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**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
 AGENDA**

*Friday, June 12, 2020, 1:30 p.m.
 Town of Drayton Valley Council Chambers/Teleconference*

Agenda

Please use following link to register and access the hearing:
<http://tiny.cc/TODVSDABJune12>

- 1.0 Call to Order**
- 2.0 Additions or Deletions to Agenda**
- 3.0 Adoption of Agenda**
- 4.0 Approval of**
 - 4.1** May 28, 2020, Record of Proceedings3-5
- 5.0 Appeal**
 - 5.1** Reconvene Appeal #2020-01

Appellant: IVCBC Holdings Ltd.

Against the decision of the Development Authority of Town of Drayton Valley to allow the Community Mat and Shelter Program as a permitted accessory use

Legal Description: Lot 14, Block 50, Plan 1422152

Municipal Description: 5012 – 56 Avenue
- 6.0 Deliberations (Private)**
- 7.0 Adjournment**

June 12, 2020

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Appeal #2020-01

Material included in the May 28, 2020, Agenda Package:

Notice of Appeal (Exhibit 1)

Notice of Appeal Hearing (Exhibit 2 and 3)

Submission from the Development Authority (Exhibit 4)

Submission from the Appellant (Exhibit 5)

Letter in Support of the Appeal – Landmark Cinemas (Exhibit 6)

Additional Materials received and distributed at Hearing on May 28, 2020:

Letter from Appellant (Exhibit 7)

Report from Development Authority (Exhibit 8)

Material included in the June 12, 2020, Agenda Package:

Report from Development Authority (Exhibit 9)

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*All materials are available on the Town's website
under <https://www.draytonvalley.ca/subdivision-and-development-appeals/>*

SUBDIVISION & DEVELOPMENT APPEAL BOARD
Thursday, May 28, 2020, 1:30 p.m.
Town of Drayton Valley Council Chambers/Teleconference

RECORD OF PROCEEDINGS

Present:

Heather Anderson, Board Member
Graham Long, Board Member
Charlie Miner, Board Member
Sabine Landmark, Clerk
Alifeyah Gulamhusein, Brownlee LLP, Counsel for the Board (Call In)

Matt Ellis, Development Authority, Town of Drayton Valley

Brenda Christie, Appellant's Agent
Martino Verhaeghe, Appellant's Agent
Blane Janzen, Appellant
Charmain Hammond, Appellant

Nathan Palovcik, IT Manager, Town of Drayton Valley
Pastor John Haazen, Alliance Church (Call In)
Lola Strand, FCSS Program Coordinator, Town of Drayton Valley (Call In)
Brian McIntosh, Landmark Cinemas (Call In)
Laurie Lainchbury, Edward Jones (Call In)
Lowani Mubanga, Planning & Development Officer, Town of Drayton Valley (Call In)
Dale Peters (Call In)
Robert Ellis (Call In)

1.0 Call to Order

SDAB Clerk, Mrs. Landmark, called the meeting to order at 1:30 p.m.

2.0 Elections of Chair and Vice Chair

Mrs. Landmark called for nominations for Chair of the Subdivision and Development Appeal Board for the period ending July 21, 2021.

Mr. Long nominated Mr. Miner for the position of Chair of the SDAB for the period ending July 21, 2021. There were no other nominations.

Ms. Anderson moved that nominations for Chair of the SDAB for the period ending July 21, 2021, cease.

CARRIED

Mr. Long moved that Mr. Miner is elected Chair of the SDAB for the period ending July 21, 2021.

CARRIED

Mr. Miner assumed the Chair and called for nominations for Vice Chair of the SDAB for the period ending July 21, 2021.

Mr. Long nominated Ms. Anderson for the position of Vice Chair of the SDAB for the period ending July 21, 2021. There were no other nominations.

Chair Miner moved that nominations for Vice Chair of the SDAB for the period ending July 21, 2021, cease.

CARRIED

Mr. Long moved that Ms. Anderson is elected Vice Chair of the SDAB for the period ending July 21, 2021.

CARRIED

3.0 Additions or Deletions to Agenda

There were no additions or deletions to the Agenda.

4.0 Adoption of Agenda

Mr. Long moved by that the May 28, 2020, Agenda be adopted, as presented.

Ms. Anderson seconded.

CARRIED

Chair Miner advised that the Subdivision and Development Appeal Board is a quasi-judicial tribunal that hears appeals on development permits, subdivision decisions and enforcement orders issued by the Town of Drayton Valley. The Board is independent from Town of Drayton Valley. The Board makes impartial and unbiased decisions after conducting a hearing fairly and in accordance with legislation, administrative law, and the principles of natural justice.

