Wood Buffalo TRIBUNALS
Subdivision and Development Appeal Board

EXHIBIT LIST

File Number	Appellants
SDAB 2026-007	Ahmed Ahmed, Rick Peterson, Candace Duffett, Rodney Duffett, Hoi Yam Chan, Mat and Robin Espinoza, James Hiltz, Tylor Cooper, Ronald Cox and Cassandra Rae Yarkie-Blanchard, Norm Hennings, Megan Humby, Dillon Kakoschke, Matthew King, Jacqueline MacDonald, Opal Werkema and Brianne Gosney, Philippe Leger.

Legal Description	Civic Address
Lot 1, Block 1, Plan 2321444	7880 Draper Road

Exhibit #	Description	Filing Date
P1	Development Authority Submission	2026-10-07
P2	Development Permit Applicant Submission	2026-10-07

REGIONAL MUNICIPALITY OF WOOD BUFFALO

October 7, 2026

Sent by Email
sdab@rmwb.ca

Subdivision and Development Appeal Board
Regional Municipality of Wood Buffalo
9909 Franklin Avenue
Fort McMurray, AB T9H 2K4

Re: Development Authority's submissions and evidence addressing certain Preliminary Matters, SDAB 2026-007

Background

1. The Development Authority for the Regional Municipality of Wood Buffalo ("Development Authority") received notice from the Clerk of the Board that seventeen notices of appeal have been filed to date against the approval of Development Permit No 2024-00093 ("Development Permit"), for a Change of Use from Single Detached Dwelling to Resort Facility, located at 7880 Draper Road, Fort McMurray, Alberta, with a legal address of Plan 2321444, Block 1, Lot 1 ("Lands").

2. The application for Development Permit 2024-00093 ("DP Application")[1] was submitted to the Development Authority by Jean Family Businesses Ltd. ("Respondent") on April 8, 2024.[2]

3. The Development Authority approved and issued the Development Permit to the Respondent on September 2, 2026.

4. The Lands are located in the Draper community. The Development Authority mailed a notice of decision[3] to all properties in the Draper community, except those owned by the RMWB, on September 3, 2026. [4]

5. A separate notice of decision was posted to the Regional Municipality of Wood Buffalo ("RMWB") website on September 10, 2026 ("Original Web Notice").[5] The Original Web Notice contained three errors:

    a. The Development Permit number was incorrectly referenced as 2026-00093;

[1] See Exhibit 1 – DP Application
[2] See Exhibit 2 – E-Permitting Record for DP 2024-00093
[3] See Exhibit 3 – Mailed Notice
[4] See Exhibit 4 – Properties sent a mail notice
[5] See Exhibit 5 – Original Web Notice

b. The description of the development did not align with the description in the Development Permit and said "Change of Use from Single Dwelling to Resort to Facility" instead of "Change of Use from Single Detached Dwelling to Resort Facility";

c. The legal description of the Lands is incorrectly referenced as "Lot 1, Plan 1, Block 232144".

6. On September 17, the inaccurate development description in the Original Web Notice was identified and corrected to "Change of Use from Single Detached Dwelling to Resort Facility" on the RMWB website[6].

7. Subsequently, the inaccurate development permit number and legal address in the Original Web Notice were identified and on September 28, 2026, a new notice of decision correcting the inaccuracies was posted to the RMWB website ("Corrected Web Notice").[7]

8. On September 29, 2026, the Development Authority received a Preliminary Hearing Notification for appeal SDAB 2026-07, and provides these written submissions to address the following two issues:

   a. Which version of the Land Use Bylaw applies: Land Use Bylaw No. 99/059 or Land Use Bylaw No. 26/001; and

   b. When does the twenty-one-day appeal period set out in section 686(1) of the *Municipal Government Act* commence;

Which Version of the Land Use Bylaw Applies?

9. The Development Authority submits that Land Use Bylaw No. 99/059 applies to the approval of the Development Permit and appeal SDAB 2026-007.

10. On January 1, 2026, Land Use Bylaw No.99/059 was repealed and Land Use Bylaw No. 26/001 came into effect. Section 1.6.1 of Land Use Bylaw No. 26/001, which is currently in force, identifies as follows:

> *A complete application for subdivision, development permit or amendment to the Land Use Bylaw which has been submitted or lawfully started prior to the effective date of this Bylaw, including any appeals associated with such*

[6] See Exhibit 6 – September 17 correction to notice
[7] See Exhibit 7 – Corrected Web Notice

applications, shall be evaluated under the provisions of the former Land Use Bylaw No. 99/059, as amended.

11. The Development Authority submits that the DP Application was lawfully started or submitted when it was received by the Development Authority on April 8, 2024. As this date precedes the January 1, 2026, effective date of Land Use Bylaw No. 26/001, Land Use Bylaw No. 99/059 applies to the approval of the Development Permit and appeal SDAB 2026-007.

When does calculation of the 21-day period commence?

12. The Development Authority submits that calculation of the 21-day-period in section 686(2)(b) of the *Municipal Government Act* properly commences on September 29, 2026.

13. Section 686(2)(b) of the *Municipal Government Act* sets out the timeline for a person affected by a development permit to file an appeal:

> *A development appeal is commenced by filing a notice of the appeal, containing reasons, with the board hearing the appeal in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.*

14. Calculation of the 21-day period commences on the day after a notice of decision, that complies with the requirements of Section 29.1 of the Land Use Bylaw 99/059, has been given. Where proper notice has not been given, an affected person continues to have a right of appeal, and the 21-day period does not commence for each affected person until they have actual knowledge that the Development Permit has been issued.

15. In *World Health Edmonton Inc. v. Edmonton (City)*[8], the Court of Appeal found that the SDAB was incorrect in its conclusion that the appellant failed to file its notice of appeal on time. The Court found that the notice of decision published online by Edmonton was inadequate. The notice was not sufficient to enable a reasonable reader to appreciate that its interests might be adversely affected by the issuance of the proposed development permit; while Edmonton had included the legal address of the parcel in its notice of decision, it had failed to include all of the civil addresses that were to be developed within that parcel. Consequently, the Court

[8] *World Health Edmonton Inc. v. Edmonton (City)*, 2015 ABCA 377 (CANLII).

determined that the appeal period continued to run until 14 days[9] after the appellant had actual knowledge that the development permit was issued.

16. Section 29.1 of Land Use Bylaw No. 99/059 sets out the specific notice requirements for the Development Permit:

> *Where a development permit application is approved, the Development Officer or designate shall:*
>
> *(a) Communicate in writing, a notice of decision to the applicant or his agent, and make a copy available of the approval in the Municipal Office;*
> *(b) For permitted uses involving the imposition of variance, "Discretional Uses – Development Office" and "Discretionary Uses – Planning Commission", publish a notice locally. Such notice shall state the location and address of the property for which the application has been made, the nature of the approval, and the decision of the Development Authority;*
> *(c) For "Discretionary Uses – Planning Commission", mail a notice of decision to adjacent landowners or other affected parties or landowners as determined by the Development Authority.*

17. The Lands are zoned Small Holdings in Land Use Bylaw No. 99/059. The Development Permit is issued for a change in use to Resort Facility. Resort Facility is designated as "Discretionary Uses – Planning Commission" in the Small Holdings land use district. For this reason, the requirements in both sections 29.1(b) and 29.1(c) of the Land Use Bylaw No. 99/059 inform the notice requirements for the Development Permit.

