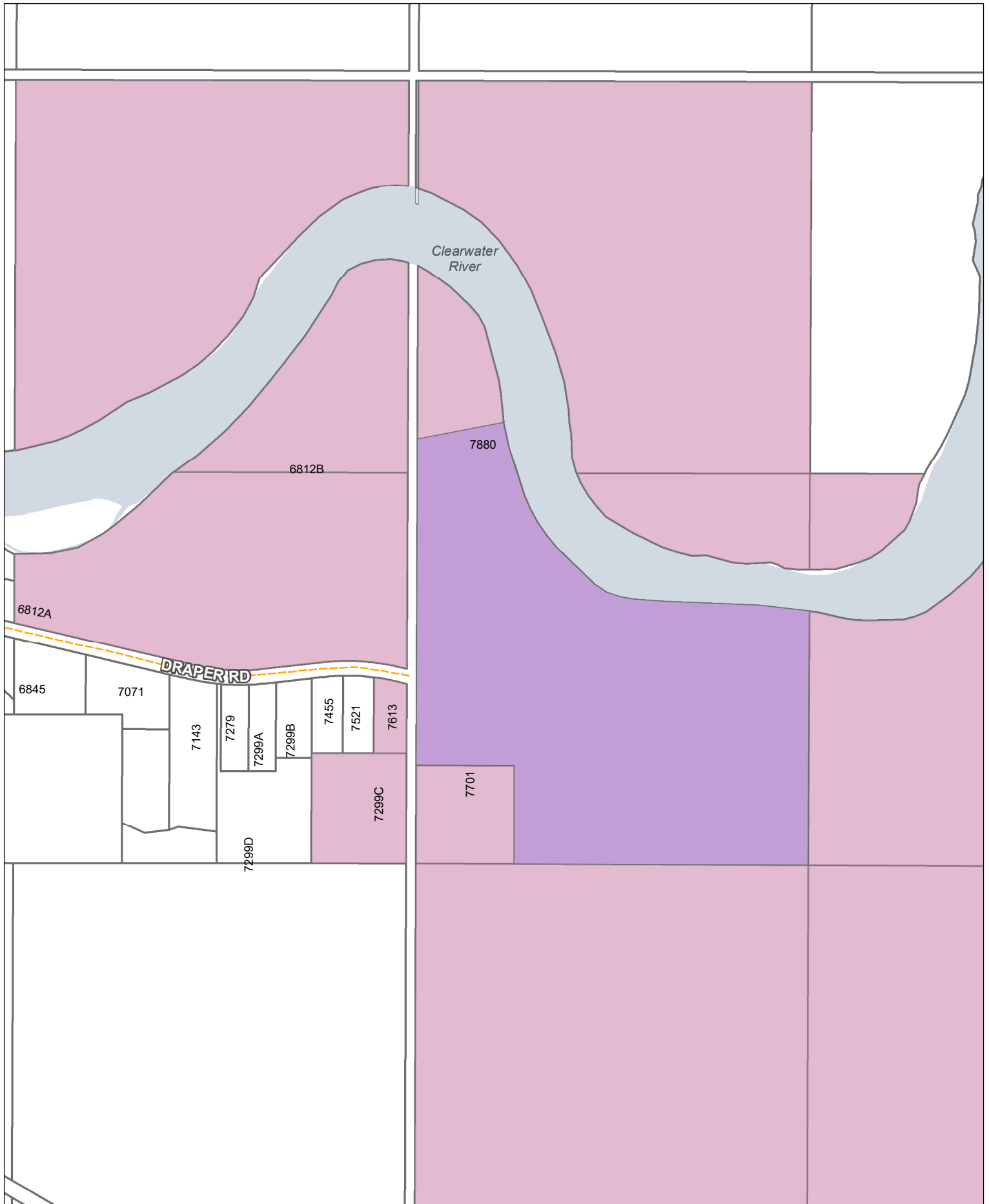


EXHIBIT LIST

File Number	Appellant
SDAB 2025-006	Kimberly Jean represented by Chris Zheng, Lansdowne Equity Ventures

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

Exhibit #	Description	Filing Date
	Subject Area Map	2025-09-23
1.	Notice of Appeal (2 pages)	2025-09-04
2.	Stop Order 7880 Draper Road (3 pages)	2025-09-05
3.	Written Submission – Freemon and Jennifer Raiche (1 page)	2025-10-08
4.	Written Submission – Michelle and Patrick Hondl (1 page)	2025-10-28
5.	Written Submission – Miranda Harper (1 page)	2025-10-28
6.	Written Submission – Chris Harper (1 page)	2025-10-29
7.	Evidence Disclosure filed by the Municipality	2025-10-29



