

Record of Proceedings

Subdivision and Development Appeal Board Hearing
Wednesday, September 23, 2026
3rd Floor - Council Chambers
315 Jespersen Ave
Spruce Grove, AB T7X 3E8

ATTENDANCE

Board Members:

Glenn Jensen, Chair
Pere Bekederemo
Liam McGrath
Keith Schultz

Administration:

Laura Hall, SDAB Clerk
Jaclyn Hager, Recording Secretary
Anshu Gupta, Development Officer
Lori Kustra, Supervisor of Development
Tanya Oullette, Senior Development Officer

CALL TO ORDER

Chair Glenn Jensen called the Subdivision and Development Appeal Board hearing to order at 6:33 p.m.

Chair Glenn Jensen provided an overview of the purpose of the Subdivision and Development Appeal Board.

Chair Glenn Jensen introduced Laura Hall, SDAB Clerk and indicated that it is the practice of the Board to have the Clerk participate in private discussions with the Board. No objections were raised from those in attendance.

Chair Glenn Jensen asked the sitting Board Members to introduce themselves.

Chair Glenn Jensen introduced the Subdivision and Development Appeal Board staff and City of Spruce Grove Administration.

APPROVAL OF THE AGENDA

Moved by Board Member Pere Bekederemo that the agenda for the Wednesday, September 23, 2026 Subdivision and Development Appeal Board hearing be approved as presented.

Carried.

APPEAL HEARING - PLDPR202600626

An appeal has been filed against the conditional approval of Development Permit PLDPR202600626 to permit a Group Home, Limited at 78 Marlboro Drive (Plan 7521495; Block 8; Lot 25).

Appellant: Michael Yaremchuk, 76 Marlboro Drive, Spruce Grove, AB T7X 2N8

Applicant: Rick Gerhardt, 78 Marlboro Drive, Spruce Grove, AB T7X 2N8

Chair Glenn Jensen called upon the SDAB Clerk to introduce the subject of the appeal.

Laura Hall, SDAB Clerk, advised of the appeal by Michael Yaremchuk against the conditional approval of Development Permit PLDPR202600626 to operate a Group Home, Limited, located at 78 Marlboro Drive, legally described as Plan 7521495; Block 8; Lot 25. The Development Permit Application was approved with conditions on August 10, 2026 and appealed on August 27, 2026.

Chair Glenn Jensen asked the SDAB Clerk if there were any preliminary matters to be addressed by the Board. The SDAB Clerk confirmed that there were no preliminary matters to address.

Chair Glenn Jensen asked if anyone present would like a postponement of the Hearing to a later date. There was no request for postponement.

Chair Glenn Jensen asked if any Board Member felt the need to disclose any conflicts. The Board Members present had nothing to disclose.

Chair Glenn Jensen asked if there were any objections to the Board Members sitting for the Hearing. No objections were raised by those present.

Chair Glenn Jensen explained the hearing process and the procedures to be followed and asked if anyone present had any concerns with the process outlined. No concerns with the process were raised by those present.

The Board marked the exhibits in the hearing. Exhibits 1-9 were part of the Agenda package and had been submitted in advance of the Hearing

Chair Glenn Jensen asked if there were any additional written submissions from anyone present. No additional submissions were provided.

Submission of the Development Authority

Chair Glenn Jensen called upon the Development Authority for the City of Spruce Grove to provide their presentation.

Anshu Gupta, Development Officer, read the Development Officer's Report into the record and provided the following:

- The appeal is filed against the decision of Development Permit No. PLDPR202600626, that was approved with conditions to permit a Group Home, Limited at 78 Marlboro Drive.
- The subject site is zoned RE1 – Established Neighbourhood Residential District 1 and is legally described as Plan 7521495; Block 8; Lot 25.
- The Application to change the use to Group Home, Limited was received on June 15, 2026, conditionally approved on August 10, 2026, and an Appeal was received on August 27, 2026.
- The site is developed as a Single Detached Dwelling.
- Group Home, Limited is a Discretionary Use in RE1 District.
- When reviewing the Application, the Development Authority took into consideration on-site parking, number of residents residing in the home, details on how the Use will operate with respect to requirements of staff for 24/7 supervision, number of visitors, and the residents as per the definition of the Use.
- An overview of the applicable sections within Land Use Bylaw C-824-12 that apply to the Application, including section 118(1) Group Home, Limited as a Discretionary Use, Section 7(1) Definition of Group Home, Limited, 69; Group Home, Limited Regulations, and 85 Minimum Parking Requirements.
- The Application indicates the maximum number of residents will be six (6) children under the age of 14, and two (2) to three (3) professional staff on-site 24/7.
- The property contains adequate parking within the attached garage and driveway (total of five (5) parking stalls) to accommodate parking for staff and visitors.
- Backyard is secured with a 4-foot chain link fence; abutting a natural wooded area.
- It is the opinion of the Development Authority that the pedestrian and vehicular traffic for Group Homes, Limited, would not be more than what is characteristic of the neighbourhood.