18. The Mailed Notice was sent by regular mail to all properties in the Draper community on September 3, 2026, and contains accurate information. Therefore, the Development Authority submits that the notice requirements of section 29.1(c) of Land Use Bylaw No. 99/059 were met on September 3, 2026; however, the notice requirements of section 29.1(b) of Land Use Bylaw No. 99/059 were not met until a later date.

19. While the Original Web Notice was posted to the RMWB website on September 10, 2026, it contained three errors. The errors in the Original Notice include an incorrect legal address, an improper permit number and an incorrect description of the development.

[9] Note that the *Municipal Government Act* was amended in 2017 to change the period in section 686 from 14 days to 21 days.

20. It is arguable that the requirements of section 29.1(b) of Land Use Bylaw 99/059 were met on September 17, 2026, when the description of the approved development was corrected on the RMWB's website; at that time, the posted notice of decision included the correct municipal address for the Lands, a description of the development, and identified that the permit was approved. However, the notice still contained inaccuracies in the legal description of the Lands and the permit number. Given these errors and following the Court's analysis in *World Health Edmonton Inc. v. Edmonton (City)*, it is relevant to consider whether a reasonable reader of the notice would appreciate that its interests might be adversely affected.

21. The Development Authority's position is that the permit number on a development permit is administrative in nature and issued for internal tracking purposes. As such, an inaccuracy does not impact a reader's ability to appreciate that its interests might be affected. However, the effect of the incorrect legal address in the Original Web Notice was to create ambiguity in the location of the development that was approved; it's possible a reasonable person might have noted that ambiguity, struggled to identify which property the development applied to and failed to appreciate that its interests could be adversely affected.

22. The legal address was corrected, along with the permit number, when the Corrected Web Notice was posted on September 28, 2026. At that time, the published notice of decision included the requirements in both sections 29.1(b) and 29.1(c) of Land Use Bylaw No. 99/059 and a reasonable person ought to have appreciated that its interests might be affected. As a result, the Development Authority submits that the 21-day period should be calculated commencing on September 29, 2026.

Submitted on behalf of the Development Authority on October 7, 2026.

[redacted]

for: **Caitlin Hanly**
Municipality Legal Counsel

Attachments
Exhibit 1 – DP Application
Exhibit 2 – E-Permitting Record for DP 2024-00093
Exhibit 3 – Mailed Notice
Exhibit 4 – Properties sent a mail notice
Exhibit 5 - Original Web Notice
Exhibit 6 – September 17 correction to web notice
Exhibit 7 - Corrected Web Notice

EXHIBIT 1

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Planning & Development Department
Regional Municipality of Wood Buffalo
Office: 309 Powder Drive, Fort McMurray, AB T9K 0M1
Mailing: 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4
T: 780-799-8695 F: 780-743-7874 E: current.planning@rmwb.ca

Development Permit Application Form

OFFICE USE ONLY
DP #
Fee:
Receipt No:

This Application Form shall be **complete** and include an attached Development Permit Checklist. Please Note:

- **NO DEVELOPMENT** shall commence without a valid Development Permit. Any work started prior shall be subject to a double fee penalty and further enforcement actions;
- An **Administrative Fee** will be withheld for any refunds. Please note that all applicable permit refunds will be issued by cheque only; and,
- Submission of a duly signed application form authorizes the Development Officer to enter the property to carry out inspections necessary for this development.

I/We hereby make application under the provisions of the Land Use Bylaw 99/059 for a Development Permit.

PLEASE PRINT

☐ Applicant and Owner Information:

Applicant Name: Jean Family Businesses Ltd.
Mailing Address: [redacted] ATIA 20(1)
Postal Code: [redacted] ATIA 20(1)
Daytime Phone: [redacted] ATIA 20(1) Alternate: [redacted] ATIA 20(1) Fax:
Email Address: [redacted] ATIA 20(1)

Registered Owner(s): Jean Family Businesses Ltd.
Mailing Address: Same as above
Postal Code:
Daytime Phone: Alternate: Fax:
Email Address:

☐ Property Information

Legal Land Description[1]: Lot: 1 Block: 1 Plan: 2321444
Alberta Township Grid System: LSD Sec TWP Range W4M
Civic Address: 7880 Draper Road
Project Description: change of use from single family dwelling to Resort Facility.
Has development commenced? ☐ Yes ☒ No
Existing Use of Land or Building: Single Family Dwelling with attached deck
Size of Proposed Development (m^2): 1123.57 m^2
Estimated Construction Start Date: June 2024 End Date: December 2024
Estimated Construction Cost: $120,000

[1] Civic Address Translator: https://apps2.rmwb.ca/electronicpermitting/CivicTranslator.aspx

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Planning & Development Department
Regional Municipality of Wood Buffalo
Office: 309 Powder Drive, Fort McMurray, AB T9K 0M1
Mailing: 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4
T: 780-799-8695 F: 780-743-7874 E: current.planning@rmwb.ca

☐ **Detailed Property Information**

Lot Area: 475,000 m2 | Building Area[2]: 847.55 m2
Accessory Coverage[3]: 28.8 m2 | Site Coverage[4]: 0.18%
Building Type: Resort Facility | Number of Storeys: Two

☐ **Credit Card Information**

Credit Card #: ATIA s.20(1) [redacted] | Card Type: ATIA s.20(1) [redacted]
Card Holders Name: ATIA s.20(1) [redacted] | Expiry Date: ATIA s.20(1) [redacted]

☐ **Registered Owner** (or person acting on the registered owner's behalf)

I, ATIA s.20(1) [redacted] hereby certify that

☐ I am the registered owner, or

☒ I am the agent authorized to act on behalf of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

ATIA 20(1) [redacted]
Signature

April 5th, 2024
Date

The personal information on this form is collected under the authority of Section 33 (c) of the *Alberta Freedom of Information and Protection of Privacy Act*. The personal information will be used as contact information and to process your application. If you have any questions regarding the collection or use of this information contact the Supervisor, Support Services, Planning and Development, Timberlea Landing, 309 Powder Drive, T9K 0M3, or call (780) 793-1069.

[2] Total includes attached garages, cantilevers, decks, porches, and/or verandas

[3] If applicable, note the area of the shed or detached garage

[4] The percentage of the lot area covered by proposed and existing structures

EXHIBIT 2

2024-DP-00093
Change of Use from Single Detached Dwel...

STATUS
Development Permit Issued
09/02/2026 by Ermias Amayu

LOCATION
7880 DRAPER ROAD
DRAPER, AB

CONTACT
JEAN FAMILY BUSINESSES LTD.

WORKFLOW
19 total Task
7 completed 1 active

- Summary
- Workflow
- Application Information
- TRACKING
- Custom Lists (0)
- Documents (38)
- Conditions (36)
- Related Records
- Note to File (1)
- Project Description
- Status

MENU | SUPERVISOR | TASK ACTIVATION | HELP

Completed Task

Application Submittal-undefined
0.0h

ASSIGNED
STARTED 04/08/2024 by Lisa Gillard

SUBMITTED
DUE 04/08/2024

Task Details | Sub Tasks (0)

CANCEL | HELP

Task Details Application Submittal
This Task has been completed

Current Status	Status Date	Action By	Action by Department
Submitted	04/08/2024	Lisa Gillard	Development Control Support Services

Due Date	Assigned Date	Assigned to	Assigned to Department
04/08/2024	04/08/2024		Development Control Supervisors

Comments
undefined

In Possession Time (hrs) ☐ Display E-mail Addres... ☐ Display Com...

