



REGIONAL MUNICIPALITY  
OF **WOOD BUFFALO**

## **Subdivision And Development Appeal Board**

Council Chamber  
9909 Franklin Avenue, Fort McMurray, AB

Thursday, January 12, 2017  
6:30 p.m.

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### **Agenda**

**1. Call To Order**

**2. Confirmation of Agenda**

**3. Confirmation of Proceedings**

- i. December 15, 2016
- ii. December 19, 2016

**4. New Business**

- i. Appointment of Chair and Vice Chair

**5. Appeal Hearing**

- i. SDAB 2016-006      Development Permit Refusal 2016-DP-02162  
Refusal of a Development Permit Application for a  
Freestanding Sign  
Lot 1, Block 1, Plan 162 2095  
10202 MacDonald Avenue, Fort McMurray, Alberta.
- ii. SDAB 2016-007      Development Permit 2016-DP-01750  
Approval of an Application for the Development  
of a Two Bedroom Basement Suite  
Lot 31, Block 18, Plan 062 5490,  
128 Trillium Bay, Fort McMurray, Alberta

- iii. SDAB 2016-009 Development Permit Refusal 2016-DP-02884  
Refusal of an Application for a Development Permit  
for a Single Detached Dwelling and Accessory  
Structure (Detached Garage)  
Lot 1, Block 9, Plan 782 2731  
169 Athabasca Crescent, Fort McMurray, Alberta

**6. Other Business**

**7. Next Meeting Date:**

February 2, 2017

**8. Close of Meeting**

**Record of proceedings of the Subdivision and Development Appeal Board hearing held on December 15, 2016, in the Council Chamber, at 9909 Franklin Avenue, Fort McMurray, AB at 6:30 p.m.**

**PRESENT:**

D. Secord, Chair  
A. Austin  
R. Wells  
S. Schaffer

**Administration:**

J. Wall, Clerk of the Subdivision and Development Appeal Board

**CALL TO ORDER:**

Chairman D. Secord called the meeting to order at 6:35 p.m.

**AGENDA**

Moved by R. Wells that the Agenda be amended by:

- a) Adding the record of proceedings from November 24, 2016 as item #3. iii;
- b) Adding SDAB 2016-009 , Development Permit 2016-DP-02884 Request for Postponement to January 12, 2017 as item #5;
- c) Deleting item #4 from the Agenda.

**CARRIED UNANIMOUSLY**

**CONFIRMATION OF PROCEEDINGS**

Moved by A. Austin that the Record of Proceedings from September 1, 2016 be amended to add the following under the heading of other business:

*“Request for Postponement – SDAB 2016-004 (Development Permit 2016-DP-00292) to September 22, 2016.*

*Moved by D. Moses that SDAB 2016-004 be postponed to September 22, 2016*

*CARRIED UNANIMOUSLY”*

**CARRIED UNANIMOUSLY**

Moved by S. Schaffer that the Record of Proceedings for September 1, 2016, be adopted as amended.

**CARRIED UNANIMOUSLY**

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

**APPEALS**

**1. SDAB FILE NO. 2016/008**

APPLICATION No.: **Development Permit 2016-DP-02364**  
DEVELOPMENT: **Approval of an application for the development of a Recycling Depot**  
LAND USE DESIGNATION: **HC – Hamlet Commercial District**  
LEGAL DESCRIPTION: **Lot 30A Plan 832 1550**  
CIVIC ADDRESS: **257 Northland Drive, Conklin, AB**

**PRESENT:**

**For the Appellant:**

J. O'Donnell, Chief Executive Officer, Conklin Resource Development Advisory Committee  
Y. Cheng, Ackroyd LLP, Legal Counsel, Conklin Resource Development Advisory Committee

**For the Respondent:**

A. Bevis, Development Officer, Regional Municipality of Wood Buffalo

A hearing was convened to consider an appeal filed against the approval of a Development Permit for a Recycling Depot.

Following the submissions of the parties the Board withheld giving the verbal decision; pursuant to Section 680(2)4 of the *Municipal Government Act*, the written decision will be issued within 15 days.

**2. SDAB FILE NO. 2016/009**

APPLICATION No.: **2016-DP-02884**  
DEVELOPMENT: **Single Detached Dwelling and Accessory Structure (Detached Garage)**  
LAND USE DESIGNATION: **R1S - Single Family Small Lot Residential District**  
LEGAL DESCRIPTION: **Lot 1, Block 9, Plan 782 2731**  
CIVIC ADDRESS: **169 Athabasca Crescent, Fort McMurray, AB**

A hearing was convened to consider a jurisdictional matter therefore; in accordance with section 686 of the *Municipal Government Act*, a motion was sought from the Board to open the appeal hearing and postpone the matter to January 12, 2017.

Moved by R. Wells, that the appeal hearing regarding SDAB 2016/009 be opened and postponed to January 12, 2017.

**CARRIED UNANIMOUSLY**

**NEXT HEARING**

The next hearing will occur on Thursday, January 12, 2017, at 6:30 p.m.

**CLOSE OF MEETING**

Moved by S. Schaffer that the meeting be concluded.

**CARRIED UNANIMOUSLY**

The meeting concluded at 8:40 p.m.

**Record of proceedings of the Subdivision and Development Appeal Board hearing held on December 19, 2016, via teleconference at 7:30 p.m.**

**PRESENT:**

D. Secord, Chair  
A. Austin  
D. Moses  
S. Schaffer

**Administration:**

J. Wall, Clerk of the Subdivision and Development Appeal Board  
G. Stewart-Palmer, Legal Counsel for the Board

**For the Appellant:**

R. Noce, Legal Counsel , Miller Thomson LLP  
B. Friesen, Subject Property Owner

**For the Respondent:**

A. Gulamhusein, Legal Counsel, Regional Municipality of Wood Buffalo

**For Affected Property Owners:**

A. Thorne, on behalf of Residents

**CALL TO ORDER:**

Chairman D. Secord called the meeting to order at 7:34 p.m.

**APPEAL**

**1. SDAB FILE NO. 2016/005**

Type of Order: Stop Order

Contravention: Unauthorized Developments and Uses on the Lands

Legal Descriptions: Lot 13, Block 1, Plan 062 6798, Fort McMurray, AB  
Lot 14, Block 1, Plan 062 6798, Fort McMurray, AB  
Lot 5, Plan 992 0950, Fort McMurray, AB  
Lot 6, Plan 992 0950, Fort McMurray, AB

Civic Addresses: 116 Garden Lane, Fort McMurray, AB  
128 Garden Lane, Fort McMurray, AB

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

## **BACKGROUND**

The Subdivision and Development Appeal Board received a request for an adjournment from the Appellant to postpone the scheduled hearing from Thursday, January 19, 2017 to Thursday, February 2, 2017, regarding the Stop Order issued against Dunvegan Gardens. After hearing from all the parties the matter was considered by the SDAB.

The Chair noted that due to scheduling issues the Board is unable to have the hearing on February 2, 2017 and proposed the following dates for the hearing:

- February 9, 2017
- February 16, 2017

The parties indicated that they are in agreement with either of the dates and discussed the timeline for disclosure of evidence. Counsel for the Respondent requested that this be the last adjournment for the Appellant.

The Board withheld giving the verbal decision; pursuant to Section 680(2)4 of the *Municipal Government Act* and stated that the written decision would be issued within 15 days.

## **CLOSE OF MEETING**

The meeting concluded at 7:47 p.m.