority may impose the condition that a proposed development is permitted on a time-limited basis, or on a temporary permit basis.
- 9.1 AG-Agricultural District
- 9.1.1 General Purpose



To provide primarily for larger agricultural operations and limited higher intensity agricultural activities on smaller lots, while at the same time providing for limited residential and other uses having a secondary role to agriculture. New residential lots created after passage of this Bylaw shall be between 1.0 ha (2.5ac) and 2.0 ha (4.9 ac).

9.1.3 Discretionary Uses

Recreation, Outdoor is a Discretionary Use in the AG-Agricultural District

Part Eleven – Definitions

RECREATION, OUTDOOR means a facility where patrons participate in sports and other outdoor recreational activities and it may include on-site restaurants and commercial retail services. Typical uses include golf courses, driving ranges, ski hills, tennis courts, swimming pools, waterslides, sports fields, equestrian trails, boating facilities and recreational trails.

TEMPORARY PERMIT means a development permit issued on a specified time-limited basis.

Leduc County Municipal Development Plan

The subject lands are located within the West Agricultural Area in accordance with the Municipal Development Plan (MDP).

4.3 Planning Objectives for Agricultural Land:

3. To minimize the loss of agricultural land by limiting the amount of land converted to a non-agricultural use.

4.3.0.2 Area A - West Agriculture to provide for a broad range of agriculture where land use conflicts can be minimized and subdivision is limited.

**Conclusion**

In consideration of the above, the Board concludes that the appeal on Condition No. three (3) be disallowed as the appellant did not submit sufficient evidence to substantiate the extension to a six (6) year permit approval period.

Development Permit Application D22-146 is approved, subject to the following conditions:

1. Approval is granted based on the information provided by the applicant for the approved development only and no other development.
2. The approved development shall be located as shown on the attached approved Site Plan.
3. This permit is valid for a period of three (3) years from the effective date of approval. Upon expiry, the applicant shall cease all approved activity and return the race track area to a pre-development state unless a further development permit allowing the continued use of the property for the approved use has been granted by the Development Authority.
4. The private test race track shall be operated in accordance with the conditions of the approved permit.
5. The private race track events shall be limited to one event per month and shall only occur between the dates of May 1 and October 31 on any given calendar year.
6. Hours of operation shall be restricted to 10:00am to 5:00pm, Mondays to Saturdays, and 12:00 noon to 5:00pm on Sundays and statutory holidays.
7. There shall be no more than fifteen (15) participants in an event and no more than fifty (50) people during an event.

8. There shall be no more than twenty (20) racecars parked on the facility during the operational hours of the monthly event, which may include event participant's racecars as well as the regular practice racecars.
9. The applicant/landowner shall not allow more than five (5) racecars at any given time on the track that are evenly spread along the entire length of the track to minimize any potential negative cumulative noise impacts on the surrounding land uses.
10. It is the applicant/landowner's responsibility to deal with any potential land use concerns such as noise, traffic, or any other land use matters raised by the surrounding landowners during the normal operation of the approved development in a timely and effective manner to achieve the intent of the Leduc County Land Use Bylaw 7-08.
11. The applicant/landowners shall apply dust control measures along the entire frontage of the subject lands to reduce any negative impacts generated by traffic related to the approved development on adjacent lands.
12. All vehicles using the race track shall be suitably muffled with noise reducing exhaust mufflers to ensure that the cumulative noise levels generated during the use of the test track does not exceed 55 dB as heard at the nearest residence.
13. No use or operation shall cause or create any significant impact or nuisance during normal operation which, in the opinion of the Development Authority, may be objectionable beyond the boundary of the site which contains it, by way of but not limited to the following:
  - i) odorous and/or toxic matter
  - ii) dust, fly ash or other particulate matter
  - iii) noise
  - iv) vibrations
  - v) air pollutions
  - vi) industrial waste
  - vii) surface water quality deterioration
  - viii) groundwater quality or quantity deterioration
  - ix) glare
  - x) high brightness light source
14. The installation of light standards for the purpose of track illumination is prohibited.
15. The site shall be maintained in a neat and orderly manner including the containment of all materials and refuse, to the satisfaction of the Development Authority.
16. The natural drainage of the property shall be maintained. Any culverts required to achieve this shall be implemented to the satisfaction of Leduc County Engineering & Utilities Department.
17. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.
18. The approach must be maintained to avoid any damage to the County owned road surface due to construction activity.
19. All new accesses, approaches or upgrades, including driveways required off of a Leduc County public roadway, as a result of the development shall first require an Access Application to be provided to the satisfaction of, and approved by, Leduc County Engineering & Utilities Department.
20. The movement of construction material onto the property may require the applicant to enter into a Road Use Agreement with the County. The applicant must contact Engineering & Utilities Department prior to the movement of construction material to discuss this requirement.
21. Noxious and prohibited noxious weeds on the property shall be controlled to prevent their establishment and spread.

22. Areas surrounding the approved race track area shall be maintained and used for agricultural purposes only.
23. Any signage related to this development requires the approval of Leduc County through a separate development permit.
24. No fill material (such as clay and/or topsoil) shall be brought onto the property without first obtaining additional development permits from the Leduc County.
25. The applicant/landowner shall provide fire fighting access at all times to the satisfaction of Leduc County Fire Services.
26. No further development, expansion or change in use is permitted unless approved by Leduc County.

Failure to comply with any of the preceding conditions will render this permit null and void.

**Next Meeting**

The next scheduled Intermunicipal Subdivision and Development Appeal Board meeting will be held at the call of the Chair.

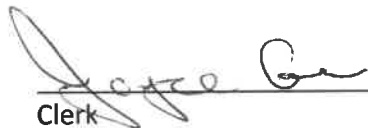
**Adjournment**

**07-22** Chair McDonald -- that the Intermunicipal Subdivision and Development Appeal Board meeting be adjourned.

Carried

The Intermunicipal Subdivision and Development Appeal Board meeting concluded at 9:51 a.m.

  
Chair

  
Clerk