

EXHIBIT LIST

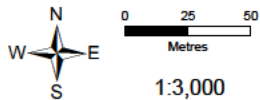
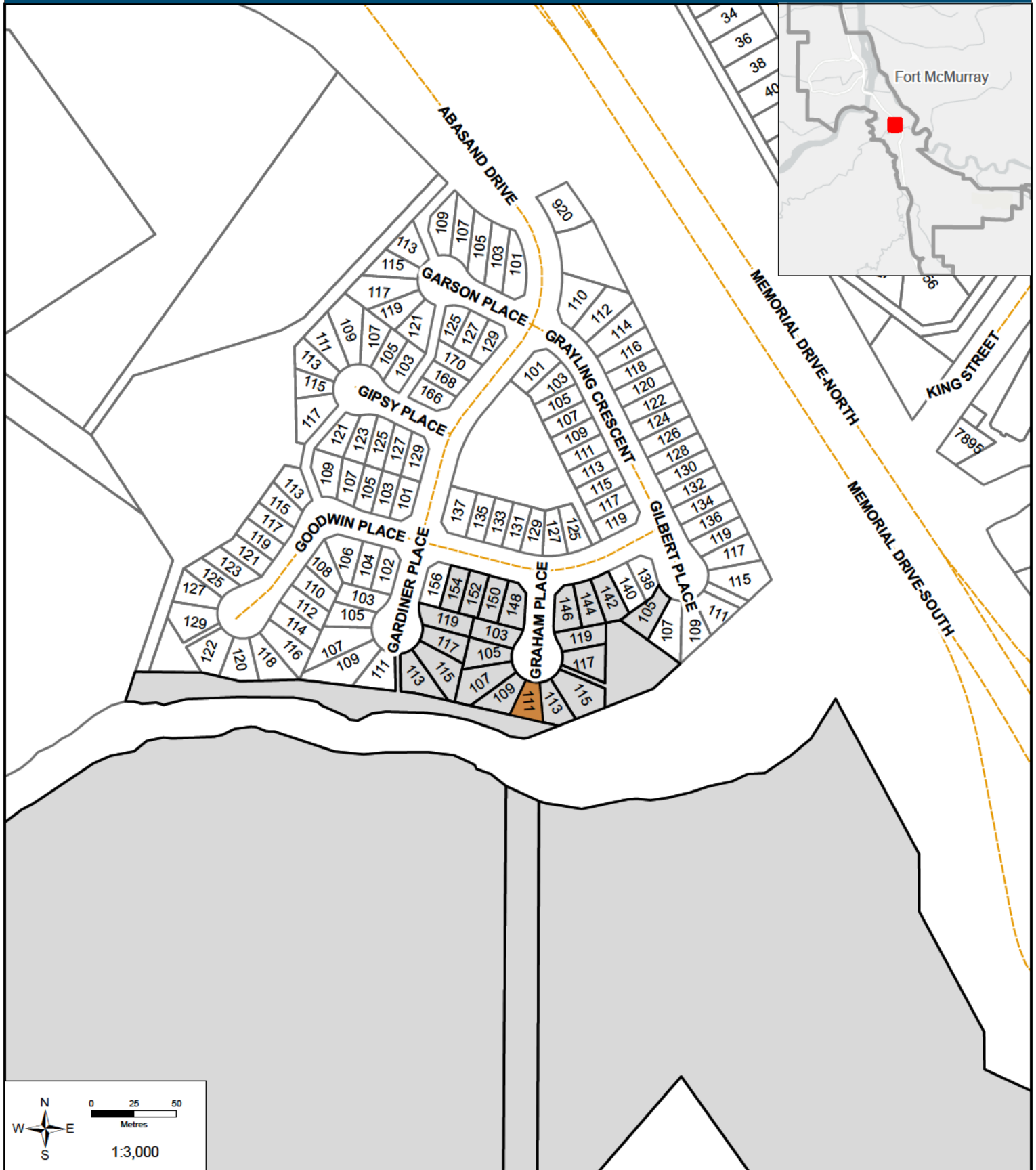
File Number	Appellant
SDAB 2026-006	1442511 Alberta Ltd. O/A Rochelle Homes (Morgan Simms)

Legal Description	Civic Address
Lot 75, Block 1, Plan 8021827	111 Graham Place, Fort McMurray, AB

Exhibit #	Description	Filing Date
	Subject Area Map	2026-08-18
1.	Notice of Appeal (1 page)	2026-08-14
2.	Notice of Refusal (3 pages)	2026-08-14
3.	Planner's Report (15 pages)	2026-08-02

SUBJECT AREA MAP

Notification



- Survey Parcels
- Adjacent Properties within 60 m
- Subject Area

111 GRAHAM PLACE
Lot 75, Block 1, Plan 8021827



In accordance with Section 678 and 686 of the Municipal Government Act and the Regional Municipality of Wood Buffalo Land Use Bylaw 25/001 an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame.