Subject Area

Notification Property within 60 m

Survey Parcels

N

W

E

S

0

70

140

Metres

7880 Draper Road

Lot 1, Block 1, Plan 2321444

REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Map Produced by the Geographic
Information Systems

Page 1

Ticket: 25092301
23 Sep 2025



Wood Buffalo TRIBUNALS

SUBDIVISION AND DEVELOPMENT APPEAL BOARD NOTICE OF APPEAL

RECEIVED

SEP 04 2025
September 4, 2025

In accordance with Section 678 and 686 of the Municipal Government Act and the Regional Municipality of Wood Buffalo Land Use Bylaw 99/059, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame.

Subdivision & Development
Appeal Board

Section 1 – Property Information				
Legal Land Description (i.e. Lot, Block, Plan or ATIS 1/4 Sec-Twp-Rng-Mer)				
Lot 1	Block 1	Plan 2321444	ATIS	
Civic Address 7880 Draper Road, Fort McMurray, AB				
Development Permit Number or type of Order Stop Order issued on August 22, 2025 by Such Chandhiok				
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) Kimberley Jean				
Agent ¹ Name (if applicable) Lansdowne Equity Ventures Ltd.			Contact Name (if different) and position held Chris Zheng Sr Development Coordinator	
Mailing Address #350, 295 Midpark Way SE		City/Town Calgary	Province AB	Postal Code T2X 2A8
Telephone Number (Daytime) 403-354-1855		Alternate Telephone Number	Email Address chris.zheng@lansdowne.ca	
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				
☐ 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): 1. Stop Order Issued Without Verified Evidence; 2. Mischaracterization of the August 2 Event; 3. Procedural Unfairness and Disproportionate Enforcement (Attach a separate page if required)				

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

Sept 2, 2025
Date

Signature of Appellant/Agent

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 necessary for the purpose of this Appeal.

Signature of Registered Owner

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@mwb.ca

Protection of Privacy

The personal information you provide on this form is collected under the authority of section 4(c) of the Protection of Privacy Act. It will be used to process your appeal with the Subdivision and Development Appeal Board (SDAB). Your information will be disclosed in accordance with section 13(1) of the Protection of Privacy Act. If you have any questions regarding the collection or use of this personal information, please contact the Legislative Officer – SDAB, 7th Floor, 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4, or call 780-788-2222.

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.



Section 1 - Principal Information

Registered Property Owner(s) Name Brian Michael Jean and Kimberley Jean	Registered Owner(s)
---	---------------------

Registered Address 7880 Draper Road, Fort McMurray, AB	Legal Description: Lot 1, Block 1, Plan 232144
--	--

Section 2 - Agent Information

Agent Name Lansdowne Equity Ventures Ltd.	Contact Name (if different) and position held Chris Zheng, Senior Development Coordinator
---	---

Mailing Address #350, 295 Midpark Way SE	City/Town Calgary	Province AB	Postal Code T2X 2A8
--	-----------------------------	-----------------------	-------------------------------

Telephone Number 403-354-1855	Alternate Telephone Number	Email Address chris.zheng@lansdowne.ca
---	----------------------------	--

Section 4 – Acknowledgement and Certification

By signing below, I/We do hereby authorize the above noted agent to act solely on my/our behalf with respect to:

- I/We provide authority to the agent, as identified in section 2, to represent the registered owner(s) identified in section 1 to:
 - file an appeal/request for review on behalf of the registered owner(s) described on this form;
 - discuss the issues or matters of the appeal/review with the municipality;
 - prepare and submit disclosure regarding the appeal/review;
 - represent the registered owner(s) at hearings before the subdivision and development appeal board and
- I understand that the registered owner continues to be subject to all provisions required by the *Municipal Government Act* and its attendant regulations and any authorization of an agent is not a substitute for any of those provisions.
- I understand that the registered owner is liable for any costs awarded against the agent by a subdivision and development appeal board, or for any change in the permit or order that may result from a hearing.
- The agent has disclosed the qualifications, professional designations, certifications, or affiliations of the agent, if any, with respect to the appeal.
- I may revoke authorization at any time in writing to the subdivision and development appeal board clerk.

