



Subdivision and Development Appeal Board

Held Electronically via MS Teams

April 15, 2021
6:30 p.m.

Agenda

Public Participation for the April 15, 2021 Subdivision and Development Appeal Board Meeting

The Subdivision and Development Appeal Board will be holding a meeting on April 15, 2021 via electronic communications in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation, Order in Council 99/2020.

- **To make a verbal presentation during the meeting via video conference:**
 - Anyone wishing to make a verbal submission via video conference during the meeting, must pre-register by 12:00 noon, April 15, 2021
 - To register, please email sdab@rmwb.ca or call 780-743-7001 with your name, the phone number that you will be dialing in from and an email address that you can be reached at prior to the meeting.
 - Each registrant will be given a maximum of **5 minutes** to address the Board.
 - All registrants will be emailed the details on how to participate prior to the start of the meeting.
- **To submit written comments for the Board's consideration:**
 - Anyone wishing to submit written comments regarding an agenda item may do so by emailing sdab@rmwb.ca before 6:30 p.m. Thursday April 15, 2021.
 - You must include your full name, and the matter on the Agenda that you wish to address.
 - Please note that all written submissions are public and will be shared with the Board verbally on the record for a maximum of 5 minutes.

1. **Call to Order**

2. **Confirmation of Agenda**

3. **Confirmation of Proceedings**

- i. February 25, 2021 Preliminary Hearing

4. **Appeal Hearing**

4.1 SDAB 2021-002 Development Permit 2019-DP-00486

Appeal against the Refusal of an Application for a Breezeway
connecting Principal Building and Accessory Building

Lot 17, Block 4, Plan 974RS

118 Hill Drive, Fort McMurray

5. **Next Meeting Date** - May 20, 2021

6. **Close of Meeting**

Record of proceedings of the Subdivision and Development Appeal Board Preliminary Hearing conducted Electronically via Microsoft Teams, in Fort McMurray, Alberta on February 25, 2021.

PRESENT:

A. McKenzie, Chair
A. Austin
K. Carruthers
N. Mahgoub
T. Tupper
R. Wells

Administration:

H. Fredeen, Clerk, Subdivision and Development Appeal Board
S. Soutter, Manager, Legislative Services

1. CALL TO ORDER:

Chair, A. McKenzie, called the meeting to order at 6:01 p.m.

2. AGENDA

Moved by A. Austin

THAT the Agenda be amended to have item 5.1 occur before item 4, and that the Agenda be adopted as amended.

CARRIED UNANIMOUSLY

3. CONFIRMATION OF PROCEEDINGS

Moved by N. Mahgoub

THAT the written Record of Proceedings of the meeting held November 19, 2021, be confirmed, as presented.

CARRIED UNANIMOUSLY

5. OTHER BUSINESS

5.1 JURISDICTIONAL MATTER SDAB 2021-002

APPLICATION No.:	2019-DP-00486
DEVELOPMENT:	Breezeway connecting Principal Building and Accessory Building
LAND USE DESIGNATION:	R1 – Single Detached Residential District
LEGAL DESCRIPTION:	Lot 17, Block 4, Plan 974RS
CIVIC ADDRESS:	118 Hill Drive, Fort McMurray, Alberta

Recusals and Vacating of Chair

Board Member N. Mahgoub, declared a conflict of interest due to a professional relationship with the Appellants. To remove any possible perceptions of bias, he recused himself from the hearing and exited the meeting.

Chair A. McKenzie declared a conflict of interest due to a personal relationship with the Appellants. To remove any possible perceptions of bias, he recused himself from the hearing and relinquished the Chair to Vice-Chair Rene Wells and exited the meeting.

Assuming of Chair

Vice-Chair R. Wells, assumed the Chair at 6:41 p.m.

PRESENT:

For the Appellant:

J. Debleyser
D. Harrison
A. Rice, Legal Counsel

For the Respondent:

T. Tester, Supervisor, Development Control, Regional Municipality of Wood Buffalo
C. Hanly, Municipal Legal Counsel
C. Goodheart, Junior Municipal Legal Counsel
M. Jenkins, Junior Municipal Legal Counsel

BEFORE:

R. Wells, Vice-Chair
A. Austin
K. Carruthers
T. Tupper

Following the introduction of the Board, Vice-Chair R. Wells confirmed with the parties in attendance that there were no further objections to the constitution of the Board.

Submissions were made by all parties, upon conclusion, Vice-Chair R. Wells asked the parties present, if they felt that the hearing was conducted in a fair manner. No issues were brought to the Board's attention.

Moved by T. Tupper

THAT the Appeal Hearing for SDAB 2021-002 be opened and adjourned to April 15, 2021, commencing at 6:30 p.m.

CARRIED UNANIMOUSLY

Recess

A recess occurred from 6:50 p.m. to 7:07 p.m. at which time, Board Member N. Mahgoub re-joined the meeting.

4. MUNICIPAL DEVELOPMENT PLAN PRESENTATION

Such Chandhiok, Municipal Development Plan, Project Team Member, provided a presentation on the progress of the new Municipal Development Plan project.

Entrance

Chair, A. McKenzie entered the meeting at 7:09 p.m.

Resuming of Chair

A. McKenzie resumed the Chair at 8:10 p.m.

Adjournment

The meeting concluded at 8:11 p.m.