The Board will not be making any decisions today but only hear the evidence. Deliberations will take place with the Clerk in attendance. The Board has 15 days to make a written decision, which makes June 12, 2020, the last day for a decision.

5.0 Appeal

5.1 Appeal #2020-01

An Appeal against the decision of the Development Authority of Town of Drayton Valley to allow the Community Mat and Shelter Program as a permitted accessory use

Appellant: IVCBC Holdings Ltd.

Legal Description: Lot 14, Block 50, Plan 1422152

Municipal Description: 5012 – 56 Avenue

The SDAB Clerk read the appeal matter into the record.

Outline of Hearing Process

Chair Miner asked if anyone affected by the appeal had any objection to the Board Members present. There were no objections.

Chair Miner asked if anyone in attendance had preliminary matters to raise. No one came forward.

Chair Miner outlined the hearing process. No one raised any concerns.

SDAB Clerk noted that legal counsel for the SDAB is present online. The SDAB Clerk read out the submissions that were received in advance of the hearing and noted additional materials that were received at the beginning of this hearing, i.e. Exhibit 7 (letter from the appellant) and Exhibit 8 (report from the development authority).

Presentations

Development Authority

Chair Miner called on the Development Authority to come forward and make their presentation. Mr. Ellis, Senior Planner for the Town of Drayton Valley, presented his report to the Board. Mr. Ellis noted that Town Council passed a motion to move the mat/shelter

program to a different location immediately. Mr. Ellis answered questions from the Appellant and the Board.

Chair Miner asked if anyone in the audience or any member of the Board had questions of the speaker for clarification.

Ms. Anderson asked for clarification if the mat program is part of FCSS. Mr. Ellis confirmed that the mat program is administered by the FCSS and is typically located in churches. FCSS falls under social organizations.

Mr. Long moved to meet in camera at 2.15 p.m.

CARRIED

Chair Miner recessed the meeting at 2:15 p.m., and reconvened the meeting in public with all board members present at 2:35 p.m.

Chair Miner noted that after consultation with the board's legal counsel and in view of Town Council's decision from yesterday, the Board is proposing to adjourn this meeting. The adjournment will provide time to see if the mat program actually does move out of the Alliance Church building.

6.0 Deliberations (Private)

7.0 Adjournment

Chair Miner announced that the Hearing will be adjourned until June 12, 2020, at 1:30 p.m. in the Civic Centre Council Chambers.

Chair Miner adjourned the Hearing at 2:58 p.m.

CHAIR PERSON

Appeal – #2020-01

Exhibit 9 – Report from Development Authority


SUBJECT:	Town of Drayton Valley- Subdivision and Development Appeal Board (SDAB) hearing 2020-001
MEETING:	June 12, 2020 Subdivision and Development Appeal Board (SDAB)
PRESENTED BY:	Matt Ellis Senior Planner

1. BACKGROUND:

Further to the hearing of the Board's decision to adjourn the hearing regarding this matter held on May 28, 2020, the Development Authority confirms, as per the letter received from FCSS Program Manager, Lola Strand (**See Attachment 1- FCSS Confirmation Letter**) and the photo from Pastor John Hazen of the Alliance Church (**See Attachment 2- Alliance Church Photo**) the re-location of the Community Mat and Day Program from the subject property (5012 56 Avenue, known as the Alliance Church) was completed on May 29, 2020.

2. RECCOMENDATION

As the Applicant confirms the Community Mat and Day Program has been re-located from the subject property, starting immediately, this matter is essentially no longer under appeal. As such, the Development Authority recommends the Board dismiss the appeal.

REPORT PREPARED BY: Matt Ellis, Senior Planner	[Signature] 	REVIEWED BY:	[Signature]
APPROVED BY:	[Signature]		

2. ATTACHMENTS:

1. FCSS Confirmation Letter
2. Alliance Church Photo

ATTACHMENT 1
FCSS Confirmation Letter



May 30th, 2020

Town of Drayton Valley
Box 6837
Drayton Valley, AB
T7A 1A1

Attn: Matt Ellis, Senior Planner & Assistant Director of Emergency Management

Re: Community Mat and Day Program

Dear Matt,

Please be advised that the Community Mat and Day Program was moved from the Drayton Valley Alliance Church to the Omniplex on the afternoon of May 29th. The program will remain at the Omniplex for the duration of time that the Public Health order requires it to remain operational.

Sincerely,

A handwritten signature in black ink, appearing to be "Lola Strand".

Lola Strand, FCSS Program Manager

Attachment 2
Alliance Church Photo



May 29, 2020