ATIA s. 20(1)

Signature of the Principal

Kimberley Jean

Printed name of the Signatory Person and Title

09/02/2025
Date (mm/dd/yyyy)

Protection of Privacy

The personal information you provide on this form is being collected under the authority of section 4(c) of the *Protection of Privacy Act*. The personal information is used to process your designation of an agent for appeals with the Subdivision and Development Appeals Board. If you have any questions about the collection and use of the personal information contact the Legislative Officer, 7th Floor 9909 Franklin Avenue, Fort McMurray AB T9H 2K4; or call 780.788.2222



Date of Issuance: August 22, 2025

STOP ORDER

Issued Pursuant to Section 645 of the Municipal Government Act, RSA 2000 c. M-26

TO: Landowner on Title: BRIAN MICHAEL JEAN AND KIMBERLEY JEAN

ATIA s. 20(1)

SERVICE: Delivery to address above and by email at ATIA s. 20(1)

RE: Municipal Address: 7880 Draper Road (Subject Property), Fort McMurray, AB
Legal Description: Lot 1, Block 1, Plan 2321444
(hereinafter referred to as the "Lands")

In my capacity as a Development Authority for the Regional Municipality of Wood Buffalo (the "Municipality"), I am hereby issuing this **STOP ORDER** pursuant to Section 645 of the *Municipal Government Act*, as amended, with respect to the above-described Lands.

Section 645(1) of the *Municipal Government Act* and Section 37.4 of the Municipality's *Land Use Bylaw # 99/059* permit a Development Authority to issue a Stop Order directing the owner to "stop the development or use of the land or building in whole or in part" where the development or use of the land or building does not comply with the *Municipal Government Act*, the *Land Use Bylaw*, a development permit, or a subdivision approval.

The Municipality's *Land Use Bylaw # 99/059*, as amended, states:

Section 19.1:

Except as otherwise provided in this Bylaw, no person shall undertake any development in the Municipality unless a development permit has first been issued pursuant to this Bylaw, and the development is in accordance with the terms and conditions of a development permit issued pursuant to this Bylaw.

Section 19.2

In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to obtain other such approvals or licenses that may be required by other regulatory departments or agencies.

Section 37.4 (a)

On finding that a development, land use, or use of a building is not in accordance with the Municipal Government Act or the regulations under the Act, this Bylaw, a development permit or subdivision approval or the conditions of either of them, a Development Officer may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them to:



- (i) *stop the development or use of the land or building in whole or in part as directed by the notice;*
- (ii) *demolish, remove or replace the development; or*
- (iii) *carry out any other actions required by the notice so that the development, use of the land or building complies with the Act or the regulations under the Act, this Bylaw, a development permit or subdivision approval; within the time set out in the notice.*

Section 37.4 (b)

The Municipality may register a caveat on the certificate of title for the land that is subject to the Stop Order, provided that the caveat is discharged when the Stop Order has been complied with.

Section 37.4 (c)

The costs and expenses incurred by the Municipality in carrying out a Stop Order may be placed on the tax roll of the land subject to the Stop Order.

Section 37.4 (d)

A person named in a Stop Order may appeal to the Subdivision and Development Appeal Board.

As a result of a complaint, and following a site inspection, it is confirmed that the Lands are being used for “Special Events”, which is not a permitted use in the SH-Small Holdings District. This use of Lands is in contravention of the Municipality’s Land Use Bylaw #99/059.

ACCORDINGLY, **YOU ARE HEREBY ORDERED** to remedy the noncompliant situation identified above by **August 29, 2025, at 12:00 pm in the following manner:**

1. Upon receipt of this Stop Order, cease conducting Special Events on the Lands.

If this Order is not complied with within the time limits that have been set out above, the Municipality has the authority under the *Municipal Government Act*, RSA 2000 C c-40 (the “MGA”) to:

1. Enter onto the Lands and take any action necessary to carry out the Order (pursuant to s.542(1))
2. Register a caveat under the Land Titles Act against the certificate of title for the Lands (pursuant to s.646(2)).
3. Apply to the Court of King’s Bench for an injunction or other order (pursuant to s.553(1)).



4. Add the expenses and costs for carrying out the Order to the tax roll for the Lands (pursuant to 553(1) (h.1)).
5. Issue a violation ticket to the owner of the Land for contravention of the Land Use Bylaw (pursuant to s. 37.1 of the Land Use Bylaw, and section 566 of the MGA).