REGIONAL MUNICIPALITY OF WOOD BUFFALO

EXHIBIT 3

September 3, 2026

NOTICE TO ADJACENT PROPERTY OWNERS

Application for Development Permit 2024-DP-00093
Legal Description: Lot 1, Block 1, Plan 2321444
Civic Address: 7880 Draper Road

It was the decision of the Development Authority to approve Development Permit 2024-DP-00093, allowing the Applicant to change the existing Single Detached Dwelling to a Resort Facility at the above-noted site.

You are being informed of this development because you live in Draper. You have the right to appeal this decision to the Subdivision and Development Appeal Board. If you wish to exercise this right, written notice of appeal must be received by the Secretary of the Subdivision and Development Appeal Board within 21 days after the day the Development Permit decision is posted. The Development Permit decision will be posted on the Municipality's website on September 10, 2026. Appeal Forms are available from the Planning and Development Services Division and must be forwarded to:

The Regional Municipality of Wood Buffalo
Attention: Legislative Services
9909 Franklin Avenue – 7th Floor
Fort McMurray AB T9H 2K4
Phone: (780) 743-7001
Facsimile: (780) 743-7028

If you have questions regarding the application, please contact the undersigned. Questions regarding the appeal process must be directed to the Clerk of the Subdivision & Development Appeal Board at 780-743-7001 or email SDAB@rmwb.ca.

Sincerely,

ATIA 20(1)

Ermias Amayu
Planner III
Ermias.Amayu@rmwb.ca
Development Planning Branch
Planning & Development Services

EXHIBIT 4

ATIA 20(1)

Owner_1	Owner_2	Address	City	Province	Postal Code
[redacted]	[redacted]	6845 DRAPER ROAD	FORT MCMURRAY	AB	T9H0B6
		6126 DRAPER ROAD	FORT MCMURRAY	AB	T9H0B6
		7701 DRAPER ROAD	FORT MCMURRAY	AB	T9H5B4
		7071 DRAPER ROAD	FORT MCMURRAY	AB	T9H0K8
		5427 DRAPER ROAD	FORT MCMURRAY	AB	T9H0B6
		6327A DRAPER ROAD	FORT MCMURRAY	AB	T9H0B6
		208-2 ALBERTA DRIVE	FORT MCMURRAY	AB	T9H1P4
		6115 DRAPER ROAD	FORT MCMURRAY	AB	T9H0B9
		BOX 48	ANZAC	AB	T0P1J0
		5587 DRAPER ROAD	FORT MCMURRAY	AB	T9H0K7
		6327C DRAPER ROAD	FORT MC MURRAY	AB	T9H3G4
		C/O 2500 10303 JASPER AVE NW	EDMONTON	AB	T5J3N6
		6537B DRAPER ROAD	FORT MCMURRAY	AB	T9H0K8
		108 WOODBEND WYND NW	EDMONTON	AB	T6M2N6
		383 PLAMONDON DRIVE	FORT MCMURRAY	AB	T9K0A6
		6537A DRAPER ROAD	FORT MCMURRAY	AB	T9H0K8
		BOX 6075 STATION MAIN	FORT MCMURRAY	AB	T9H4W1
		108 WATERHOUSE STREET	FORT MCMURRAY	AB	T9K2T2
		5243 DRAPER ROAD	FORT MCMURRAY	AB	T9H0K7
		7299 D DRAPER ROAD	FORT MCMURRAY	AB	T9H4V9
		7455 DRAPER ROAD	FORT MCMURRAY	AB	T9H0B6
		5263 DRAPER ROAD	FORT MCMURRAY	AB	T9H0B6
		7521 DRAPER ROAD	FORT MCMURRAY	AB	T9H0B6
		6552 DRAPER ROAD	FORT MCMURRAY	AB	T9H0K8
		133 CAMERON DR	FORT MCMURRAY	AB	T9K1J1
		300 1324-11 AVENUE SW	CALGARY	AB	T3C0M6
		101 BEARDSLEY CRESCENT	FORT MCMURRAY	AB	T9H2T5
		9915-108 ST	EDMONTON	AB	T5K2C9

Regional Municipality of Wood Buffalo

EXHIBIT 5

Development Permits - Sept. 10, 2026

- Sep 09, 2026

- Public Notices (/news/public-notices/)

Date of Notice: Sept 10, 2026

Appeal to be filed by: Oct 1, 2026

Development Permit Number	Development	Civic Address Lot/Block/Plan
THE FOLLOWING DEVELOPMENT PERMITS WERE APPROVED:		
2026-DP-00306	Single Detached Dwelling with Attached Garage, Verandah and Rear Open Deck	284 FIREWEED CRESCENT Lot 97 Block 17 Plan 0724878
2026-DP-00093	Change of Use from Single Dwelling to Resort to Facility	7880 DRAPER ROAD Lot 1 Block 1 Plan 232144
2026-DP-00198	Two (2) Illuminated Freestanding Signs	1017 Quarry Ridge Drive Lot 9 Block 1 Plan 2520897
THE FOLLOWING DEVELOPMENT VARIANCES WERE APPROVED:		
2026-VC-00019	Variance to increase the maximum	284 FIREWEED CRESCENT

	width of an attached garage from 70% of the width of the principal building to 80% of the width of the principal building (additional 1.08m)	Lot 97 Block 17 Plan 0724878

For Information on the appeal process please contact the Clerk of the Appeal Board:

Subdivision and Development Appeal Board

9909 Franklin Avenue Fort McMurray AB T9H 2K4

T: 780 743 7001 F: 780 743 7028 Email SDAB@rmwb.ca **(mailto:SDAB@rmwb.ca)**

Subscribe **(/subscribe/)** Back to News Search **(/news/)**

Contact Us

PULSE

Submit a request **(https://pulse.rmwb.ca/Submit)**

Phone: 780-743-7000
(tel:17807437000) **Toll free**: 1-800-973-9663 **(tel:1-8009739663)**

Subscribe for RMWB updates

Stay up to date on the services, programs and projects in your neighbourhood!