Chair Glenn Jensen asked if the Board had any questions for the Development Officer.

Board Member, Pere Bekederemo, Board Member, asked the Development Officer if the Group Home is a Discretionary Use in this Zone.

Anshu Gupta, Development Officer, replied that a Group Home, Limited is a Discretionary Use in RE1.

Board Member, Pere Bekederemo, Board Member, asked the Development Officer how the Development Authority ensures all the conditions have been met.

Anshu Gupta, Development Officer, replied that Enforcement Officers would attend to any complaints such as noise or nuisance, etc. and if the Use does not fit within the definition of Group Home, Limited, then the permit can be cancelled at any time. If there is a scenario where the Group Home is not working as per the definition and regulations, and the City is receiving a lot of complaints related to that particular condition, Development Authority will work with the owner first to improve the situation, and if necessary, the permit can be cancelled.

Tanya Ouellette, Senior Development Officer, shared that the Development Authority will try to work with the Applicant to ensure they are meeting all regulations of the Land Use

Bylaw, and the Development Compliance Officer would ensure they are meeting the regulations.

Board Member, Keith Schultz, Board Member, asked the Development Officer how often the property is inspected by Development Compliance Officer.

Anshu Gupta, Development Officer, replied that inspections are complaint based.

Chair Glenn Jensen, asked the Development Officer if the use is compatible with other uses in this zone.

Anshu Gupta, Development Officer, replied that the Districts have been framed in such a way that the uses are compatible with each other. A Group Home, Limited is a Discretionary use in a Residential District because it operates as a Family Home. The exterior of the Single Detached Dwelling will not change and the intensity of use, being a maximum of 6 residents fits within regulations (up to 6 residents plus 1-2 staff 24/7) which makes it like a 6-member family home. There is no signage on the exterior and there is a lot of parking so does not impact neighbours.

Chair Glenn Jensen, asked if the use materially affects the amenities, use, value, enjoyment, and property values of the neighbourhood.

Anshu Gupta, Development Offer, replied that when the Assessor assesses a property, they assess the value of the property itself, not the neighbouring properties.

Tanya Ouellette, Senior Development Officer, replied that a family with 5 kids may have unsupervised children where the Group Home is supervised 24/7.

Submission of the Appellant – Michael Yaremchuk

Michael Yaremchuk, Appellant, provided the Board with the following:

- Nearby resident of the proposed Group Home, Limited at 76 Marlboro Drive
- Does not object to Group Homes in the general sense but doesn't believe this particular property is appropriate for the proposed use.
- Lack of consultation with neighbouring residents.
- Concerned about intensity of plan in a quiet residential neighbourhood.
- Uncertainty regarding staffing, supervision, training, emergency response procedures, and operating plans.
- Potential safety risks associated with nearby natural area, including creek, wooded lands, and direct access to Heritage Trail system.
- Compatibility with existing neighbourhood character, which is a mature and quiet residential area.
- Potential increase in calls for service, emergency response activity, traffic, and parking demands.
- Questions regarding licensing, qualifications, insurance, and regulatory oversight.
- Consider cumulative impact overall rather than each individual concerns.

Chair Glenn Jensen, asked if the Board had any questions for the Appellant. No questions of the Appellant.

