



Subdivision and Development Appeal Board

Held Electronically via MS Teams

June 17, 2021
6:30 p.m.

Agenda

Public Participation for the June 17, 2021, Subdivision and Development Appeal Board Meeting

The Subdivision and Development Appeal Board will be holding a meeting on June 17, 2021 via Microsoft Teams 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 Microsoft Teams during the meeting, must pre-register by 12:00 noon, June 17, 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 June 17, 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. March 11, 2021 - Subdivision and Development Appeal Board Meeting
- ii. April 15, 2021 - Subdivision and Development Appeal Board Meeting

4. **Appeal Hearing**

4.1 SDAB 2021-001

Subdivision Application No. 2018-SU-00011

Appeal against the refusal of a proposed plan of subdivision to create two residential lots at:

108 Cote Bay, Fort McMurray

Lot 34, Block 36, Plan 1920472

5. **Next Meeting Date** – July 15, 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 March 11, 2021.

PRESENT:

R. Wells (Vice-Chair)
K. Carruthers
A Crompton
N. Mahgoub
T. Tupper

Administration:

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

1. CALL TO ORDER:

Vice-Chair, R. Wells, called the meeting to order at 6:30 p.m.

2. AGENDA

Moved by N. Mahgoub

THAT the Agenda be adopted as presented

CARRIED UNANIMOUSLY

3. CONFIRMATION OF PROCEEDINGS

Moved by T. Tupper

THAT the written Record of Proceedings of the meeting held January 21, 2021, be confirmed, as presented.

CARRIED UNANIMOUSLY

5. OTHER BUSINESS

5.1 PRELIMINARY MATTER SDAB 2021-001

APPLICATION No.:	2018-SU-00011
DEVELOPMENT:	A subdivision application to create to individual lots at 108 Cote Bay, Fort McMurray
PRELIMINARY MATTER:	Request to hold merit hearing in person; and, Determine date, time, and location for merit hearing.
LAND USE DESIGNATION:	R1S – Single Family Small Lot Residential District
LEGAL DESCRIPTION:	Lot 34, Block 36, Plan 192 0472
CIVIC ADDRESS:	108 Cote Bay, Fort McMurray, Alberta

PRESENT:

For the Appellant:

S. Naser

R. Naser

For the Respondent:

S. Chandhiok, Supervisor, Development Control, Regional Municipality of Wood Buffalo

D. Dhaliwal, Development Officer, Regional Municipality of Wood Buffalo

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.

The Vice-Chair indicated that Board Member Andrew Crompton had not taken the legislated Subdivision and Development Appeal Board training but would be sitting in on the preliminary hearing for training purposes only and would not be participating in the decision making. No objections were raised by the parties with Board Member A. Crompton's participation in the hearing.

Submissions were made by all parties, upon conclusion, Vice-Chair R. Wells indicated that a decision on the preliminary matter would be issued within 15-days and 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 K. Carruthers

THAT the Preliminary Appeal Hearing for SDAB 2021-001 be closed.

CARRIED UNANIMOUSLY

Adjournment

The meeting concluded at 6:50 p.m.

Record of proceedings of the Subdivision and Development Appeal Board Hearing conducted Electronically via Microsoft Teams, in Fort McMurray, Alberta on April 15, 2021.

PRESENT:

R. Wells, Vice-Chair
K. Carruthers
A. Crompton

Administration:

H. Fredeen, Clerk, Subdivision and Development Appeal Board
S. Soutter, Manager, Legislative Services
G. Stewart Palmer, Legal Counsel for the Subdivision and Development Appeal Board

1. CALL TO ORDER:

Vice-Chair, R. Wells, called the meeting to order at 6:38 p.m.

2. AGENDA

Moved by K. Carruthers

THAT the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

3. CONFIRMATION OF PROCEEDINGS

Moved by A Crompton

THAT the written Record of Proceedings of the meeting held February 25, 2021, be accepted, as presented.

CARRIED UNANIMOUSLY

5. OTHER BUSINESS

5.1 SDAB FILE NO. 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

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
S. Barman, Development Officer
C. Davis, Senior Municipal Legal Counsel
C. Goodheart, Junior Municipal Legal Counsel

Following the introduction of the 3-member panel, Vice-Chair R. Wells confirmed with the parties in attendance that there were no further objections to the constitution of the panel.

A preliminary matter was raised by the Appellants who indicated opposition to the submission of rebuttal evidence submitted by the Municipality on the evening of April 14, 2021, as the evidence was submitted outside of the timelines provided in the Preliminary hearing decision. By consensus of the parties, pages, 23 and 24 were struck from the record.

A second preliminary matter was raised by the Appellants with regards to Mr. Gene Ouellette's written submission and participation in the hearing submitting that Mr. Ouellette was not affected by the Appeal.

The Board heard submissions from the Municipality and Mr. Gene Ouellette with regards to the preliminary matter.

Moved by K. Carruthers

THAT the Board move in-camera to deliberate on the preliminary matter concerning Mr. Gene Ouellette's written submission and participation in the hearing.

CARRIED UNANIMOUSLY

The Board met in-camera from 7:17 p.m. to 7:41 p.m.

Upon conclusion the Board determined that Mr. Gene Ouellette is not affected by the Appeal. Mr. Ouellette's written submission (Exhibit No. 10) was struck from the record and subsequently exited the hearing.

The merit hearing proceeded with submissions 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 K. Carruthers

THAT the Appeal Hearing for SDAB 2021-002 be closed

CARRIED UNANIMOUSLY

Adjournment

The meeting concluded at 9:27 p.m.