Subscribe **(https://www.rmwb.ca/subscription-messaging/)**

Regional Municipality of Wood Buffalo

9909 Franklin Avenue
Fort McMurray Alberta T9H 2K4

Phone: 780-743-7000
(tel:17807437000) **Toll free**: 1-800-973-9663 (tel:1-8009739663)

Resources

News (/news/)
Sitemap (/sitemap/)
Privacy Policy (/privacy-policy/)
Contact Us (/contacts-directory/)

Connect With Us

Facebook (https://www.facebook.com/rmwoodbuffalo) Instagram (https://www.instagram.com/rmwoodbuffalo/?hl=en) Linkedin (https://ca.linkedin.com/company/regional-municipality-of-wood-buffalo) Twitter (https://twitter.com/RMWoodBuffalo) YouTube (https://www.youtube.com/user/rmwbwebmaster)

© 2026 Regional Municipality of Wood Buffalo Privacy Policy (https://www.rmwb.ca/privacy-policy/) Sitemap (https://www.rmwb.ca/sitemap/) Made with Govstack (https://www.govstack.com/)

EXHIBIT 6

Date of Notice: Sept 10, 2026 (Amended)

Appeal to be filed by: Oct 1, 2026

Development Permit Number	Development	Civic Address Lot/Block/Plan
THE FOLLOWING DEVELOPMENT PERMITS WERE APPROVED:		
2026-DP-00306	Single Detached Dwelling with Attached Garage, Verandah and Rear Open Deck	284 FIREWEED CRESCENT Lot 97 Block 17 Plan 0724878
2026-DP-00093	Change of Use from Single Detached Dwelling to Resort Facility	7880 DRAPER ROAD Lot 1 Block 1 Plan 232144
2026-DP-00198	Two (2) Illuminated Freestanding Signs	1017 Quarry Ridge Drive Lot 9 Block 1 Plan 2520897

Development Permits - Sept. 28, 2026

EXHIBIT 7

- Sep 28, 2026

Public Notices

Date of Notice: September 28, 2026

Appeal to be filed by: October 19, 2026

Development Permit Number	Development	Civic Address Lot/Block/Plan
THE FOLLOWING DEVELOPMENT PERMITS WERE APPROVED:		
2024-DP-00093	Corrected Notice of Decision First Use or Change of Use - Change of Use from Single Detached Dwelling to Resort Facility	7880 DRAPER ROAD Lot 1 Block 1 Plan 2321444

For Information on the appeal process please contact the Clerk of the Appeal Board:

Subdivision and Development Appeal Board

9909 Franklin Avenue Fort McMurray AB T9H 2K4

T: 780 743 7001 F: 780 743 7028 Email **SDAB@rmwb.ca**

Written Submission of the Permit Holder on the Preliminary Issues

SDAB File No. 2026-007 · Development Permit 2024-DP-00093 · 7880 Draper Road (Lot 1, Block 1, Plan 2321444)

To: Clerk, Subdivision and Development Appeal Board, Regional Municipality of Wood Buffalo **From:** Jean Family Businesses Ltd. (Applicant and Permit Holder) **Date:** October 7, 2026

1. Overview

The Board will decide four preliminary issues: (1) which Land Use Bylaw applies to the development permit application; (2) when the 21-day appeal period under s. 686(1) of the *Municipal Government Act* (MGA) began; (3) format of the merit hearing (virtual or in person); and (4) scheduling and availability for the merit hearing. This submission addresses the first two preliminary issues.

Summary of the Permit Holder's position:

1. **Land Use Bylaw 99/059 applies.** Section 1.6.1 of Bylaw 26/001 provides that a complete application submitted before January 1, 2026, "including any appeals associated with such applications," is evaluated under Bylaw 99/059. This application was submitted on April 5, 2024, and accepted for processing and circulated by the Municipality on April 11, 2024.
2. **The appeals before the Board are timely on any view.** All but one of the 16 appeals (listed in Schedule A) were filed on or before September 29, 2026, within 21 days of the earliest date on which notice could be said to have been given. The remaining one was filed on September 30, within the October 1 deadline stated on the Municipality's own September 10 notice. The Permit Holder asks the Board to fix a definitive last day for appeals of October 1, 2026 and to schedule the merit hearing promptly after that date.

2. Chronology

Date	Event	Exhibit
April 5, 2024	Application for change of use from single detached dwelling to Resort Facility submitted by the Permit Holder's agent with supporting documents	A
April 11, 2024	Municipality (Planner III, Planning and Development Services) advises the documents "meet that standard to be processed" and circulates the application for internal and external review	B

Date	Event	Exhibit
January 1, 2026	Bylaw 26/001 comes into effect and repeals Bylaw 99/059; s. 1.6.1 sets the transition rule	–
January 21, 2026	Following a meeting on January 20, the Municipality's Director of Planning and Development Services confirms in writing that both active development permits (site remediation and change of use to Resort Facility) "will be reviewed under LUB 99/059"	C
September 2, 2026	Development Permit 2024-DP-00093 issued. Permit Holder receives approval on September 3, 2026.	D
September 3, 2026	Municipality mails "Notice to Adjacent Property Owners" to Draper households. It states that appeals must be received within 21 days after the decision is posted, and that posting will occur September 10	E
September 10, 2026	Decision posted on the municipal website, and stated an appeal deadline of October 1, 2026. The notice contained administrative errors in the permit number and property plan number (though civic address was correct).	F
September 18–30, 2026	Notices of appeal filed under SDAB 2026-007	Schedule A
September 28, 2026	Corrected notice posted, stating an appeal deadline of October 19, 2026	G

3. Issue 1: Which Land Use Bylaw Applies

3.1 The transition clause is express and covers these appeals

Bylaw 26/001, s. 1.6.1, directs that a complete application for a development permit "submitted or lawfully started" before the effective date, "including any appeals associated with such applications," is evaluated under the former Bylaw 99/059. The clause names appeals specifically. It leaves no room to apply Bylaw 26/001 to these appeals.

The Municipality has applied the clause in this way. On January 21, 2026, after Bylaw 26/001 took effect, the Municipality's Director of Planning and Development Services confirmed in writing, following a meeting with the Permit Holder's team, that the application for change of use to Resort Facility and the site remediation application "will be reviewed under LUB 99/059" (Exhibit C).

The Development Authority issued the permit on that basis. The permit itself classifies the use as a discretionary use in the SH – Small Holdings District and refers to "Land Use Bylaw No. 99/059" in its conditions (Exhibit D, conditions 1, 2 and 14). The application form was likewise made "under the provisions of the Land Use Bylaw 99/059" (Exhibit A).

To the extent that s. 687(3) of the MGA directs the Board to “comply with any applicable land use policies”, Council has itself specified, by s. 1.6.1 of the Land Use Bylaw 26/001, that for transitioned applications and their appeals, the operative bylaw is 99/059.

3.2 The application was complete before January 1, 2026

- **The standard.** Under Bylaw 26/001, s. 2.2.5(a), an application is complete when, in the Development Authority's opinion, it contains the documents and information needed to review it. Bylaw 99/059, s. 25.1, takes the same approach: an application is incomplete only if the Development Officer deems it so, and the Officer may then return it to the applicant; under s. 25.2 a returned application is deemed not to have been presented until the missing information is supplied.
- **The evidence.** The application (Exhibit A) and its supporting documents were submitted on April 5, 2024. Six days later the Municipality confirmed they met the standard to be processed, and circulated the application for partner review (Exhibit B). Section 25 of Bylaw 99/059 sets out the only process for treating an application as incomplete: the Development Officer deems it incomplete and returns the form, submissions and fee (less administration costs), after which the application is deemed not presented (ss. 25.1, 25.2). None of that occurred. The Municipality instead accepted the application for processing and circulated it (Exhibit B), and has processed it for more than two years. The application therefore stood as presented and complete. This is consistent with the written-confirmation step in Bylaw 26/001, s. 2.2.5(a), under which the Development Authority confirms completeness within 20 days of receipt; the Municipality's April 11, 2024 written confirmation came six days after submission.
- **Later technical requests do not undo completeness.** Bylaw 99/059, s. 22.2, allows the Development Authority to require further studies during review, and s. 22.3 allows it to decide an application without all of the required information where, in its opinion, a decision can properly be made. The Municipality's later requests for information were made during review of

an application it had accepted and, as its Director confirmed on January 21, 2026, was continuing to review under 99/059.