Section 1 – Property Information			
Legal Land Description (i.e. Lot, Block, Plan or ATS 1/4 Sec-Twp-Rng-Mer)			
Lot 75	Block 1	Plan 8021827	ATS
Civic Address 111 Graham Place			
Development Permit Number or type of Order 2026-DP-00266			
Section 2 - Appellant Information			
NB: At the time of the appeal hearing the individual acting as agent must produce the completed and signed Agent Authorization Form.			
Appellant Name (If the Appellant is a company, enter the complete legal name of the company) 1442511 Ab Ltd O/A Rochelle Homes			
Agent's Name (if applicable)		Contact Name (if different) and position held Morgan Simms	
Mailing Address ATIA s.20(1)			
Telephone Number (Daytime)	Alternate Telephone Number	Email Address	
Section 3 – Appeal (Check One Box Only; for multiple appeals you must submit another Notice of Appeal)			
Development Permit		Subdivision Application	
☐ Approval ☐ Condition of Approval ☐ Refusal		☐ Approval ☐ Condition of Approval ☐ Refusal	
☐ Notice of Order			
☒ I/We are the Applicant or Land Owner of the subject property 1442511 Ab Ltd			
☐ I/We are a person affected by an order, decision or development permit			
Section 4 – Reasons for Appeal			
Section 678 and 686 Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal. In support of your appeal, you are requested to provide a full statement of the grounds and reasons of your appeal. You may include any photographs, drawings or plans for clarification.			
I/We hereby appeal the decision of the Approval Authority for the following reason(s): Variance objective to allow rear yard setback (Attach a separate page if required)			

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

August 13, 2026
Date

ATIA s.20(1)

If an Agent is representing the property owner, a letter is required from the owner giving consent to a property inspection.

Registered Owner: I/We hereby give permission to the Regional Municipality of Wood Buffalo to do a site inspection and take photographs of the property as needed.

ATIA s.20(1)

Please return the completed form and prescribed filing fee to:

Clerk of the Subdivision and Development Appeal Board, 7th Floor, Jubilee Center, 9909 Franklin Avenue, Fort McMurray AB T9H 2K4
Telephone: 780-743-7001 Email: sdab@mmwb.ca

Protection of Privacy
The personal information on this form is authorized under Section 4(c) of the *Protection of Privacy Act* and is managed in accordance with the Act. The personal information will be used as contact information and to process your application. If you have questions about the collection or use of your personal information, please contact PULSE at 780-743-7000, 1-800-973-9663, or online at mmwb.ca/pulse.

For Office Use Only				
Appeal #:	Fee:	Appeal Hearing Date:	Date Applicant Notified:	Date Appellant Notified:

¹ Agent – A person who acts for a Property Owner, Applicant, Appellant, and/or Affected/Adjacent Property Owner during the appeal hearing process or at a hearing before the Subdivision and Development Appeal Board.

DEVELOPMENT PERMIT DECISION

DATE: AUGUST 10, 2026

APPLICANT:

1442511 ALBERTA LTD.

ATIA s.20(1)

OWNER:

442511 ALBERTA LTD.

Attention: Rochelle Homes

RE: Notification of Development Permit Decision 2026-DP-00266

Single Detached Dwelling with Attached Garage, Rear Uncovered Deck (2.74m x 3.81m)

Municipal Address: 111 Graham Place

Legal Address: Lot: 75 Block: 1 Plan: 8021827

Dear Morgan Simms,

Your application for a development permit at the above-mentioned location has been REFUSED by the Development Officer. The reasons for the refusal are outlined in the enclosed Development Permit Decision.

We are enclosing this Development Permit Decision, in duplicate, and request that you **PLEASE READ CAREFULLY.**

Should you require further information, please contact the undersigned.

Yours truly,

The Regional Municipality of Wood Buffalo

Per: Bethlehem Tessema, Planner I

E: Bethlehem.Tessema@rmwb.ca T: 780-793-1071

Planning and Development Services

Attachments:

1. Development Permit #**2026-DP-00266** REFUSAL Single Detached Dwelling with Attached Garage, Rear Uncovered Deck (2.74m x 3.81m)
2. Notice of Appeal Application

DEVELOPMENT PERMIT DECISION

DATE: AUGUST 10, 2026

APPLICANT: MORGAN SIMMS

CIVIC ADDRESS: 111 GRAHAM PLACE

LEGAL ADDRESS: LOT: 75 BLOCK: 1 PLAN: 8021827

LAND DISTRICT: R2 – Low-Rise Medium Density Residential District

This Development was **REFUSED** by the Development Officer for the following reasons, in accordance with the Municipality's *Land Use Bylaw No. 26/001*:

1. Minimum Rear Yard Setback

The subject property is located within the R2 – Low-Rise Medium Density Residential District, where a Single Detached Dwelling is a Permitted Use

Section 6.4.4 (h) of Land Use Bylaw 26/001 requires a minimum rear yard setback of 4.6 m within the R2 – Low-Rise Medium Density Residential District.

Section 1.9 of Land Use Bylaw 26/001 defines a rear yard setback as:

"means the yard extending across the full width of a parcel and situated between the rear lot line and the nearest façade of the principal building"

As indicated in the development permit application, the proposed rear yard setback is 3.52 m.