Submission of the Applicant – Rick Gerhardt

Rick Gerhardt, Applicant, provided the Board with the following:

- Has lived in Spruce Grove his entire life, attended schools, has been a homeowner in Spruce Grove for over 25 years, raised his children in Spruce Grove and used amenities just as the other families.
- Understands Appellant's concerns as a homeowner.
- This is an opportunity to give children a safe, stable, supportive place to grow.
- Expects the home will be professionally supervised, respectfully operated, and will be maintained in a way that reflects the same care expected in the neighbourhood.
- Disclosed his personal contact information to the Development Office for the letters sent out so that neighbours could reach out and ask questions.
- Group Home will be professionally operated, it is a staffed home providing a safe and supportive environment for children who require care and stability.
- Trained staff responsible for supervision, safety, transportation, etc.
- This is a home not an institution. The children will live and go to school and participate in activities. Children who require care also deserve the opportunity to live in a safe, stable, residential neighbourhood.
- No character of the neighbourhood should change. Responsibility to maintain the property and operate the home respectfully and address any actual concerns that are brought forward.
- Once the home is operating, actions will demonstrate intention to be respectful and responsible.

Chair Glenn Jensen, asked if the Board had any questions for the Applicant.

Board Member, Keith Schultz, asked if the Applicant will be part of the supervision of the home.

Rick Gerhardt, Applicant, stated that he will not be living at the home, there will be professional staff supervising the children.

Additional Parties present wishing to speak

Chair Glenn Jensen, asked if anyone else present wanted to speak to the appeal.

Gary Lee, affected party, shared that he has resided at 80 Marlboro Drive for 46 years. He first moved to Spruce Grove and lived in Mill Grove Estates as there was no housing located on Marlboro Drive. He indicated that he understands the property owner will lease home and not reside in home and he is concerned with children and supervisors living in the home versus parents living and raising children. Expressed concerns with absentee ownership, and does not feel the proposed Group Home is an appropriate use for the neighbourhood.

Chair Glenn Jensen, asked if anyone else present wanted to speak to the appeal. There were no additional speakers

Chair Glenn Jensen, asked the SDAB Clerk if any additional written submissions had been received. The SDAB Clerk confirmed that no written submissions were received.

Chair Glenn Jensen called a recess at 7:18 p.m.

Chair Glenn Jensen called the Hearing back to order at 7:28 p.m.

QUESTIONS

Chair Glenn Jensen, asked if the Board had further questions for clarification for the Development Officer.

Board Member, Pere Bekederemo, asked about the City's policy on consultation and public engagement.

Development Officer, Anshu Gupta, replied that for a development permit application for Group Home, Limited, there are no such provisions in the Land use Bylaw for sending notices before making any decision. The Development Authority encourages the Applicant to approach the adjacent property owners, which they did by way of providing their contact information in the letter sent to adjacent property owners.

Board Member, Pere Bekederemo, asked if a sign was posted for this Application.

Development Officer, Anshu Gupta, replied that a sign was not posted but letters were sent to adjacent property owners.

Senior Development Officer, Tanya Ouellette, replied that the requirement to post a sign for development permit applications is for large commercial or industrial developments.

Chair Glenn Jensen, asked if there were other Group Homes in the City.

Development Officer, Anshu Gupta, replied that the Development Authority has approved two Group Home, Limited applications in the last year and all are in residential districts.

Senior Development Officer, Tanya Ouellette, replied that Council believes these kinds of developments would need to enjoy the feel of living in a residential neighbourhood rather than commercial.

Chair Glenn Jensen, asked if the conditions for this group home like the others.

Development Officer, Anshu Gupta, replied that all the conditions are the same unless there are specific conditions required based on a specific scenario.

Chair Glenn Jensen, asked if the Group Home, Limited permit is specific to the owner who applies for the permit or if its for the property.

Development Officer, Anshu Gupta, replied that the permit is for the property, even if the house sells, the use of a Group Home, Limited, would remain with the property unless there is another Change of Use application.

Board Member, Keith Schultz, asked if once the Group Home, Limited permit is approved, the owner can sell the property as a Group Home rather than a Single Family Home.

Development Officer, Anshu Gupta, replied that the property would remain as Group Home, Limited and the original or new owner would have to apply for a new Change of Use permit to go back to a Single Family Dwelling.

Board Member, Pere Bekederemo, clarified that the permit is tied to the property and is in perpetuity unless there is another application.

Development Officer, Anshu Gupta, confirmed that a new application for Change of Use would be required.

Chair Glenn Jensen, asked if the Board had further questions for clarification for the Appellant. There were no additional questions for the Appellant.

Chair Glenn Jensen, asked if the Board had further questions for clarification for the Applicant.

Board Member, Pere Bekederemo, asked about safety concerns and the mitigation strategy of children eloping.