3.3 Response to the contrary submission

One appellant (Cooper) says the application was not complete because a stormwater plan is dated July 2026 and an August 14, 2026 email says it was only then submitted. That submission fails for two reasons:

1. The stormwater management plan and the other items the Municipality has requested (parking areas, accessory structure dimensions and similar site plan details) are further information requested during the review of an application the Municipality accepted in April 2024 and has continued to process under Bylaw 99/059. Section 22.3 contemplates exactly this: the Development Authority decides what it needs to properly decide the application, and the application is not returned or deemed not presented under s. 25.
2. Completeness is judged at the point the Development Authority accepts the application for review. If each later technical study could reopen the question, any application could be made not "complete" by later review requests, and the transition clause would give no protection.

3.4 "Deemed refusal"

One appellant (Werkema) asks how a two-year-old application could still be open and suggests it is deemed refused. The 40-day decision period may be extended by agreement (MGA s. 684), and under Bylaw 99/059, s. 27.8, a missed deadline entitles the *applicant* to treat the application as refused, at its option (s. 27.8). The Permit Holder has not exercised that option, and a third party cannot invoke it. Further, extensive communications between the Permit Holder and the Development Authority since application date show continued movement on the application. In any event, the allegation does not affect the Board's authority to hear appeals from an issued permit.

3.5 The appellants' own filings proceed under 99/059

Most notices of appeal were filed on the Board's form, which refers to Bylaw 99/059. Several appellants plead 99/059 provisions directly: Peterson relies on the Small Holdings District provisions of the former bylaw, and Espinoza and Hiltz cite s. 120.6. Only one appellant (Cooper) invokes Bylaw 26/001 to contest the point. Notices of appeal, with their dates of receipt and the points each raises, are listed in Schedule A.

3.6 Result

The application should be evaluated under Bylaw 99/059. The Permit Holder reserves its response on all other grounds for the merit hearing. These include the scope of the permit, the identity of the Development Authority (raised by Cooper), and the substantive grounds in each appeal.

4. Issue 2: When the Appeal Period Began

4.1 The framework

For a person affected, MGA s. 686(1)(b) allows for appeal “within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw”. The Board cannot

extend the period. Both bylaws contain the same notice rule: Bylaw 99/059, s. 29.3 (as amended by Bylaw 23/015, passed September 12, 2023) and Bylaw 26/001, s. 3.7.3. Notice is deemed given on the day it is published on the municipal website, or five calendar days after it is mailed to the applicant and adjacent landowners or occupants. Both bylaws leave appeals to "the Act" (26/001, s. 3.8.1). Issue 1 therefore does not change the analysis of Issue 2.

4.2 The candidate dates

Trigger	Date notice deemed given	Day 21
Mailed notice (September 3) plus five calendar days	September 8, 2026	September 29, 2026
Website posting	September 10, 2026	October 1, 2026 (as stated in the Municipality's notices)
Corrected website posting	September 28, 2026	October 19, 2026 (as stated in the corrected notice)

4.3 The appeals before the Board are timely on any view

Of the 16 appeals (Schedule A), all but one were received on or before September 29, 2026, within 21 days of the earliest possible trigger. The one received on September 30 falls within the October 1 deadline the Municipality itself published. The Board therefore does not need to choose between the competing trigger dates to dispose of the timeliness of any appeal now before it, and the Permit Holder does not ask the Board to dismiss any appeal as late.

4.4 The errors in the September 10 notice

The Board need not decide whether the September 10 notice was valid, because the appeals are timely either way. If it does, the Permit Holder submits that the errors were administrative, in the permit number and the property plan (with an accurate civic address). The notice and the accurate mailed notice correctly identified the property, the nature of the approval, and the decision. The question is whether a reasonable reader could appreciate that his or her interests might be affected and the information that mattered was accurate. Every notice of appeal correctly identifies Permit 2024-DP-00093, 7880 Draper Road and the legal description. One appellant (Peterson) describes the discrepancy as possibly "clerical or administrative."

4.5 The last day for appeals

The Permit Holder asks the Board to find that the appeal period ended no later than October 1, 2026. The accurate mailed notice (Exhibit E) send September 3, 2026 told every recipient that the 21 days ran from the posting on September 10, 2026, and the permit itself records that advertising date (Exhibit D). The September 10 posting identified the property, the nature of the approval and the decision, and carried a deadline of October 1, 2026 (Exhibit F). The period set by s. 686(1)(b) cannot be extended by the Municipality republishing a notice or by the Board, which suggests that the corrected posting of September 28 (Exhibit G) did not restart it. The Permit Holder asks the Board to fix the appeal period

deadline as October 1, 2026 definitively, and to open and adjourn each appeal as necessary to preserve jurisdiction, consistent with the Board's practice in earlier files, so the merit hearing is not delayed.

5. Relief Requested

The Permit Holder respectfully asks the Board to:

1. Declare that Bylaw 99/059 governs the evaluation of Development Permit application 2024-DP-00093 and these appeals, by operation of Bylaw 26/001, s. 1.6.1.
2. Confirm that all appeals received on or before September 30, 2026 were filed within the time allowed.
3. Fix October 1, 2026 as the last day for filing appeals.
4. Schedule the merit hearing for the earliest practicable date after that day, with all appeals heard together.
5. Reserve the Permit Holder's right to respond to all other grounds and to supplement this submission.

Respectfully submitted,

ATIA 20(1)

Jean Family Businesses Ltd.
Per: Kim Jean, Officer
Date: October 7, 2026

Schedule A: Notices of Appeal Reviewed (SDAB 2026-007)

Appellant	Received	Note
Ahmed Ahmed	Sept 18	
Rick Peterson	Sept 18	Pleads the Small Holdings District provisions of 99/059; calls the permit-number discrepancy possibly clerical
Candace Duffett	Sept 25	
Hoi Yam Chan	Sept 28	
James Hiltz	Sept 28	Cites s. 120.6 of the "existing LUB"
Rodney Duffett	Sept 29	

Appellant	Received	Note
Mat and Robyn Espinoza	Sept 29	Cites 99/059
Tylor Cooper	Sept 29	Contests completeness; invokes 26/001
Ronald Cox and Cassandra Yarkie-Blanchard	Sept 29	Filed by email
Norm Hennings	Sept 29	
Megan Humby	Sept 29	
Dillon Kakoschke	Sept 29	
Matthew King	Sept 29	
Jacqueline Macdonald	Sept 29	
Opal Werkema	Sept 29	Raises deemed refusal; filed three times (one appeal)
Brianne Gosney	Sept 30	

Exhibits

- **A.** Development Permit Application, April 5, 2024
- **B.** Municipality completion confirmation email, April 11, 2024
- **C.** Email from the Director, Planning and Development Services, (excerpt from thread) confirming consideration of the Development Permits under Bylaw 99/059, January 21, 2026
- **D.** Development Permit approval, September 2, 2026
- **E.** Mailed notice, September 3, 2026
- **F.** Website notice posted September 10, 2026
- **G.** Corrected website notice posted September 28, 2026

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Planning & Development Department
Regional Municipality of Wood Buffalo
Office: 309 Powder Drive, Fort McMurray, AB T9K 0M1
Mailing: 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4
T: 780-799-8695 F: 780-743-7874 E: current.planning@rmwb.ca

Development Permit Application Form

OFFICE USE ONLY
DP # _____
Fee: _____
Receipt No: _____

This Application Form shall be **complete** and include an attached Development Permit Checklist. Please Note:

- **NO DEVELOPMENT** shall commence without a valid Development Permit. Any work started prior shall be subject to a double fee penalty and further enforcement actions;
- An **Administrative Fee** will be withheld for any refunds. Please note that all applicable permit refunds will be issued by cheque only; and,
- Submission of a duly signed application form authorizes the Development Officer to enter the property to carry out inspections necessary for this development.

