

**PRELIMINARY HEARING
NOTICE OF DECISION**

FILE NO. **SDAB 2025-002**

APPLICATION No.: **2025-DP-00106**

DEVELOPMENT: **Approval of a Development Permit Application for
General Industrial and Accessory Buildings**

LEGAL DESCRIPTION: **Lot 2, Block 1, Plan 082 0549**

CIVIC ADDRESS: **4500 and 4520 Sapræ Creek Trail**

IN THE MATTER OF AN APPEAL filed with the Regional Municipality of Wood Buffalo Subdivision and Development Appeal Board (“the Board”) pursuant to Sections 685 and 686 of the *Municipal Government Act*, R.S.A 2000, c. M-26 (“the *Municipal Government Act*”), a Preliminary Hearing was held via Microsoft Teams on Wednesday, June 25, 2025.

PARTIES:

Crystal Mills – Appellant
Elias BiolleyVillalobos – Development Authority
Aurick de Sousa on behalf of Solidity Management – Development Permit Applicant

BEFORE:

D. Cleaver, Chair
N. Mahgoub
A. McKenzie
T. Salisbury

Administration:

H. Fredeen, Clerk, Subdivision and Development Appeal Board

- [1] The Chair confirmed with the parties in attendance that there were no objections to the constitution of the Board or the process to be followed.
- [2] Board Member A. McKenzie submitted for the record that he had a professional affiliation with the Development Permit Applicant, Aurick de Sousa, as they sit on the same board, but indicated he can remain open and unbiased with the matter before the Board.
- [3] There were no objections submitted from the parties regarding A. McKenzie’s participation in the hearing.

PRELIMINARY MATTERS

- [4] The purpose of the preliminary hearing was to schedule the merit hearing date. No submissions on the merits of the appeal were made by the parties.
- [5] The Clerk submitted for the Board's consideration, based on feedback from the parties, a hearing could be held on either August 21, 2025 at 6:00 p.m. or August 28, 2025 at 6:00 p.m.
- [6] The Development Authority confirmed their preference of August 21, 2025, but submitted that either date would work..
- [7] The Appellant confirmed for the record that either date would work.
- [8] The Development Permit Applicant confirmed their preference of August 21, 2025, but submitted that either date would work.

DECISION

- [9] In accordance with section 686 of the *Municipal Government Act* the appeal hearing is scheduled for:

Date: August 28, 2025

Location: In-Person, Council Chamber
Jubilee Centre
9909 Franklin Avenue
Fort McMurray, AB

Time: Doors open at 5:30 p.m.,
Hearing commences at 6:00 p.m.

- [10] In accordance with section 629 of the *Municipal Government Act*, the Subdivision and Development Appeal Board may, while carrying out its powers, duties and responsibilities, accept any oral or written evidence. Any documentary or photographic evidence and a summary of testimonial evidence must be received by **4:00 p.m., Wednesday, August 20, 2025.**
- [11] In accordance with the requirements laid out in section 686(3) of the *Municipal Government Act* a notice of the hearing will be sent out to all parties. The Board confirms that all evidence can be submitted electronically via email, details of which will be outlined in the notice of hearing.

REASONS FOR THE DECISION

- [12] The purpose of the hearing was to hear submissions of the parties in relation to merit hearing dates. The parties indicated that they are available for the dates of August 21, 2025 and August 28, 2025. Although the Municipality and the Development Permit Applicant submitted their preference of August 21, 2025. To ensure a quorum of the Board, the Board selected the date of August 28, 2025.
- [13] The Board is aware that it must commence a hearing within 30 days of the date of the appeal, and therefore, the Appeal hearing for SDAB 2025-002 is hereby opened and adjourned to August 28, 2025 at 6:00 p.m., which preserves the jurisdiction of the Board in relation to this appeal.
- [14] The Board clarifies that the members sitting during the preliminary hearing are not seized with the matter, since no information or submissions on the merits were heard by them.
- [15] It is so ordered.

Dated at the Regional Municipality of Wood Buffalo in the Province of Alberta, this 8 day
of July 2025

CHAIR:

ATIA s. 20(1)

Dean Cleaver

DOCUMENTS RECEIVED AND CONSIDERED BY THE SDAB:

Exhibit #	Description	Filing Date
P1.	Development Authority Merit Hearing Availability	2025-06-18
P2.	Appellant Merit Hearing Availability	2025-06-23

REPRESENTATIONS

PERSONS APPEARINGCAPACITY

- | | | |
|----|-----------------------|---|
| 1. | C. Mills | Appellant |
| 2. | E. Biolley Villalobos | Development Authority - Regional Municipality of Wood Buffalo |
| 3. | A. de Sousa | Development Permit Applicant – Solidity Management |