Please be advised that pursuant to Section 645 of the *Municipal Government Act* you may by written notice appeal the issuance of the Stop Order within twenty-one (21) days of the date on which the order was made (i.e. serviced upon you). A written notice of appeal must be delivered in person or by mail, together with any required fee, within the specified time to:

Secretary, Subdivision and Development Appeal Board
Regional Municipality of Wood Buffalo
7th Floor, 9909 Franklin Avenue
Fort McMurray, AB T9H 2K4
Telephone: 780-743-7001
Email: SDAB@rmwb.ca

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Per:

ATIA s. 20(1)

**Such Chandhiok, RPP, MCIP, AITP
Development Authority
Manager, Development Planning
Planning and Development Services**

CC:

- Jody Butz, Interim Chief Administrative Officer, RMWB
- Amanda Haitas, Director, Planning and Development Services, RMWB
- Patrick White, Legal Counsel, Legal Services Department, RMWB
- Aaron Anderson, Manager, Bylaw Services, RMWB

From: ATIA s. 20(1)
To: [Subdivision and Development Appeal Board](#)
Cc: ATIA s. 20(1)
Subject: Request for observation of nov 5th appeal to stop work order plan 1 block 1 draper
Date: Wednesday, October 8, 2025 9:16:02 PM

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

Good day,

I would like to formally request to observe the meeting scheduled Nov 5th for the above-mentioned issue. I do not wish to present, but have documented our position below for consideration.

My wife and I own and live on the property of civic address ATIA s. 20(1). We are diagonally across from the entrance to the property in question regarding this land use application and subsequent stop work order. We wanted to ensure our and many of the other draper residents oppositions to this campground are known. We have NO DESIRE to have a business or campground anywhere near our home. We have young children, and don't want to hear/see partying, ATVs, and the excessive traffic of visitors to this business. We already have motorcycles racing past our house on an hourly basis in the summer since the road has been paved. The last thing we need is a bunch of drunk people ripping their campers and ATVs past us as well. I can guarantee you that there will be strong opposition to this campground, and we will ensure that the difficulty of living next to it will be reciprocated. We didn't move out here and pay 7 figures for a property, only to have the noise and traffic of the city follow us.

We strongly support this stop work order being upheld, or at the very least, an amendment to remove the campground from the current application. Thanks for taking the time to read this, and know that many who live in and love Draper echo this position. Please let me know if you have any questions or response.

-Freemon and Jennifer Raiche

Get [Outlook for Android](#)

From:

ATIA s. 20(1)

To:

[Subdivision and Development Appeal Board](#)

Subject:

SDAB 2025-006 Stop order for 7880 Draper Road

Date:

Tuesday, October 28, 2025 7:28:32 PM

Michelle & Patrick Hondl

ATIA s. 20(1)

I am writing this letter in support of Planning & Developments issuance of a stop work order at 7880 Draper Road.

The property owners have repeatedly contravened the land use bylaw for Draper.

1. Applying for a permit to renovate as a single family dwelling but actually renovating the structure as an event centre.
2. Ms. Jean stated that the property received a permit to operate as a bed and breakfast. This contravenes the bylaw as the owners must live in the dwelling as their principal residence before it can be rented out as a bed and breakfast. The owners do not live at 7880 Draper Road.
3. Clearing the land before permits were issued.
4. Building a road before permits were issued.
5. Repeatedly advertising and holding events with no permit issued.

We respectfully request the Subdivision Development Appeal Board uphold the stop work order issued against 7880 Draper Road as the event centre has breached the Draper Land Use Bylaw repeatedly and without any intention of following the proper permitting process with Planning and Development.

Michelle & Pat Hondl

From:

ATIA s. 20(1)

To:

[Subdivision and Development Appeal Board](#)

Subject:

SDAB 2025-006

Date:

Tuesday, October 28, 2025 11:30:49 PM

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

Just over 10 years ago my best friend moved from Edmonton, and together we began a new life together. I came from an abusive relationship with 3 kids in tow whose father was no longer involved. I was living in a small apartment, so you can imagine the heart swell I had when we picked a beautiful home on 5 acres tucked away from the hustle and bustle, an upbringing that my husband was so fortunate to have in Sherwood Park.