Rick Gerhardt, Applicant, replied that this application is the first stage of the process. After approval, regulatory steps for licensing and safety plans, etc. are developed based on the property. The home will have 3 staff during the day with the children; children eloping has not happened in the past due to supervision in place.

Board Member, Pere Bekederemo, asked if the regulatory licensing is from the Province.

Rick Gerhardt, Applicant, replied that the regulatory licensing could be provincial, depending on what authority they work through, typically the Province or First Nations.

Board Member, Keith Schultz, asked about the public consultation that took place.

Rick Gerhardt, Applicant, replied that he was on vacation when the conditional approval was received, and could not directly consult with the neighbours when they were given the permit. He requested his personal contact information be provided in the letter sent from the city to neighbours to get in touch with him directly if they had any questions or concerns.

Board Member, Pere Bekederemo, asked if anyone reached out.

Rick Gerhardt, Applicant, replied that two neighbours reached out and they communicated back and forth a few times about the application.

Chair Glenn Jensen, asked if the Board had further questions for clarification for any other person who presented. There were no additional questions.

FINAL COMMENTS

Chair Glenn Jensen, asked if the Development Officer had any final comments.

Anshu Gupta, Development Officer, shared there were no further comments to be made.

Final Comments from the Appellant

Chair Glenn Jensen, asked if the Appellant had any final comments.

Michael Yaremchuk, made closing comments and thanked the Board for bringing up important information such as the permanency of the group home and uncertainty of the future if the Applicant were to sell the property.

Final Comments from the Applicant

Chair Glenn Jensen, asked if the Applicant had any final comments.

Rick Gerhardt, made closing comments and asked that the Board uphold the conditional approval based on the facts. He stated a lot of things discussed at the Hearing will have to be demonstrated once full approval is received and the new use is in operation. He confirmed that the Group Home will not be high-risk and will operate as a family unit with greater control within the home. He completed his remarks by stating that if a homeowner chose to rent their property, there would be no consultation with neighbours about the type of tenants who rent the home; a Group Home is much more controlled.

Additional Party present wishing to speak

Vera Solmer, affected party, stated that she was not consulted on the application. She expressed concerns with the potential negative impacts on the children currently residing in the neighbourhood. She shared that her daughter lives close to a Group Home in the City and often reports on ambulance calls and other emergency services being present at the Group Home. She concluded her comments by expressing concern with overall safety on the current neighbours in the community.

Rick Gerhardt, Applicant, replied that the children in the Group Home are not high-risk children; if there were enough foster homes then Group Home would not be needed. He indicated that the children are getting the attention and care they need from this Group Home and have a right to live in a neighbourhood like Marlboro. He expressed there is no guarantee for domestic issues with anyone in the neighbourhood. The children will be under the age of 14, with the majority under the age of 12.

Board Member, Keith Schultz, asked if the Applicant selects which children reside in the Group Home.

Rick Gerhardt, Applicant, replied there is a certain level of selection and the intent is to provide low-risk children with a safe place to reside. The Group Home is classified as a no restraint residence, there are standards that identify the qualifications to stay in the home.

Gary Lee, affected party, stated what assurances will there be is a new operator takes over.

Rick Gerhardt, Applicant, stated that selling a Group Home is not common as most people are not in the business of buying Group Homes. He stated he does intend to sell the Group Home; the process would be to shut down the Group Home and revert to a Single-Family Dwelling, as that is where profit would be made.

Board Member, Pere Bekeredomo, asked the Development Officer if there is a sunset clause for an approval for a certain number of years.

Anshu Gupta, Development Officer, shared there is no sunset clause.

FAIR HEARING

Chair Glenn Jensen asked if the persons who made presentations felt that they had sufficient opportunity to present their evidence and arguments to the Board. All persons agreed they had sufficient opportunity to present their evidence.

Chair Glenn Jensen asked if the Board felt the need to recess at this time to further consider this matter. A recess was not requested.

Chair Glenn Jensen asked if the Board was satisfied with the amount of information it had received at the hearing. The Board confirmed that they had received sufficient information.

Chair Glenn Jensen, closed the appeal hearing at 7:58 p.m.

Chair Glenn Jensen shared that a decision would be made within 15 days from the date of today's hearing.

Dated at the City of Spruce Grove in the Province of Alberta, September 23, 2026.

ORIGINAL SIGNED BY JACLYN HAGER

Jaclyn Hager, Recording Secretary
SUBDIVISION AND DEVELOPMENT APPEAL BOARD