I/We hereby make application under the provisions of the Land Use Bylaw 99/059 for a Development Permit.

PLEASE PRINT

☐ Applicant and Owner Information:

Applicant Name: Jean Family Businesses Ltd.
Mailing Address: [redacted] ATIA 20(1)
Postal Code: [redacted] ATIA 20(1)
Daytime Phone: [redacted] Alternate: [redacted] ATIA 20(1) Fax:
Email Address: [redacted]

Registered Owner(s): Jean Family Businesses Ltd.
Mailing Address: Same as above
Postal Code:
Daytime Phone: Alternate: Fax:
Email Address:

☐ Property Information

Legal Land Description[1]: Lot: 1 Block: 1 Plan: 2321444
Alberta Township Grid System: LSD ____ Sec ____ TWP ____ Range ____ W4M
Civic Address: 7880 Draper Road
Project Description: change of use from single family dwelling to Resort Facility.
Has development commenced? ☐ Yes ☒ No
Existing Use of Land or Building: Single Family Dwelling with attached deck
Size of Proposed Development (m^2): 1123.57 m^2
Estimated Construction Start Date: June 2024 End Date: December 2024
Estimated Construction Cost: $120,000

[1] Civic Address Translator: https://apps2.rmwb.ca/electronicpermitting/CivicTranslator.aspx

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Planning & Development Department
Regional Municipality of Wood Buffalo
Office: 309 Powder Drive, Fort McMurray, AB T9K 0M1
Mailing: 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4
T: 780-799-8695 F: 780-743-7874 E: current.planning@rmwb.ca

☐ **Detailed Property Information**

Lot Area: 475,000 m2 Building Area[2]: 847.55 m2
Accessory Coverage[3]: 28.8 m2 Site Coverage[4]: 0.18%
Building Type: Resort Facility Number of Storeys: Two

☐ **Credit Card Information**

Credit Card #: [redacted] Card Type: [redacted]
Card Holders Name: [redacted] Expiry Date: [redacted]

☐ **Registered Owner** (or person acting on the registered owner's behalf)

I, [redacted] hereby certify that

☐ I am the registered owner, or

☒ I am the agent authorized to act on behalf of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

[redacted]
Signature

April 5th, 2024
Date

The personal information on this form is collected under the authority of Section 33 (c) of the *Alberta Freedom of Information and Protection of Privacy Act*. The personal information will be used as contact information and to process your application. If you have any questions regarding the collection or use of this information contact the Supervisor, Support Services, Planning and Development, Timberlea Landing, 309 Powder Drive, T9K 0M3, or call (780) 793-1069.

[2] Total includes attached garages, cantilevers, decks, porches, and/or verandas

[3] If applicable, note the area of the shed or detached garage

[4] The percentage of the lot area covered by proposed and existing structures

Subject: Nabil's Reply to FW: Development Permit Application
Date: Saturday, November 9, 2024 at 7:34:33 PM Mountain Standard Time
From: Tessa Vesak ATIA 20(1) [redacted]
To: Kim Jean ATIA 20(1) [redacted]

From: Nabil Malik <Nabil.Malik@rmwb.ca>
Date: Thursday, April 11, 2024 at 3:16 PM
To: Tessa Vesak ATIA 20(1) [redacted]
Cc: ATIA 20(1) [redacted] Amanda Haitas <Amanda.Haitas@rmwb.ca>, Such Chandhiok <Such.Chandhiok@rmwb.ca>, Aaron Anderson <Aaron.Anderson@rmwb.ca>, Office ATIA 20(1) [redacted]
Subject: Re: Development Permit Application

Hello Tessa,

The documents you submitted have been reviewed and meet that standard to be processed for both applications. The applications will now be circulated for internal and external partner review. I will be away next week during which time the applications will be in circulation. Upon my return, I will reach out to you if there is anything that needs to be addressed as a result of the partner review.

If you require assistance while I am away, feel free to contact Such.

Best,
Nabil

Nabil Malik, RPP, MCIP, IAP2 [he/him/his]

Planner III| Planning and Development Services

T: 780-793-1021

From: Tessa Vesak ATIA 20(1) [redacted]
Sent: Friday, April 5, 2024 18:00
To: Nabil Malik <Nabil.Malik@rmwb.ca>
Cc: ATIA 20(1) [redacted]; Amanda Haitas <Amanda.Haitas@rmwb.ca>; Such Chandhiok <Such.Chandhiok@rmwb.ca>; Aaron Anderson <Aaron.Anderson@rmwb.ca>; ATIA 20(1) [redacted] ATIA 20(1) [redacted]
Subject: Development Permit Application

External Message - Please be cautious when opening links or attachments in email

Good Afternoon Nabil,

I hope this email finds you well; I am writing to submit our development permit application for the change of use of 7880 Draper Road to a Resort Facility. Attached to this email are the following documents:

1. Development Permit Application
2. Site Plan – 120 Acre view
3. Edited Site Plan – Magnified view
4. Draper Road Review Traffic Memo
5. Abandoned well site information
6. Commercial Edit of River's Edge Floor Plans
7. Current Land Title Certificate
8. Servicing Statement
9. Grading – Stantec Parking lot IFU

Please let me know if you require any additional information, updates, or have any questions. Can you please let us know if there is any further information required for the Land Use Bylaw Amendment or if the documents sent through previously for review are sufficient as the application? We will be getting some engagement information to you in the coming days – and hope to see you and the team at the Consultation BBQ tomorrow!

We look forward to continuing working with you and the team at Planning and Development – and we greatly appreciate all your guidance and time through these processes. Thank you!

Best Regards,
Tessa Vesak

7880 Draper Road Recap meeting - January 20, 2026

AO

Amanda Owens <Amanda.Owens@rmwb.ca>

Wednesday, January 21, 2026 at 4:34 PM

To: Chris Zheng; kimberleyjean7; Kim Jean; **Cc:** Kelly Johnson; Steve Seroya; Isela Contreras-Dogbe; CAO

Hello Kim and Chris,

Thank you for our meeting yesterday. For your records, below are the items we discussed and agreed to in relation to your site at 7880 Draper Road:

- Your team has decided not to move forward with a LUB 26/001 amendment for Direct Control for the time being, as your focus is the change of use for the existing residential building.
- You have 2 active Development Permits on file for Site Remediation and Change of Use to Resort Facility.
- Both Development Permits will be reviewed under LUB 99/059.
- Your team is in the process of confirming a site remediation plan and we invite your civil engineering team to engage with our engineering group to ensure the scope requirements are sufficient before you move ahead. This can be coordinated through @Isela Contreras-Dogbe.
- You confirmed your goal is to remediate in 2026; once this is complete, the Change of Use Development Permit will be processed for decision.
- At your request, we confirmed 3 Safety Codes inspectors to conduct a preliminary inspection of your current structure to make note of any issues or modifications required, should the change of use development permit be approved. The inspection is scheduled for this week and includes Building, Gas/Plumbing, and Electrical trades.