Section 2.3.2 of Land Use Bylaw 26/001 states:

(a) For front, side, and rear yard setbacks:

(ii) up to ten percent (10%) for new principal and accessory buildings.

Given the prescribed variance authority, the Development Officer can only grant a 10% variance to the 4.6 m minimum rear yard setback, to allow a reduction of 0.46 m and thus a minimum rear yard setback of 4.14 m.

The proposed rear yard setback would require a variance of approximately 24% to allow for a minimum rear yard setback of 3.52 m to remain. The proposed variance is beyond the authority of the Development Officer to consider and therefore the application must be refused.

DATE OF DECISION: Friday, August 10, 2026

ATIA s.20(1)

Bethlehem Tessema, Planner I

Development Officer

IMPORTANT NOTE

- 1.** Under the Municipal Government Amendment Act, this decision may be appealed within twenty-one (21) days after the day of the decision being posted.
- 2.** An appeal shall contain a statement of the grounds of appeal and shall be delivered personally or by registered mail to reach the Secretary of the Subdivision and Development Appeal Board, 9909 Franklin Avenue, Fort McMurray, AB, T9H 2K4 within the prescribed period of twenty-one (21) days.
- 3.** Upon delivery of a 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 \$500.00.

Having received the Notice of Decision, I understand and acknowledge the reason for Refusal and further to this, I understand that I may have the Right of Appeal.

Date

Applicant's Signature

REPORT TO SUBDIVISION AND DEVELOPMENT APPEAL BOARD

File:	2026-DP-00266
Appellant:	Morgan Simms of Rochelle Homes
Subject:	Development Permit Refusal 2026-DP-00266
Legal Description:	Lot 75, Block 1, Plan 8021827
Civic Address:	111 Graham Place
Land Use Designation:	R2 – Low-Rise Medium Density Residential District
Development Permit Application:	July 27 th , 2026
Development Permit Refusal:	August 10 th , 2026
Appeal Application Date:	August 13 th , 2026

Introduction

1. This appeal stems from the refusal of development permit 2026-DP-00266, an application for a single detached dwelling with an attached garage and rear uncovered deck (2.74m x 3.81m) at 111 Graham Place, legally described as Lot 75, Block 1, Plan 8021827 (the "Subject Property"; **Attachment 1**).

Chronology

2. On July 27th, 2026, the Development Authority received a development permit application for a single detached dwelling with an attached garage and rear uncovered deck (2.74m x 3.81m).
3. The Development Authority reviewed the application and determined that the proposed development does not meet the minimum rear-yard setback requirement in Section 6.4.4(h) of the Land Use Bylaw No. 26/001 (the "Land Use Bylaw"). In addition, variance required to approve the proposed setback exceeds the maximum variance of ten percent (10%) that the Development Authority is authorized to grant under Section 2.3.2(a)(ii) of the Land Use Bylaw (**Attachment 2**).
4. On August 10, 2026, the Development Authority refused the application. Notice of the refusal including information regarding the Appellant's right of appeal, was subsequently provided to the Appellant (**Attachment 3**).
5. On August 13th, 2026, an appeal was filed with the Subdivision and Development Appeal Board regarding the decision to refuse the application (**Attachment 5**). The appeal was filed within the 21-day appeal period prescribed under the Municipal Government Act, RSA 2000, c M-26 (the "MGA").
6. The Appellant's grounds of appeal are sent out in the Notice of Appeal (**Attachment**

5). In summary, the Appellant submits that [INSERT SUMMARY OF THE APPELLANT'S GROUNDS OF APPEAL].

Discussion

7. The Subject Property is located within the R2 – Low-Rise Medium Density Residential District (the “District”; **Attachment 4**). A single detached dwelling is classified as a permitted use in the District.
8. The Subject Property is accessed by a front driveway and does not have lane access. Section 6.4.4(h) of the Land Use Bylaw requires a minimum rear yard setback of 4.6m for parcels without lane access.
9. Section 1.9 of the Land Use Bylaw defines a rear yard setback as “...*the yard extending across the full width of a parcel and situated between the rear lot line and the nearest façade of the principal building.*”

The plot plan and building plans submitted by the Appellant indicate that the proposed single detached dwelling would be setback 3.52m from rear lot line. The proposed setback does comply with 4.6m minimum rear yard setback required under Section 6.4.4(h) of the Land Use Bylaw.

10. Section 2.3.2(a)(ii) of the Land Use Bylaw allows the Development Authority to grant a maximum rear yard setback variance of ten percent (10%) for new principal and accessory buildings. However, the proposed 3.52m rear yard setback is approximately twenty-three percent (23%) less than the required 4.6m setback, exceeding the maximum variance that the Development Authority is authorized to grant. The minimum rear yard setback that the Development Authority could approve under this provision is 4.14m.

As the proposed rear yard setback exceeds the maximum variance that the Development Authority is authorized to grant, the Development Authority cannot approve the development permit application as proposed. To approve the proposed single detached dwelling, the Appellant would require a variance to the requirement of Section 6.4.4(h) of the Land Use Bylaw.

