

The meeting of the Subdivision and Development Appeal Board was called to order by Chairperson Busaan at 9:30 a.m. on December 19, 2018 in the Council Chambers of the Lacombe County Administration Office.

Present

Present: Members: John Busaan, Garth Yeomans, Linda McLevin and Eric Jerrard; Subdivision and Development Appeal Board Secretary Michael Kartusch; Manager of Planning Services Dale Freitag; Planner/Development Officer Cajun Paradis and Recording Secretary Allison Noonan.

Steve Roadhouse, Alan MacLeod, Jeff Lagarde and Shawn Lukat were also present.

**SDAB 36/18  
Agenda**

***Moved by Mr. Jerrard that the agenda be approved as presented.***

***Carried Unanimously.***

Hearing Open

Chairperson Busaan opened the hearing with respect to an appeal by neighboring landowners Jeff and Shannon Lagarde, Evelyn Brooks, Margaret Harty and Carrie Lynn MacLeod respecting the decision of the Development Authority to approve Development Permit Application No. 159/18 for permission to place a mobile home on property legally described as Lot 4 Block 1 Plan 972 4196 located in the McLaurin Beach subdivision on the east side of Gull Lake. No one present voiced any concerns with the board members present hearing the appeal.

**SDAB 37/18  
Notification**

***Moved by Mr. Jerrard that the Subdivision and Development Appeal Board accept as information the documents submitted by the Planning and Development Department identifying the parties notified of the Board's hearing of this appeal.***

***Carried Unanimously.***

Cajun Paradis addressed the Board and advised that the proposed development is a discretionary use under the Residential Lake Area "R-RLA" District in the County's Land Use Bylaw. Ms. Paradis explained that the exterior aesthetics of the mobile home have been upgraded since it was built in 1978; therefore, staff considered that the exterior aesthetics were consistent with the residential community of McLaurin Beach. Ms. Paradis advised that the proposed mobile home compliments the existing garage on the property and confirmed that there is tree cover on the property, which will screen the mobile home from neighbouring properties. As well, Ms. Paradis argued that the structures on adjacent properties are very similar in exterior aesthetics to the proposed mobile home and confirmed that in the residential community of McLaurin Beach there is one residential lot with an existing mobile home.

**SDAB 38/18  
Submission**

***Moved by Mr. Jerrard that the Subdivision and Development Appeal Board accept as information the documents submitted by Alan MacLeod as Exhibit B.***

***Carried Unanimously.***

Alan MacLeod addressed the Board and argued that the property owners he is representing strongly feel that all properties in the immediate area will decrease in value if the proposed development is approved. Mr. MacLeod argued that the proposed mobile home appears to be rundown and will continue to appear rundown because of the age of the structure. Mr. MacLeod provided the Board with a letter from Bob Wilson, Associate Broker with Remax Real Estate to support their position. Mr. MacLeod agreed that the Gull Lake Centre has made some very appealing renovations to the dining hall and reconstructed church on their property; however, argued that the architectural integrity of the proposed mobile home does not carry forward the vision of the community.

Neighboring property owner, Jeff Lagarde confirmed that he owns the property directly across the internal subdivision road from the subject site. Mr. Lagarde argued that there is minimal landscaping to screen the mobile home from his view and confirmed his opinion that a mobile home is not a welcome addition to the community. Mr. Lagarde argued that the mobile home does not seem to meet the setback requirements as outlined by the County's Land Use Bylaw, as the pad that the applicants have constructed appears too close to the property line

**SDAB 39/18  
Submission**

***Moved by Mr. Jerrard that the Subdivision and Development Appeal Board accept the photo submitted by Jeff Lagarde as Exhibit C.***

***Carried Unanimously.***

Steve Roadhouse confirmed that as part of the application to the County, the septic system required upgrading prior to installation of a residence on the property. As such, Mr. Roadhouse explained that some site work was started and a gravel pad for the proposed mobile home was installed; however, the mobile home will not be brought to the site until such a time that they receive a Development Permit from the County. Mr. Roadhouse confirmed that the mobile home will be used for staff housing year round. Furthermore, Mr. Roadhouse committed to ensuring that the mobile home and property will be maintained as it is their wish, as members of the community, to improve the property and continue to be good neighbours.