Thank you,

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Amanda Owens, MBA, MCIP
Director
Planning & Development Services

T: 780-793-1033 | rmwb.ca
9909 Franklin Avenue
Fort McMurray | ᓂᐢᑕᐊᔅᔭᐤ | Nistawâyâw | Ełídlį Kuę́
Alberta T9H 2K4

I humbly acknowledge that the land on which we live, learn, work and play is Treaty 8 Territory, the traditional lands of the Cree, Dene, and the unceded territory of the Métis.

STATEMENT OF CONFIDENTIALITY: The information contained in this email message and any attachments may be confidential and legally privileged and is for the use of the intended recipient(s) only. If you are not an intended recipient, please: (1) notify me immediately by replying to this message; (2) do not use, disseminate, distribute or reproduce any part of the message or any attachment; and (3) destroy all copies of this message and any attachments. Thank you.

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Permit Number

2024-DP-00093

September 02, 2026

Applicant	**Owner**
JEAN FAMILY BUSINESSES LTD. JEAN FAMILY BUSINESSES [redacted]	JEAN FAMILY BUSINESSES LTD. [redacted]

RE: Change of Use from Single Detached Dwelling to Resort Facility
7880 DRAPER ROAD
Lot: 1 Block: 1 Plan: 2321444

Your application for a development permit at the above location has been approved by the Development Officer. This approval is subject to the conditions as outlined in the enclosed Development Permit.

PLEASE READ PERMIT CONDITIONS CAREFULLY AND RETURN A SIGNED COPY TO OUR OFFICE.

This development permit shall expire and no longer be valid after one year from the date of decision of the permit if no construction has been initiated. Any other necessary permits shall be in place prior to commencement of any construction or occupancy. In the case of a change of use within an existing structure, where no significant construction of reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

IMPORTANT NOTE

1. Under the Municipal Government Amendment Act, this approval may be appealed within twenty one (21) days after the day of decision being posted. Should this decision be appealed within twenty one (21) days after the Date of Decision, this permit shall not become effective until the Subdivision and Development Appeal Board has determined the appeal and the Permit may be modified or nullified thereby. Commencement of the approved Development prior to expiry of the appeal period is at your own risk.
2. An appeal shall contain statement of the grounds of appeal and shall be delivered personally or by registered mail so as to reach the Secretary of the Subdivision and Development Appeal Board, 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4 within the prescribed time period of twenty one (21) days.
3. Upon delivery of Notice of Appeal, the appellant shall pay to the Regional Municipality of Wood Buffalo, where the appellant is the owner of the site, or his agent, a fee of $1000.00.

Compliance with other legislation - A person applying for, or in possession of a valid development permit is not relieved from full responsibility for ascertaining and complying with, or carrying out development in accordance with:

a. the requirements of the Safety Codes Act, Environment Protection and Enhancement Act and Natural Resources Conservation Board Act;

b. the requirements of any other Federal, Provincial, or Municipal statue, regulation code or standard; and

c. the conditions of any caveat, covenant, easement or other instrument affecting a building or land.

The Municipality is not responsible for nor does the Municipality have any obligation whatsoever to determine what other legislation may apply to a development, nor monitor or enforce compliance with such legislation.

REGIONAL MUNICIPALITY OF WOOD BUFFALO
Planning and Development Services
per:

ATIA 20(1)

September 2, 2026

Date

Ermias Amayu
Planner III
Planning and Development Services
Regional Municipality of Wood Buffalo
Ermias.Amayu@rmwb.ca

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Permit Number
2024-DP-00093

Applicant: JEAN FAMILY BUSINESSES LTD. **Issued :** September 2, 2026

Development Permit

7880 DRAPER ROAD

	Lot	Block	Plan		Section	Township	Range	
	1	1	2321444		33	88	8	

First Use or Change of Use

Change of Use from Single Detached Dwelling to Resort Facility

Advertising Date September 10, 2026

- **This development was approved by the Development Officer and is subject to the conditions attached to this permit.**
- **All conditions stated on this development permit must be complied with.**
- **You have one year from Date of Decision to commence construction. All appropriate building/mechanical permits must be applied for and issued. In the case of a change of use within an existing structure where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.**

Regional Municipality of Wood Buffalo
Planning and Development Services
per:

ATIA 20(1)

Issued : September 2, 2026
Date

Ermias Amayu
Planner III
Planning and Development Services
Regional Municipality of Wood Buffalo
Ermias.Amayu@rmwb.ca

Advisory Notes:

1. Any signage proposed for this development shall require a separate Development Permit application and approval.
2. All Federal, Provincial and Municipal statutes and regulations shall be met, including the Alberta Building Code.
3. A Municipal Business License may be required for this development . Please contact Planning and Development Services for information and an application, if required.
4. The Alberta Fire Code applies in and around buildings existing or being constructed on a site. Complete project plans and specifications, construction fire safety plans, and fire related activities requiring Fire Prevention Permits shall be reviewed by the Fire Authority prior to the commencement of any work related thereto. Inquiries and permit applications shall be submitted to the Fire Authority.
5. Any damage to the streets, sidewalks, curbs or landscaped boulevards caused by the development shall be the full responsibility of the developer to restore.
6. The Roads Services Branch of the Municipality has provided the following: a route haul permit will be required for any "heavy vehicles" used in this project as Draper Road is considered a non-trucking route. Please contact PULSE at 780-743-7000, toll-free 1-800-973-9663 or submit a request online for more information.
7. The Safety Codes office of the Municipality has provided the following: A new occupancy permit will be required prior to the resort facility use.
8. The attached comments from Alberta Health Services, Safe Healthy Environments form part of the advisory notes for this Development Permit.
9. The Municipality's Environment and Regulatory office has provided the following: All activities shall adhere to Environmental legislations and regulations
10. Fire Smart guidelines must be adhered to. Please contact the Fire Prevention Branch for information.
11. Any future tents with a floor area greater than 100 square feet may require a Building Permit unless exempted by the Municipality's Safety Codes Office.
12. A Health Certificate may be required for this development. Please contact the Health Inspector for the necessary information.
13. All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact permit.inquiries@rmwb.ca for more information.

Conditions:

1 The total combined floor area of all accessory buildings on the property shall not exceed 350 m², and the maximum height of any accessory building shall not exceed 7.0 m, or the maximum area and height permitted under Land Use Bylaw No. 99/059. Where listed, the dimensions of all buildings shall be in accordance with page 7 and 8 of the approved plans.

2 This Development shall be classified as Resort Facility and is a Discretionary Use - Planning Commission in the SH - Small Holdings District. The Resort Facility shall be limited to guest accommodation, complimentary dining and beverage facilities, event spaces, and picnic areas, as shown on the approved plans.

3 Construction materials, including garbage, shall be stored so as to not create a nuisance to neighbouring properties.

4 Site services shall be in accordance with the Engineering Standards of the Regional Municipality of Wood Buffalo - Rural Service Area and the standards set by the Franchise Utilities operating within the Rural Service Area.

