Record of Proceedings

Subdivision and Development Appeal Board Hearing
Wednesday, September 9, 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

Board Administration:
Lindsay O'Mara, SDAB Clerk
Jaclyn Hager, Recording Secretary

Development Authority:
Brad McMurdo, Director of Planning and Development
Lori Kustra, Supervisor of Development
Anshu Gupta, Development Officer

Appellant:
Blaydon Dibben, Select Engineering - Representative of Cranston Homes Ltd. (Appellant)
Neet Dhaliwal, Owner of Cranston Homes Ltd. (Appellant)

CALL TO ORDER

Chair Glenn Jensen called the Subdivision and Development Appeal Board hearing to order at 6:30 p.m.

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

Chair Glenn Jensen introduced Lindsay O'Mara, 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 members of the Development Authority.

APPROVAL OF THE AGENDA

Moved by Board Member Keith Schultz that the agenda for the Wednesday, September 9, 2026 Subdivision and Development Appeal Board hearing be approved as presented.

Carried.

APPEAL HEARING - PLDPR202600527, PLDPR202500528, PLDPR202600529, PLDPR202600530

An appeal has been filed against the refusal of Development Permit PLDPR202600527, PLDPR202600528, PLDPR202600529, and PLDPR202600530.

Appellant: Blaydon Dibben, Select Engineering, on behalf of Cranston Homes Ltd.

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

Lindsay O'Mara, SDAB Clerk, advised of the appeal by Blaydon Dibben, on behalf of Cranston Homes Ltd., against the refusal of Development Permits PLDPR202600527 to construct one unit of four-unit row house with detached garage, and secondary suite within a R1-Mixed Low to Medium Density Residential District, located at 33 Patterson Gate, legally described as Plan 2522489; Block 113; Lot 17. The Development Permit Application was refused on July 28, 2026.

Lindsay O'Mara, SDAB Clerk, advised of the appeal by Blaydon Dibben, on behalf of Cranston Homes Ltd., against the refusal of Development Permits PLDPR202600528 to construct one unit of four-unit row house with detached garage, and secondary suite within a R1-Mixed Low to Medium Density Residential District, located at 35 Patterson Gate, legally described as Plan 2522489; Block 113; Lot 18. The Development Permit Application was refused on July 28, 2026.

Lindsay O'Mara, SDAB Clerk, advised of the appeal by Blaydon Dibben, on behalf of Cranston Homes Ltd., against the refusal of Development Permits PLDPR202600259 to construct one unit of four-unit row house with detached garage, and secondary suite within a R1-Mixed Low to Medium Density Residential District, located at 37 Patterson Gate, legally described as Plan 2522489; Block 113; Lot 19. The Development Permit Application was refused on July 28, 2026.

Lindsay O'Mara, SDAB Clerk, advised of the appeal by Blaydon Dibben, on behalf of Cranston Homes Ltd., against the refusal of Development Permits PLDPR202600530 to construct one unit of four-unit row house with detached garage, and secondary suite within a R1-Mixed Low to Medium Density Residential District, located at 39 Patterson

Gate, legally described as Plan 2522489; Block 113; Lot 20. The Development Permit Application was refused on July 28, 2026.

Chair Glenn Jensen asked the SDAB Clerk if there were any preliminary matters to be addressed by the Board. The SDAB Clerk stated the preliminary matter to address is to conduct a combined hearing for all four properties as they are the same intended development with the same refusal with the same appeal.

Chair Glenn Jensen asked if the Development Authority had any objections to the combined hearing. The Development Authority had no objections

Chair Glenn Jensen asked if the Appellant had any objections to the combined hearing. The Appellant had no objections.

Chair Glenn Jensen asked if anyone present would like a postponement of the Hearing to a later date. No postponement was requested.

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 anyone affected by this appeal objects to any Board Member hearing the appeal. 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 1-37 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. The Appellant provided an additional written submission. The Board advised no additional time was needed to review the written submission. The SDAB Clerk advised the written submission will be added as exhibit 38.

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, provided the Development Authority's presentation and referred to materials within the agenda package.

Chair Glenn Jensen asked if the Board had any questions for the Development Authority. The Development Authority provided responses to the Board's questions.

Submission of the Appellant – Blaydon Dibben, Select Engineering (representative of Cranston Homes Ltd.)

Chair Glenn Jensen called upon the Appellant to provide their presentation.

Blaydon Dibbens, Select Engineering (representative of Cranston Homes Ltd.), provided the Appellant's presentation and referred to materials within the agenda package.

Chair Glenn Jensen asked if the Board had any questions for the Appellant. The Appellant provided responses to the Board's questions.

Additional Parties present wishing to speak

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 written submissions had been received. The SDAB Clerk confirmed that no written submissions were received.

Chair Glenn Jensen called a recess at 7:49 p.m.

Chair Glenn Jensen called the Hearing back to order at 7:56 p.m.

FURTHER QUESTIONS

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

The Development Authority provided responses to the Board's further questions.

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

The Appellant provided responses to the Board's further questions.

FINAL COMMENTS

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

Anshu Gupta, Development Officer and Brad McMurdo, Director of Planning and Development, provided the Development Authority's final comments.

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

Blaydon Didden, Select Engineering (representative of Cranston Homes Ltd.) provided the Appellant's final comments.

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 8:15 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 9, 2026.

Original signed by Jaclyn Hager

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Jaclyn Hager, Recording Secretary
SUBDIVISION AND DEVELOPMENT APPEAL BOARD