11. The Subdivision and Development Appeal Board has the authority to grant a variance for a permitted use, with or without conditions, even if the proposed development does not comply with the Land Use Bylaw, pursuant to Section 687(3)(d) of the MGA

Recommendation:

12. The Development Authority recommends that the Subdivision and Development Appeal Board allow the appeal and approve Development Permit 2026-DP-00266, subject to a variance to permit a minimum rear yard setback of 3.52m, in accordance with the plans submitted with the application, and to the standard conditions of approval applicable to a single detached dwelling.

Rationale:

13. The proposed development was considered against the variance test established under Section 2.3.1(b) of Land Use Bylaw No. 26/001 and Section 687(3)(d) of the

MGA. The Development Authority considered the character of the land abutting the rear lot line and the dimensions and configuration of the Subject Property. On that basis, the proposed variance would not unduly interfere with the amenities of the neighbourhood, materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land, or interfere with or increase the risk to public safety. Accordingly, the Development Authority is satisfied that the proposed development meets the considerations established under Section 2.3.1(b), and that the appeal should be allowed.

14. .

15. The proposed development does not comply with the minimum rear yard setback requirement established under Section 6.4.4(h) of Land Use Bylaw No. 26/001. The proposed 3.52m setback is approximately 1.08m (23%) less than the required 4.6 m setback and cannot be accommodated through the maximum 10% variance authorized under Section 2.3.2(a).

16. Accordingly, the Development Authority determined that the application could not be approved under the applicable provisions of Land Use Bylaw No. 26/001. The Development Permit was therefore refused pursuant to the applicable provisions of Sections 2.2.2(ii), 2.3.1, and 2.3.2 of the Bylaw.

Attachments:

1. Subject Property Maps
2. Review Form
3. Development Permit Decision 2026-DP-00266
4. R2 - Low-Rise Medium Density Residential District
5. Notice of Appeal

REPORT TO SUBDIVISION AND DEVELOPMENT APPEAL BOARD
FILE # SDAB - 006

Prepared By:

ATIA s.20(1)

Bethlehem Tessema
Planner I/ Development Officer

September 2, 2026

Reviewed and
Supported By:

ATIA s.20(1)

ATIA s.20(1)

Jennica Collete
Supervisor
Development Permitting

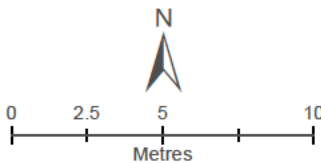
September 2, 2026

Presented to:

Subdivision and Development Appeal Board



-  Subject Parcel (Approximately 0.03 Hectares)
-  Survey Parcel



2026-DP-00266

CIVIC ADDRESS: 111 GRAHAM PLACE

LOT : 75

BLOCK: 1

PLAN: 8021827

APPLICANT/CONTACT: Email: **ATIA s.20(1)**

Phone: **ATIA s.20(1)**

PROPERTY COMPLIANT ☐ Y ☒ N

☒ REQUIRED DOCUMENTATION ☒ CERTIFICATE OF TITLE ☐ WILDFIRE OVERLAY AREA
☐ LETTER OF AUTHORIZATION ☒ PROPERTY FILE REVIEW ☐ PICTOMETRY

Single Detached Dwelling with Attached Garage, Rear Uncovered Deck (2.74m x 3.81m)

DEVELOPMENT TYPE	
Development Type:	Select Use:
☒ Permitted Use ☐ Discretionary Use ☐ Notice Posting	
ACCESSORY BUILDING TYPE	
DETACHED GARAGE	☐
SHED	☐
GAZEBO/PERGOLA	☐
☐ DWELLING PLANS AGREE WITH PLOT PLAN	
BUILDING INFORMATION - semi-detached	
PRINCIPAL BUILDING HEIGHT (max. 12.0m)	m
PRINCIPAL DWELLING (Incl. Att. Garage & Veranda)	m ²
DECK (over 0.6m)	m ²
ACCESSORY BUILDING HEIGHT (4.6m max.)	m
ACCESSORY BUILDING AREA (100m ² or 15%)	m ²
TOTAL LOT COVERAGE	0.00 m ²
LOT AREA - Parcel without lane access and with attached garage (min. 315 m ² /228 m ²)	m ²
LOT AREA - Parcel with lane access and with attached garage (min. 291 m ² /228 m ²)	m ²
LOT AREA - Parcel with lane access and without garage or with detached garage (min. 338m ² /274m ²)	m ²
TOTAL LOT COVERAGE (max. 45%)	#DIV/0! %
TOTAL LANDSCAPE COVERAGE (min. 30%)	%

