



Subdivision And Development Appeal Board

Held electronically via MS Teams

November 18, 2021
6:30 p.m.

Agenda

Public Participation for the November 18, 2021 Subdivision and Development Appeal Board Hearing

The Subdivision and Development Appeal Board will be holding a meeting to hear an appeal, on November 18, 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 hearing via video conference:**
 - Affected Persons wishing to make a verbal submission via video conference during the meeting, must pre-register by 12:00 noon, November 18, 2021
 - To register, please email sdab@rmwb.ca or call 780-743-7001 with your name, a telephone number that you can be reached at prior to and during the hearing and an email address in which to forward the virtual hearing link.
 - Each registrant will be given a maximum of **5 minutes** to address the Board.
 - All registrants will be emailed the virtual hearing link and participation details prior to the commencement of the hearing
- **To attend the hearing as an observer**
 - Anyone wishing to attend the hearing as an observer, must pre-register by 12:00 noon, November 18, 2021
 - To register, please email sdab@rmwb.ca or call 780-743-7001 with your name, a telephone number that you can be reached at prior to and during the hearing and an email address in which to forward the virtual hearing link.
 - All registrants will be emailed the virtual hearing link and participation details prior to the commencement of the hearing
- **To submit written comments for the Board's consideration:**
 - Affected Persons wishing to submit written comments in support or in opposition of the appeal, may do so by emailing sdab@rmwb.ca prior to the commencement of the hearing, 6:30 p.m., Thursday November 18, 2021.
 - You must include your full name and how you are affected by the appeal
 - 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. September 23, 2021 - Record of Proceedings

4. **Appeal Hearing**

4.1 SDAB 2021-004 Development Permit Application No. 2021-DP-00345

Appeal against the Refusal of Development Permit
Application for an Accessory Building
(Garage 4.87 m x 9.75 m):

Unit 747, Condominium Plan 9924071
176 Greenwich Lane, Fort McMurray, Alberta

5. **Adjournment**

Record of proceedings of the Subdivision and Development Appeal Board Hearing conducted Electronically via Microsoft Teams, in Fort McMurray, Alberta on September 23, 2021.

PRESENT:

A. Austin, Chair
K. Carruthers
N. Mahgoub

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

CALL TO ORDER:

Chair A. Austin, called the meeting to order at 6:33 p.m.

2. AGENDA

Moved by K. Carruthers

THAT the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

3. CONFIRMATION OF PROCEEDINGS

Moved by N. Mahgoub

THAT the written Record of Proceedings of the meeting held June 17, 2021, be accepted, as presented.

CARRIED UNANIMOUSLY

4. OTHER BUSINESS

4.1 SDAB FILE NO. 2021-003

APPLICATION No.:	2021-DP-00242
DEVELOPMENT:	Group Home
LAND USE DESIGNATION:	R12 – Modified Medium Density Residential District
LEGAL DESCRIPTION:	Unit 42, Plan 082 8117
CIVIC ADDRESS:	Units 1-8, 235 Millennium Gate

PRESENT:

For the Appellant:

J. Hayward
A. Tarasenco

For the Respondent:

T. Tester, Supervisor, Development Control, Regional Municipality of Wood Buffalo
J. Kaur, Development Officer
C. Goodheart, Municipal Legal Counsel
C. Hanly, Municipal Legal Counsel

Following the introduction of the 3-member panel, Chair A. Austin 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 parties who indicated opposition to various documents received subsequent to the disclosure timelines provided in the Notification of Hearing.

Moved by K. Carruthers

THAT the Board move in camera to deliberate on the preliminary matter concerning the late filing of evidence documents

CARRIED UNANIMOUSLY

The Board met in Camera from 7:03 – 7:12 p.m.

Moved by N. Mahgoub

THAT the Board resume in public.

CARRIED UNANIMOUSLY

It was the decision of the Board to strike the following documents from the record.

- Crime Maps – Submitted by the Appellant
- Written Submission in support of the Appeal – Submitted by Adjacent Property Owner Muhammad Adnan Khan
- Written Submission in Opposition to the Appeal – Submitted by Bryan Fayant, Fort McMurray Métis
- Response to Late Submission (Crime Maps) – Submitted by the Municipality.

The merit hearing proceeded with submissions made by all parties. Upon conclusion, Chair A. Austin 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 2021-003 be closed

CARRIED UNANIMOUSLY

Adjournment

The meeting concluded at 9:15p.m.