

Town of St. Paul - SDAB Hearing: Tuesday, March 18, 2020, 10:00 a.m.

Appeal 004-20 – Record of Events

1.0 Call to Order

Claude Dion: Calls meeting to order at 10:14 a.m. (Hearing scheduled for 10:00 a.m.; was intentionally delayed to allow for members of the public to be given time to travel from the Town of St. Paul office, the original location of the Hearing, to the St. Paul Recreation Centre, where the Hearing took place. The change in location was made to adhere to the social-distancing protocols that were instituted by the Government of Alberta with respect to the COVID-19 virus. Members of the public may not have known about the change in location due to the Notice of Appeal being sent on March 5, 2020. Said Notice of Appeal had indicated the Town of St. Paul Council chambers as the location for the Hearing).

2.0 Adoption of Agenda

The Agenda, as presented, was amended to include the following submissions, listed as Appendices “B” through “D” inclusive, into the Record:

Appendix “B” – Photographs, submitted by the Development Authority, showing the subject property in relation to the surrounding neighbourhood, taken between 10:45 a.m. and 11:57 a.m., on March 17, 2020, as requested by Member Champagne, in an email dated March 16, 2020, to the SDAB Clerk.

Appendix “C” – An email, received by the SDAB Clerk at 4:38 p.m., on March 17, 2020, from Glen and Gisele Hall, in which the Hall’s file an objection to Member Cook from sitting on the Board for the Hearing.

Appendix “D” - Written submission from Seventy Two Developments, providing additional information in support of its Appeal.

Appendix “A” was already included in the written materials that were provided to all persons in attendance at the Hearing.

Member Cook: moves to adopt the Agenda, as amended. (*CARRIED UNANIMOUSLY*)

3.0 Introductions (Calls for Objection)

Board Members:

- Claude Dion (Chair)
- Christopher Cook
- Maria Cueva
- Jean Champagne
- Don Zarowny

Other Participants:

- Jordan Ruegg (SDAB Clerk)
- Daina Young (Counsel – Town of St. Paul Development Authority)
- Pierre Langevin (Appellant - Seventy Two Developments)
- Robert Langevin (Appellant - Seventy Two Developments)
- Joleen Bandera (Appellant)
- Clint Sabatier (Appellant)
- Jim Laidley (Town of St. Paul Planning and Development)
- Aline Brousseau (Town of St. Paul Planning and Development)
- Christine Warkentin (Town of St. Paul Planning and Development)
- Troy Tilley (Affected party)

Call for objections:

- The Chair asked the Members to disclose any past or present relationship or business dealing with the Appellant or any other party to the Hearing.
- Member Cook indicated that he had contracted the Appellant (4 times) to perform services and also indicated he had a current contract with the Appellant.
- Member Champagne acknowledged a past professional relationship with Gisele Hall.
- The Clerk informed the Board that a written objection to Member Cook was filed with the Clerk (*Appendix "C"*).
- Troy Tilley objected verbally to Member Champagne.
- Daina Young asked Member Cook to clarify the nature of his relationship with the Appellant. Member cook explained that he had contracted the Appellant in the past to have shingles put on his roof, to renovate two of his washrooms and also to have renovations on his kitchen. All contracts were for Member Cook's home residence.
- The Chair acknowledged that quorum would not be maintained if either Member recused himself.
- **Member Cook:** moves (at 10:30) that the Board convene *in camera* to discuss objections and possible conflicts. (*CARRIED UNANIMOUSLY*)

- The Chair reconvenes the Hearing at 10:33.
- Member Cook announces his recusal from the remainder of the Hearing.
- Member Champagne announces his recusal from the remainder of the Hearing.
- The remaining Members acknowledge the recusals and the Chair declares that quorum has been lost, and that the Hearing must be postponed until such a time as quorum can be established.
- Prior to a motion to postpone, Daina Young informs that Appellant that there is currently no active development permit that authorizes the height variance and that any further work that takes place on the subject site is at the Appellant's risk.
- **Member Dion:** moves that the Hearing be *postponed* until March 31st, 2020, at 10:00 a.m. (*CARRIED UNANIMOUSLY*)