BUILDING INFORMATION - except semi-detached		
PRINCIPAL BUILDING HEIGHT (3 storeys - max. 12.0m)	8.56	m
PRINCIPAL DWELLING (Incl. Att. Garage & Veranda)	99.00	m ²
DECK (over 0.6m)	12.60	m ²
ACCESSORY BUILDING HEIGHT (4.6m max.)	1.52	m
ACCESSORY BUILDING AREA (100m ² or 15%)		m ²
TOTAL LOT COVERAGE	111.60	m ²
LOT AREA - Parcel without lane access and with attached garage (min. 351 m ² /273 m ²)	304.60	m ²
LOT AREA - Parcel without lane access and without garage or with detached garage (min. 460 m ² /400m ²)		m ²
LOT AREA - Parcel with lane access and with attached garage (min. 345 m ² /273 m ²)		m ²
LOT AREA - Parcel with lane access and without garage or with detached garage (min. 431m ² /365m ²)		m ²
TOTAL LOT COVERAGE (max. 45%)	36.64	%
TOTAL LANDSCAPE COVERAGE (min. 30%)	>30	%

*The width of an attached garage for a single detached dwelling shall not exceed seventy percent (70%) of the width of the principal building.

SITE GRADING				RESULT	SETBACKS		PROPOSED
BOTTOM OF FOOTING (-1.20m.)		GRADE @ REAR		0.00	FRONT YARD (4.5/6.0m)	6.00	m
TOP OF CONC.WALL (+0.20m.)		GRADE @ FRONT		0.00	REAR YARD - <i>Parcels without lane access and Semi Detached Dwellings</i> (4.6m)	3.52	m
FINISHED GARAGE SLAB		FINISHED FLOOR			REAR YARD - <i>Parcels with lane access</i> (4.6m/6.0m/16.6m)	-	m
					SIDE YARD INT. (0.0m/1.2m/3.0m)	1.45	m
					SIDE YARD EXT. (3.0m)	-	m
					DETACHED GARAGE (1.0m / 6.0m)	6.00	m
					DECK (1.0m / 2.8m / 3.0m)	2.58	m
SUBDIVISION GRADING							
LEFT FRONT		RIGHT FRONT					
LEFT FRONT MID YARD		RIGHT FRONT MID YARD					
LEFT BACK MID YARD		RIGHT BACK MID YARD					
LEFT REAR		RIGHT REAR					

STATE EXEMPTIONS :	SELECT		m
NOTES:			

DRIVEWAY	
DRIVEWAY RESTRICTIONS	
☐ YES	SELECT
☐ NO	
DOES DRIVEWAY LOCATION MATCH APPROVED SUBDIVISION PLAN ?	
SELECT	SIDE ? SELECT

LEVIES	
OFFSITE LEVIES PAID	☐ YES
	☐ NO
LEVIES REQUIRED	☐ YES
	☒ NO

UTILITY BOXES/PEDESTAL RESTRICTIONS ☐ YES ☐ NO

RIGHT OF WAYS & EASEMENTS	
☒ RIGHT OF WAY RESTRICTIONS	
☐ EASEMENTS	
WHERE : 2.50m	U.R.W BACK OF PROPERTY
WHERE :	SELECT SELECT
WHERE :	SELECT SELECT
VARIANCES AS PART OF PERMIT	
☐ YES	☐ NO
FOR:	VARIANCE # :
Amount	%

ADVERTISEMENT
☐ ADVERTISEMENT REQUIRED
DATE :

ADDITIONAL COMMENTS
The Development Authority reviewed the application and determined that the proposed development does not meet the minimum rear-yard setback requirement in Section 6.4.4(h) of the Land Use Bylaw No. 26/001 (the "Land Use Bylaw")

REVIEWER
REVIEWED BY : Select your name
DATE: Wednesday, September 2, 2026

DEVELOPMENT PERMIT DECISION

DATE: AUGUST 10, 2026

APPLICANT:

1442511 ALBERTA LTD.

ATIA s.20(1)

OWNER:

442511 ALBERTA LTD.

Attention: Rochelle Homes

RE: Notification of Development Permit Decision 2026-DP-00266

Single Detached Dwelling with Attached Garage, Rear Uncovered Deck (2.74m x 3.81m)

Municipal Address: 111 Graham Place

Legal Address: Lot: 75 Block: 1 Plan: 8021827

Dear Morgan Simms,

Your application for a development permit at the above-mentioned location has been REFUSED by the Development Officer. The reasons for the refusal are outlined in the enclosed Development Permit Decision.

We are enclosing this Development Permit Decision, in duplicate, and request that you **PLEASE READ CAREFULLY.**

Should you require further information, please contact the undersigned.

Yours truly,

The Regional Municipality of Wood Buffalo

Per: Bethlehem Tessema, Planner I

E: Bethlehem.Tessema@rmwb.ca T: 780-793-1071

Planning and Development Services

Attachments:

1. Development Permit #**2026-DP-00266** REFUSAL Single Detached Dwelling with Attached Garage, Rear Uncovered Deck (2.74m x 3.81m)
2. Notice of Appeal Application

DEVELOPMENT PERMIT DECISION

DATE: AUGUST 10, 2026

APPLICANT: MORGAN SIMMS

CIVIC ADDRESS: 111 GRAHAM PLACE

LEGAL ADDRESS: LOT: 75 BLOCK: 1 PLAN: 8021827

LAND DISTRICT: R2 – Low-Rise Medium Density Residential District

This Development was **REFUSED** by the Development Officer for the following reasons, in accordance with the Municipality's *Land Use Bylaw No. 26/001*:

1. Minimum Rear Yard Setback

The subject property is located within the R2 – Low-Rise Medium Density Residential District, where a Single Detached Dwelling is a Permitted Use

Section 6.4.4 (h) of Land Use Bylaw 26/001 requires a minimum rear yard setback of 4.6 m within the R2 – Low-Rise Medium Density Residential District.