Shawn Lukat, Maintenance Manager with the Gull Lake Centre, confirmed that he has inspected the mobile home and advised that upgrades have been completed which include new windows, new doors, a metal roof and new vinyl siding. Mr. Lukat advised that while the mobile home itself is an older model, the renovations that have been completed thus far have improved the aesthetics of the home.

**SDAB 40/18  
In-camera**

***Moved by Mr. Jerrard that the Subdivision and Development Appeal Board meet in-camera.  
Time: 10:18 a.m.***

***Carried Unanimously.***

**SDAB 41/18  
Out-of-camera**

***Moved by Mrs. McLevin that the Subdivision and Development Appeal Board come out of camera.  
Time: 10:27 a.m.***

***Carried Unanimously.***

Ms. Paradis confirmed that a mobile home in the Residential Lake Area "R-RLA" District is considered a discretionary use under the County's Land Use Bylaw and, as such, the County takes into consideration the aesthetics of the structure prior to approval of such a residence. Ms. Paradis also confirmed that the County does not require approval for site preparation undertaken by property owners and thus, the applicants are not in contravention of any County policies or land use bylaw regulations by installing a gravel pad on the site.

Steve Roadhouse offered no closing comments at the hearing.

Alan MacLeod addressed the Board and argued that the photos provided by the County regarding the surrounding properties do not do justice to the integrity of the community and that they understate the quality of the houses in the area.

Hearing Closed

Chairperson Busaan determined that all parties wishing to be heard had been heard and closed the hearing. All parties present indicated that they had a fair hearing.  
Time: 10:30 a.m.

**SDAB 42/18  
In-camera**

***Moved by Mrs. McLevin that the Subdivision and Development Appeal Board meet in-camera.  
Time: 10:34 a.m.***

***Carried Unanimously.***

**SDAB 43/18  
Out-of-camera**

***Moved by Mr. Yeomans that the Subdivision and Development Appeal Board come out of camera.  
Time: 10:36 a.m.***

***Carried Unanimously.***

**SDAB 44/18  
DPA 159/18  
Steve Roadhouse  
872 4196;1;4  
McLaurin Beach**

**Moved by Mr. Jerrard that the Subdivision and Development Appeal Board deny the appeal and in doing so uphold the decision of the Development Authority and approve Development Permit Application No. 159/18 submitted by Steve Roadhouse for permission to place a 910 sq. ft. mobile home on property legally described as Lot 4 Block 1 Plan 972 4196, located in the McLaurin Beach subdivision on the east side of Gull Lake on property owned by the Canadian Baptist of Western Canada, subject to the following conditions,**

- 1. the proposed mobile home shall be located in accordance with the site plan submitted with the development permit application, any changes will require prior approval from the County;**
- 2. the skirting of the mobile home is to complement the exterior finish and shall be completed within 60 days after mobile home is placed on the site; and**
- 3. no additions or other buildings permitted, unless prior approval received from the County.**

**It is the responsibility of the applicant to ensure that the proposed development meets the requirements of the provincial Safety Codes Act and the associated Regulations. For more information on what permits may be required, contact one of the safety service agencies listed on the attached sheet.**

**Carried Unanimously.**

**REASONS:**

1. The Board agrees that the mobile home is an older model; however, the unit has been reconditioned with vinyl siding, a new metal roof, new windows and new doors and therefore, is of the view that the mobile home would not unduly interfere with the amenities of the neighborhood or materially interfere with or affect the use, enjoyment or value of neighboring parcels of land.
2. The Board is of the view that the applicant has demonstrated through the favorable renovations at the Gull Lake Centre, a commitment to ensure that the McLaurin Beach property will be properly maintained.
3. The Board is not convinced that the proposed development at the subject location would devalue the neighboring properties as no evidence was presented to support this claim as they feel the letter provided is an opinion only.

**SDAB 45/18  
Minutes**

**Moved by Mr. Yeomans that the Subdivision and Development Appeal Board approve the minutes of the October 3, 2018 meeting.**

**Carried Unanimously.**

**SDAB 46/18  
Adjourn**

**Moved by Mrs. McLevin that the Subdivision and Development Appeal Board meeting adjourn.  
Time: 10:46 a.m.**

**Carried Unanimously.**

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Chairperson

\_\_\_\_\_  
Secretary