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| <b>TITLE:</b><br><b>EXTENSION – CONDITIONAL USE</b><br><b>1520 HIGHLAND AVENUE</b><br><b>OWNER: ROOTBEER HOLDINGS INC.</b><br><b>APPLICANT: BORDERLAND REAL ESTATE INVESTMENTS INC. (BRENT KONKIN)</b> |                                                                                                                                 |  |
| <b>MEETING DATE:</b><br>November 4, 2026                                                                                                                                                               |                                                                                                                                 | <b>Page 1 of 2</b>                                                                  |
| <b>DEPARTMENT:</b><br>Planning & Buildings                                                                                                                                                             | <b>ATTACHMENTS:</b><br>A. Extension request letter<br>B. Original Conditional Use Decision<br>C. Original public hearing report |                                                                                     |
| <b>PRESENTER:</b><br>Emmanuel Owusu Ansah, Community Planner                                                                                                                                           | <b>MANAGER:</b><br>Andrew Mok, BES RPP MCIP, A/Principal Planner                                                                |                                                                                     |

### **RECOMMENDATIONS:**

That the approval deadline of Conditional Use Decision C-07-25 be extended to November 6, 2026.

### **BACKGROUND:**

#### ***Request***

The applicant, Brent Konkin of Borderland Real Estate Investments Inc., on behalf of the property owner, Rootbeer Holdings Inc., is requesting a deadline extension to Conditional Use Decision C-07-25 to allow for recreational vehicle sales on property located at 1520 Highland Avenue in the CHW Commercial Highway Zone.

### **ANALYSIS:**

The applicant has indicated that progress on the project was delayed due to a combination of economic uncertainty and delays associated with another significant development project of theirs. As a result, the applicant was unable to obtain a building permit prior to the conditional use decision's November 6, 2026 deadline.

### **LEGISLATIVE REQUIREMENTS:**

Subsection 110(1) of The Planning Act states that conditional use decisions expire and cease to have any effect if not acted upon within 12 months of the date of the decision. However, Subsection 110(2) of The Planning Act allows the Planning Commission to extend the deadline for an additional period not longer than 12 months if an application is received before the original deadline, or a second 12-month period if an application is received before

the first extension deadline. The Planning & Buildings Department received the request prior to the November 6, 2026 deadline.