When looking for a home, Draper called our hearts pretty quick. Now that came at a price, not only financially but also in the work to function. Propane and wood heat, trucked water and septic, limited internet services (until recently). However, these were all things we felt were worth it for the lifestyle Draper would provide.

Fast forward a few years and we are now a busy family with 6 kids, kids who have grown to love their home and live the way we envisioned the day we moved to Draper. Our kids have spent their time sledding down the driveway, walking down to the creek, riding their scooters and bikes on the main road, taking their dogs for walks, meeting up with other neighbourhood kids to play in the river etc.

These are all things that I strongly feel would be jeopardized if a development like River's Edge were to continue to expand and operate within our community. The traffic would increase, and with no sidewalks or walking trails I no longer would feel safe allowing them to ride/walk/play as they have been. Even areas such as the creek and river would have an increased foot population and in today's world unfortunately it's hard to trust that everyone has good intentions.

We spend many evenings enjoying the silence, as you can imagine a house with 6 kids is quite loud. In the winter time we have noted that on the exceptionally cold nights you can actually hear the trees freezing that's how quiet it is. A large development would echo throughout this valley, and the silence would be no more.

I have heard countless arguments of how this is so needed because it is so close to town. Well I can tell you that as a mother of preteens and teens, and a person who uses Facebook marketplace often - I have never heard once how close I am and rather the opposite. "Oh that's too far for me to come pick that up." "Can you come pick my kid up because it's too far for me to drive." This is a constant battle we have had, and I have become the parent that drives not only my kids everywhere but also other people's children.

My heart is tired of constantly having to fight for my home. We have been in this position numerous times since the day we moved in, and the idea of having to continue to fight sometimes feels overwhelming but not as overwhelming as my need to say I am strongly against the River's Edge development, or any other commercial development.

Thank you for your time and consideration on this important matter.

Miranda Harper

From: ATIA s. 20(1)
To: [Subdivision and Development Appeal Board](#)
Subject: SDAB 2025 -006
Date: Wednesday, October 29, 2025 9:31:49 AM

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

Over ten years ago I purchased a home in the neighbourhood of Draper for my own quiet use and enjoyment and to raise my family in peaceful acreage setting. This was a very costly investment and my family have made sacrifices for the lifestyle this area affords. A nice quiet country road leading to our lovely little corner of the world where my 6 children can play and explore nature in a similar upbringing that I experienced.

I have come to the podium on a number of occasions when I've felt that lifestyle was being unjustly challenged. I had familiarized myself with what types of developments would be permitted in Draper prior to buying my home. Careful consideration to maintain its current country residential character was the keystone to my investment and life in this area.

***Here I am again, speaking up in the face of development in contradiction to the very clear ASP. The community has spoken out about this development that continues to operate illegally.

The developers have boasted the need for this event centre and campground, all I hear is hundreds of vehicles travelling through our quiet country neighbourhood. I hear carloads of people leaving licensed weddings and parties travelling through our dark, unlit country road after a day of celebrations.

I, and the overwhelming majority of Draper residents have legitimate concerns not only about the continued character but about safety.

The rules are clear, the community has spoken on the subject. The impermissible Rivers Edge development must be made to adhere to the ASP, LUB and the wishes of the local community.

I am against this development.

Thank you
Chris Harper

ATIA s. 20(1)

WOOD BUFFALO SUBDIVISION AND DEVELOPMENT APPEAL BOARD

FILE NO. SDAB-2025-006

PROPERTY: 7880 Draper Road, Fort McMurray, Alberta
Lot 1, Block 1, Plan 2321444

APPELLANT: **KIMBERLEY JEAN**

RESPONDENT: **REGIONAL MUNICIPALITY OF WOOD BUFFALO**

HEARING DATE: November 5, 2025

DOCUMENT: **SUBMISSIONS AND EXHIBITS ON BEHALF OF THE
RESPONDENT, REGIONAL MUNICIPALITY OF WOOD
BUFFALO**

SUBMITTED BY: **Janice A. Agrios, KC**
Kennedy Agrios Oshry Law
Barristers and Solicitors
1325 Manulife Place
10180 – 101 Street
Edmonton, AB T5J 3S4

Phone: (780)969-6911
Fax: (780)969-6901
Email: jagrios@kaolawyers.com

File No. 75686-19 JAA

A. INTRODUCTION

1. The Appellant is appealing a Stop Order issued by the Development Authority (the “DA”) of the Regional Municipality of Wood Buffalo (the “RMWB”), dated August 22, 2025 (the “Stop Order”) regarding property with the municipal address of 7880 Draper Road, Fort McMurray, Alberta and legally described as Lot 1, Block 1, Plan 2321444 (the “Lands”).