Section 1.9 of Land Use Bylaw 26/001 defines a rear yard setback as:

"means the yard extending across the full width of a parcel and situated between the rear lot line and the nearest façade of the principal building"

As indicated in the development permit application, the proposed rear yard setback is 3.52 m.

Section 2.3.2 of Land Use Bylaw 26/001 states:

(a) For front, side, and rear yard setbacks:

(ii) up to ten percent (10%) for new principal and accessory buildings.

Given the prescribed variance authority, the Development Officer can only grant a 10% variance to the 4.6 m minimum rear yard setback, to allow a reduction of 0.46 m and thus a minimum rear yard setback of 4.14 m.

The proposed rear yard setback would require a variance of approximately 24% to allow for a minimum rear yard setback of 3.52 m to remain. The proposed variance is beyond the authority of the Development Officer to consider and therefore the application must be refused.

DATE OF DECISION: Friday, August 10, 2026

ATIA s.20(1)

Bethlehem Tessema, Planner I

Development Officer

IMPORTANT NOTE

- 1.** Under the Municipal Government Amendment Act, this decision may be appealed within twenty-one (21) days after the day of the decision being posted.
- 2.** An appeal shall contain a statement of the grounds of appeal and shall be delivered personally or by registered mail to reach the Secretary of the Subdivision and Development Appeal Board, 9909 Franklin Avenue, Fort McMurray, AB, T9H 2K4 within the prescribed period of twenty-one (21) days.
- 3.** Upon delivery of a 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 \$500.00.

Having received the Notice of Decision, I understand and acknowledge the reason for Refusal and further to this, I understand that I may have the Right of Appeal.

Date

Applicant's Signature

6.4. R2 – Low-Rise Medium Density Residential District

6.4.1. Purpose

The purpose of this district is to provide for medium density residential development in the Urban Service Area.

6.4.2. <u>Permitted uses</u>	6.4.3. <u>Discretionary uses</u>
(a) <u>Accessory building</u> (b) <u>Garage sale</u> (c) <u>Home business, minor</u> (d) <u>Multi-unit dwelling</u> (e) <u>Park</u> (f) <u>Public utility</u> (g) <u>Semi-detached dwelling</u> (h) <u>Single detached dwelling</u>	(a) <u>Child care facility*</u> (b) <u>Duplex</u> (c) <u>Home business, major</u> (d) <u>Residential sales centre</u> (e) <u>Secondary suite</u> (f) <u>Senior citizen housing</u>
*Notice Posting	

6.4.4. Site Standards

The following standards shall apply to every development in this district except for semi-detached dwellings and multi-unit dwellings.

Site Standard	Provision	
(a) <u>Height</u>	3 <u>storeys</u> to a maximum of 12.0m	
(b) <u>Lot coverage</u> (maximum)	45%	
(c) <u>Landscaping</u> (minimum)	30% soft <u>landscaping</u>	
(d) Density	1 to 24 <u>dwelling units</u> per net hectare or as approved in a Statutory Plan	
<u>Parcels Without Lane Access</u>		
Site Standard	With Attached <u>Garage</u>	Without <u>Garage</u> or with Detached <u>Garage</u>
(e) <u>Lot</u> area (minimum)	351.0sq m for <u>corner lots</u> 273.0sq m in all other cases	460.0sq m for <u>corner lots</u> 400.0sq m in all other cases
(f) <u>Lot width</u> (minimum)	11.7m for <u>corner lots</u> 9.1m in all other cases	14.0m for <u>corner lots</u> 12.2m in all other cases
(g) <u>Front yard setback</u> (minimum)	4.5m for <u>principal use</u> 6.0m for <u>garage</u>	4.5m
(h) <u>Rear yard setback</u> (minimum)	4.6m	4.6m
(i) <u>Interior side yard setback</u> (minimum)	1.2m	One <u>interior side yard</u> 1.2m and One <u>interior side yard</u> 3.0m
(j) <u>Exterior side yard setback</u> (minimum)	3.0m	3.0m
<u>Parcels with Lane Access</u>		
Site Standard	With Attached <u>Garage</u>	Without <u>Garage</u> or with Detached <u>Garage</u>
(k) <u>Lot</u> area (minimum)	345.0sq m for <u>corner lots</u> 273.0sq m in all other cases	431.0sq m for <u>corner lots</u> 365.0sq m in all other cases

(l) <u>Lot width</u> (minimum)	11.5m for <u>corner lots</u> 9.2m in all other cases	11.0m for <u>corner lots</u> 9.2m in all other cases
(m) <u>Front yard setback</u> (minimum)	4.5m	4.5m
(n) <u>Rear yard setback</u> (minimum)	4.6m for <u>principal use</u> 6.0m for <u>garage</u>	16.6m for <u>principal use</u>
(o) <u>Interior side yard setback</u> (minimum)	1.2m	1.2m
(p) <u>Exterior side yard setback</u> (minimum)	3.0m	3.0m

6.4.5. Site Standards – Semi-detached Dwelling

The following standards shall apply to every semi-detached dwelling in this district.