5 No operation or activity on the site shall cause or create the ongoing emission of toxic matter in the amounts or quantities that exceed the levels prescribed by the Province of Alberta.

6 The garbage and waste material shall be stored in weather-proof and animal-proof containers and shall be visually screened in a manner compatible with the design and external materials of the principal buildings on the site. If a wood screen fence is used, it shall be constructed in accordance with drawing 10-301 of the Municipality's Design Servicing Standards and Development Procedures.

7 Should it be necessary to alter any on site Municipal or franchise utilities, all cost shall be borne by the developer.

8 All operations and activities on the property involving the storage or use of materials or products that may be hazardous due to being flammable, explosive, or highly toxic shall comply with all applicable Federal, Provincial, and Municipal statutes, regulations, codes, and standards.

9 This Development Permit does not relieve the property owner from complying with or carrying out the development in accordance with the conditions of any easement or other instrument affecting the land.

10 Any fill material brought onto the property following the issuance of this Development Permit, including but not limited to clay, soil, or other imported materials, shall be accompanied by material testing information demonstrating, to the satisfaction of the Development Authority, that the material is free from contamination. The material testing information shall be submitted to the Development Authority within three (3) months of the fill material being delivered to the property. If the required material testing information is not submitted prior to the fill material being used on the property, the property owner shall submit a Phase II Environmental Site Assessment, to the satisfaction of the Development Authority, within six (6) months of the fill material being brought onto the property.

11 A Route Haul Permit is required before transporting any fill material to the property for the development of the resort facility. Please contact PULSE at 780-743-7000, toll-free 1-800-973-9663 or submit a request online for more information.

12 Any and all easements required by the Municipality or any franchise utility as a result of this development shall be provided by the developer at no cost to the Municipality or any franchise utility and shall be registered on title by Utility Right-of-Way Plan

13 A new Private Sewage Permit is required for the additional use associated with the development.

14 All buildings on the property shall comply with the minimum required setbacks for development in the SH – Small Holdings District, as prescribed by Land Use Bylaw No. 99/059, and with all other applicable setback requirements under the Bylaw, including any setback requirements applicable to accessory buildings or structures.

15 All parking stalls shall be graded such that no slope in any direction is less than 0.5% and not more than 4%, to the satisfaction of the Development Authority.

16 A minimum of 74 on-site parking stalls shall be provided for the development. The parking area shall be physically divided to clearly delineate each parking stall and shall include drive aisles with a minimum width of 7.6 metres. All parking stalls shall be hard surfaced with gravel, asphalt or a similar material and completed prior to occupancy.

17 A minimum of four (4) of the required parking stalls shall be designated as accessible parking stalls. Each accessible parking stall shall have a minimum width of 2.4 m and a minimum depth of 5.8 m, with an access aisle having a minimum width of 2.4 m provided on one side of each stall.

Accessible parking stalls shall be hard surfaced with gravel, asphalt, or a similar material, level, and located close to an accessible building entrance. To the satisfaction of the Development Authority, each stall shall be identified by a wheelchair symbol sign displaying the message "Permit Required", with black lettering on a silver/white background. Each sign shall have minimum dimensions of 450 mm by 610 mm, be mounted at a height of at least 1.2 m from the pavement or sidewalk to the bottom of the sign, and be positioned so that it is clearly visible to drivers approaching the parking stall.

18 Any excess fill must be deposited on a site approved by the Municipality. Please contact Development Engineering and/or the Environmental branch of Legal Services.

19 All on site lighting shall be located, oriented and shielded so as to restrict the unnecessary illumination of adjacent residential properties.

20 Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to occupancy.

21 The location, orientation, capacity and use of buildings and areas shall be as indicated on the approved drawings or an applicable condition of approval. Any changes to the approved plans shall be submitted to the Development Authority for further approval.

22 This Development Permit authorizes a maximum occupancy of 319 persons at any given time. The occupancy of the development shall not exceed 319 persons.

23 The property owner shall complete all required site remediation work in accordance with the recommendations outlined in the Stormwater Management, Grading, Drainage and Erosion and Sediment Control Plan, prepared by Akron Engineering Consultants Group Ltd. and dated July 2026. All the required remediation work shall be completed no later than November 30, 2027. Upon completion, the property owner shall submit a signed as-built report from the consultant confirming that the work has been completed in accordance with the plan's recommendations and complies with all applicable requirements.

REGIONAL MUNICIPALITY OF WOOD BUFFALO

September 3, 2026

NOTICE TO ADJACENT PROPERTY OWNERS

Application for Development Permit 2024-DP-00093
Legal Description: Lot 1, Block 1, Plan 2321444
Civic Address: 7880 Draper Road

It was the decision of the Development Authority to approve Development Permit 2024-DP-00093, allowing the Applicant to change the existing Single Detached Dwelling to a Resort Facility at the above-noted site.

You are being informed of this development because you live in Draper. You have the right to appeal this decision to the Subdivision and Development Appeal Board. If you wish to exercise this right, written notice of appeal must be received by the Secretary of the Subdivision and Development Appeal Board within 21 days after the day the Development Permit decision is posted. The Development Permit decision will be posted on the Municipality's website on September 10, 2026. Appeal Forms are available from the Planning and Development Services Division and must be forwarded to:

The Regional Municipality of Wood Buffalo
Attention: Legislative Services
9909 Franklin Avenue – 7th Floor
Fort McMurray AB T9H 2K4
Phone: (780) 743-7001
Facsimile: (780) 743-7028

If you have questions regarding the application, please contact the undersigned. Questions regarding the appeal process must be directed to the Clerk of the Subdivision & Development Appeal Board at 780-743-7001 or email SDAB@rmwb.ca.

Sincerely,

ATIA 20(1)

Ermias Amayu
Planner III
Ermias.Amayu@rmwb.ca
Development Planning Branch
Planning & Development Services

Development Permits - Sept. 10, 2026

- Sep 09, 2026

Public Notices

Date of Notice: Sept 10, 2026 (Amended)

Appeal to be filed by: Oct 1, 2026

Development Permit Number	Development	Civic Address Lot/Block/Plan
THE FOLLOWING DEVELOPMENT PERMITS WERE APPROVED:		
2026-DP-00306	Single Detached Dwelling with Attached Garage, Verandah and Rear Open Deck	284 FIREWEED CRESCENT Lot 97 Block 17 Plan 0724878
2026-DP-00093	Change of Use from Single Detached Dwelling to Resort Facility	7880 DRAPER ROAD Lot 1 Block 1 Plan 232144

Development Permits - Sept. 28, 2026

- Sep 28, 2026

Public Notices

Date of Notice: September 28, 2026

Appeal to be filed by: October 19, 2026

Development Permit Number	Development	Civic Address Lot/Block/Plan
THE FOLLOWING DEVELOPMENT PERMITS WERE APPROVED:		
2024-DP-00093	Corrected Notice of Decision First Use or Change of Use - Change of Use from Single Detached Dwelling to Resort Facility	7880 DRAPER ROAD Lot 1 Block 1 Plan 2321444
For Information on the appeal process please contact the Clerk of the Appeal Board: Subdivision and Development Appeal Board 9909 Franklin Avenue Fort McMurray AB T9H 2K4 T: 780 743 7001 F: 780 743 7028 Email **SDAB@rmwb.ca**		