2. The DA issued the Stop Order on the basis that the Lands were being used for “Special Events” without a development permit. The Stop Order required the registered owners of the Lands to cease conducting Special Events on the Lands.

B. BACKGROUND

3. Brian Jean and Kimberley Jean are the registered owners of the Lands.

4. In April 2024, the Lands were zoned as Small Holdings District.

5. The following development permit applications have been made with respect to the Lands:

- (a) 2024-DP-00093 – Change use of the single detached dwelling to “resort facility”;
- (b) 2024-DP-00292 – Construction of an access road;
- (c) 2024-DP-00356 – Site remediation.

Various requirements for these development permits remain outstanding.

6. Additional history of various developments, orders and communications with respect to development of the Lands is attached at Tab 9.

7. In May 2025, the Regional Municipality of Wood Buffalo (“RMWB”) received an inquiry regarding activities taking place on the Lands.

8. The DA carried out some investigation and determined that unauthorized development, including Special Events for which a development permit had not been granted, was taking place on the Lands.

9. On June 6, 2025, the DA issued a warning letter to the owners of the Lands and requested that the owners either obtain development permits for the developments on the Lands or cease to conduct Special Events on the Lands.

10. The DA undertook a site inspection and confirmed the Lands were being used for Special Events.

11. On August 22, 2025, the DA issued the Stop Order, which directed the owners to cease conducting Special Events on the Lands.

12. On September 2, 2025, the Appellant appealed the Stop Order.

13. The DA has the following information regarding Special Events occurring on the Lands:

- (a) Complaints regarding weddings/events at the Lands;
- (b) Online information regarding weddings at the Lands;
- (c) Online information referring to the Lands as “River’s Edge Event Centre”;
- (d) Advertisement for rental of River’s Edge Private Residence located on the Lands;
- (e) Advertisement for Air B&B and family events for a maximum of 150 guests plus other amenities on the Lands;
- (f) Advertisement referring to hosting anniversaries, weddings, seminars, staff barbeques, family reunions and holiday events on the Lands.

C. LAW

14. Section 645 of the *Municipal Government Act*, 2000, c.M-26 (the “MGA”) provides:

645. Stop order

- (1) Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with

- (a) this Part or a land use bylaw or regulations under this Part, or
- (b) a development permit or subdivision approval,

the development authority may act under subsection (2).

- (2) If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to

- (a) stop the development or use of the land or building in whole or in part as directed by the notice,
- (b) demolish, remove or replace the development, or
- (c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit or a subdivision approval,

within the time set out in the notice.

- (2.1) A notice referred to in subsection (2) must specify the date on which the order was made, must contain any other information required by the regulations and must be given or sent to the person or persons referred to in subsection (2) on the same day the decision is made.

- (3) A person who receives a notice referred to in subsection (2) may appeal the order in the notice in accordance with section 685.

15. On appeal, pursuant to Section 687(3) of the MGA, the SDAB may do the following:

687(3) In determining an appeal, the board hearing the appeal referred to in subsection (1)...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them

or make or substitute an order, decision or permit of its own;

...

16. Section 19.1 of RMWB Land Use Bylaw 99/059 (the “LUB”) provides that a development permit is required for all development unless otherwise specifically exempt.

D. ARGUMENT

17. In dealing with an appeal from a Stop Order, the SDAB must:

- (a) Determine whether the Stop Order was properly issued; and
- (b) Determine whether the alleged breach occurred.

18. The DA properly issued the Stop Order in accordance with Section 645 of the MGA:

- (a) The Stop Order was in writing;
- (b) The Stop Order specified the date of the order; and
- (c) The Stop Order was sent to the Appellant on the same day that the decision was made.

19. RMWB has not issued a development permit for Special Events.

20. As the Lands are being used for Special Events and there is no development permit for Special Events, the Lands are being used in contravention of the LUB. Accordingly, the Stop Order should be upheld.