Site Standard	Provision	
(a) <u>Height</u>	3 <u>storeys</u> to a maximum of 12.0m	
(b) <u>Lot coverage</u> (maximum)	45%	
(c) <u>Landscaping</u> (minimum)	30% soft <u>landscaping</u>	
(d) Density	18 to 24 <u>dwelling units</u> per net hectare or as approved in a Statutory Plan	
<u>Parcels without Lane Access</u>		
Site Standard	With Attached <u>Garage</u>	
(e) <u>Lot</u> area (minimum)	315.0sq m for <u>corner lots</u> 228.0sq m in all other cases	
(f) <u>Lot width</u> (minimum)	10.5m for <u>corner lots</u> 7.6m in all other cases	
(g) <u>Front yard setback</u> (minimum)	4.5m for <u>principal use</u> 6.0m for <u>garage</u>	
(h) <u>Rear yard setback</u> (minimum)	4.6m	
(i) <u>Interior side yard setback</u> (minimum)	1.2m or 0.0m for <u>zero lot line development</u>	
(j) <u>Exterior side yard setback</u> (minimum)	3.0m	
<u>Parcels with Lane Access</u>		
Site Standard	With Attached <u>Garage</u>	Without <u>Garage</u> or with Detached <u>Garage</u>
(k) <u>Lot</u> area (minimum)	291.0sq m for <u>corner lots</u> 228.0sq m in all other cases	338.0sq m for <u>corner lots</u> 274.0sq m in all other cases
(l) <u>Lot width</u> (minimum)	9.7m for <u>corner lots</u> 7.6m in all other cases	9.4m for <u>corner lots</u> 7.6m in all other cases
(m) <u>Front yard setback</u> (minimum)	4.5m	4.5m

(n) <u>Rear yard setback</u> (minimum)	6.0m	16.6m for <u>principal use</u>
(o) <u>Interior side yard setback</u> (minimum)	1.2m or 0.0m for <u>zero lot line development</u>	1.2m or 0.0m for <u>zero lot line development</u>
(p) <u>Exterior side yard setback</u> (minimum)	3.0m	3.0m

6.4.6. Site Standards – Multi-unit Dwelling

The following standards shall apply to every multi-unit dwelling in this district.

Site Standard	Row House	All Other Cases
(a) <u>Lot area</u> (minimum per <u>dwelling unit</u>)	Interior <u>dwelling unit</u> : 185.0sq m per <u>dwelling unit</u> End <u>dwelling unit</u> : 220.0sq m per <u>dwelling unit</u> Corner <u>dwelling unit</u> : 270.0sq m per unit	228.0sq m per <u>dwelling unit</u>
(b) <u>Lot width</u> (minimum per <u>dwelling unit</u>)	Interior <u>dwelling unit</u> : 6.0m per <u>dwelling unit</u> End <u>dwelling unit</u> : 7.2m per <u>dwelling unit</u> Corner <u>dwelling unit</u> :9.0m per <u>dwelling unit</u>	7.6m per <u>dwelling unit</u>
(c) <u>Lot depth</u> (minimum)	30.0m	
(d) <u>Front yard setback</u> (minimum)	4.5m for <u>principal use</u> 6.0m for <u>garage</u>	
(e) <u>Rear yard setback</u> (minimum)	4.6m for <u>principal use</u> 6.0m for <u>garage</u>	
(f) <u>Interior side yard setback</u> (minimum)	0.0m for <u>zero lot line development</u>	
	1.2m	3.0m
(g) <u>Exterior side yard setback</u> (minimum)	3.0m	
(h) <u>Density</u> (maximum)	44 <u>dwelling units</u> per net hectare or as approved in an applicable Statutory Plan	
(i) <u>Lot coverage</u> (maximum)	45%	
(j) <u>Height</u> (maximum)	12.0m not exceeding 3 <u>storeys</u>	18.0m not exceeding 4 <u>storeys</u>
(k) <u>Landscaping</u> (minimum)	30% soft <u>landscaping</u>	

6.4.7. Additional Provisions- Multi-unit Dwelling

- (a) An amenity area shall be provided in accordance with Part 5, Section 5.5.

6.4.8. Built Form Provisions – Siting

- (a) Each dwelling unit shall have individual front door access to a street, private road or a parking lot, except in the case of duplexes where ground floor access may be shared by two dwellings.

6.4.9. Built Form Provisions – Parking

- (a) For parcels with a lane, on-site parking is to be provided at the rear of dwelling.
- (b) A maximum of twenty-five percent (25%) of the lot frontage adjacent to a street may be utilized for surface parking, up to a maximum of 20.0m.
- (c) The surface parking area abutting a road shall be setback a minimum of 1.5m.

6.4.10. Built Form Provisions – Architectural Elements

- (a) All façades fronting a street or public space shall address the public realm through the articulation of a number of elements which may include primary building entrances, porches and stairs, windows and bay windows, terraces and balconies.
- (b) The primary building entrance shall be emphasized through the use of architectural elements such as porches and similar elements.
- (c) Individual dwellings in a building with a semi-detached dwelling use shall be defined through architectural elements that may include individual rooflines or roofline features, projection or recession of the façade, individual porches or building entrance features and other similar elements.
- (d) In the case of multi-unit dwellings, the following regulations shall apply:
 - i. Individual dwellings shall be defined through architectural features that may include individual rooflines or roofline features, projection or recession of the façade, individual porches or building entrance features and other treatments. Such measures shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and streets.
 - ii. The maximum width of the front façade of a building containing multi-unit dwellings shall be 48.0m, with no more than six (6) horizontally attached dwellings. In the case of stacked multi-unit dwellings, twelve (12) attached dwellings are permitted.



In accordance with Section 678 and 686 of the Municipal Government Act and the Regional Municipality of Wood Buffalo Land Use Bylaw 26/001 an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame.

Section 1 – Property Information

Legal Land Description (i.e. Lot, Block, Plan or ATS 1/4 Sec-Twp-Rng-Mer)

Lot **75** Block **1** Plan **8021827** ATS

Civic Address **111 Graham Place**

Development Permit Number or type of Order **2026-DP-00266**

Section 2 - Appellant Information

NOTE: At the time of the appeal hearing the individual acting as agent must produce the completed and signed Agent Authorization Form.

Appellant Name (If the Appellant is a company, enter the complete legal name of the company)

1442511 Ab Ltd O/A Rochelle Homes

Agent* Name (if applicable)

Contact Name (if different) and position held

Morgan Simms

Mailing Address

ATIA s.20(1)

Telephone Number (Daytime)

Alternate Telephone Number

Email Address

Section 3 – Appeal (Check One Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit

Subdivision Application

Notice of Order

- ☐ Approval
☐ Condition of Approval
☐ Refusal

- ☐ Approval
☐ Condition of Approval
☐ Refusal

- ☐ Notice of Order

☒ I/We are the Applicant or Land Owner of the subject property **1442511 Ab Ltd**

☐ I/We are a person affected by an order, decision or development permit

Section 4 – Reasons for Appeal

Section 678 and 686 Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal. In support of your appeal, you are requested to provide a full statement of the grounds and reasons of your appeal. You may include any photographs, drawings or plans for clarification.

I/We hereby appeal the decision of the Approval Authority for the following reason(s):

Variance objective to allow rear yard setback

(Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

August 13, 2026

Date

ATIA s.20(1)

If an Agent is representing the property owner, a letter is required from the owner giving consent to a property inspection.

Registered Owner:

I/We hereby give permission to the Regional Municipality of Wood Buffalo to do a site inspection and take photographs of the property as requested.

ATIA s.20(1)

Signature of Registered Owner

Please return the completed form and prescribed filing fee to:

Clerk of the Subdivision and Development Appeal Board, 7th Floor, Jubilee Center, 9909 Franklin Avenue, Fort McMurray AB T9H 2K4
Telephone: 780-743-7001 Email: sdab@rmwb.ca

Protection of Privacy

The personal information on this form is authorized under Section 4(c) of the *Protection of Privacy Act* and is managed in accordance with the Act. The personal information will be used as contact information and to process your application. If you have questions about the collection or use of your personal information, please contact PULSE at 780-743-7000, 1-800-973-9563, or online at rmwb.ca/pulse.

For Office Use Only

Appeal #:	Fee:	Appeal Hearing Date:	Date Applicant Notified:	Date Appellant Notified:
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¹ Agent — A person who acts for a Property Owner, Applicant, Appellant, and/or Affected/Adjacent Property Owner during the appeal hearing process or at a hearing before the Subdivision and Development Appeal Board.

MATTERS FOR AN APPEAL

- A decision of the Subdivision Authority concerning a subdivision application;
- A decision of the Development Authority concerning a development permit application;
- An enforcement order issued by the Development Authority.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

In accordance with the Municipal Government Act, once you file an appeal, it will be scheduled for a hearing. The appellant, applicant, owner of the property and anyone considered an affected person will receive written notification of the hearing date, a minimum of five days prior to the hearing. Hearing dates are advertised in the local papers and Municipal website www.rmwb.ca/scab, the Friday prior to the hearing.

IMPORTANT NOTICES

Your completed form and any supporting attachments, the agent authorization form, and the prescribed filing fee must be submitted to the Clerk of the Subdivision and Development Appeal Board at the contact information provided below prior to the deadline indicated on the notice or decision issued:

Clerk of the Subdivision and Development Appeal Board,
7th Floor, Jubilee Center,
9909 Franklin Avenue,
Fort McMurray AB T9H 2K4

Telephone: 780-743-7001
Email: sdab@rmwb.ca