Dated this 29th day of October, 2025

EXHIBITS

A. Documents related to Stop Order issued August 22, 2025

1. Email exchange regarding Rivers Edge Site – Bed and Breakfast, dated May 25 and 28, 2025
2. Emails, dated June 2, 2025 and August 2, 2025
3. Case files PD2025-000172, submitted June 2, 2025 and PD2025-000237, submitted September 5, 2025
4. Email, dated June 6, 2025 with attached Warning Letter to Brian Michael Jean and Kimberley Jean from Regional Municipality of Wood Buffalo (“RMWB”), dated June 6, 2025
5. Email, dated August 22, 2025 with attached Stop Order, issued August 22, 2025
6. Wood Buffalo Tribunals Subdivision and Development Appeal Board (the “SDAB”) Notice of Appeal, dated September 2, 2025 and received by the SDAB on September 4, 2025
7. River’s Edge Facebook posts, dated June 2024 to August 11 2025
8. Google Search information for River’s Edge Event Centre and Resort

B. History

9. Chronology – 7880 Draper Road
10. Stop Order, issued July 11, 2024
11. Correspondence to Jean Family Business Ltd. (c/o Kim Jean) from Such Chandhiok, Development Authority, RMWB, dated October 3, 2024
12. Correspondence to Brian Jean and Kimberley Jean from Amanda Owens, Director, Planning and Development Services, RMWB, dated June 6, 2025
13. Emails, dated June 18, 2025 to June 26, 2025
14. Emails, dated July 16, 2025 to July 21, 2025

C. Legislation

15. *Municipal Government Act*, RSA 2000, c.M-26, Sections 645 and 685 to 687

16. Regional Municipality of Wood Buffalo, Land Use Bylaw No. 99/059:

- Definition – Resort Facility
- Definition – Special Event
- Section 19 – Development Requiring a Development Permit
- Section 37 – Enforcing the Land Use Bylaw
- Section 120 – SH Small Holdings District (BL 00/001)

A. DOCUMENTS RELATED TO STOP ORDER

TAB 1

From: [REDACTED]
To: [Ermias.Amayu](mailto:Ermias.Amayu@rmwb.ca)
Subject: RE: Rivers Edge Site - Bed and Breakfast?
Date: May 28, 2025 12:36:47 PM
Attachments: [image001.jpg](#)

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

Thank you Ermias. Can you please clarify what the maximum number of guests that are allowed at the property would be? Currently it's advertised as being able to book it as an Airbnb and host events up to 150 people. This was even brought up by the owners as something that is permitted in last night's council meeting.

From: Ermias Amayu <Ermias.Amayu@rmwb.ca>
Sent: May 28, 2025 11:31 AM
To: [REDACTED]
Subject: RE: Rivers Edge Site - Bed and Breakfast?

EXTERNAL EMAIL: Always be cautious. **COURRIEL EXTERNE :** Il faut toujours être prudent.

Good morning [REDACTED],

Thank you for your email. A development permit for a Bed and Breakfast has not been issued for 7880 Draper Road. Further, Airbnb is not regulated under the Land Use Bylaw.

Sincerely,

Logo



Ermias Amayu, M.A., M.PL.

Supervisor (Acting)
 Planning and Development Services

T: 780-793-1092 | Ermias.Amayu@rmwb.ca
 9909 Franklin Avenue
 Fort McMurray | ᓄᓐᑕᓐᑦᓴᓐ | Nistawâyâw | Elıdlı Kué
 Alberta T9H 2K4

How did we do? Provide anonymous feedback on your experience with RMWB Planning & Development Services to help us improve our services.
[Planning & Development Services Customer Satisfaction Survey | Participate Wood Buffalo \(rmwb.ca\)](#)

From: [REDACTED]
Sent: Sunday, May 25, 2025 10:56 AM
To: Ermias Amayu <Ermias.Amayu@rmwb.ca>
Subject: FW: Rivers Edge Site - Bed and Breakfast?

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

Hi Ermias,

Can you please answer my inquiry below?

Thanks,

From: [REDACTED]
Sent: May 25, 2025 10:54 AM
To: Nabil.Malik@rmwb.ca
Subject: Rivers Edge Site - Bed and Breakfast?

Hi Nabil,

Can you please advise if a development permit has been issued for the Rivers Edge Site to operate a bed and breakfast? My understanding is when an owner is interested in using their property for a discretionary use is that they still require a development permit and neighbours feedback is then considered as part of the approval process. Is that correct?

The reason I am asking is there was extensive activity at the property (10+ vehicles) last night and a lot of noise. I then did some research and found the property to be listed on Air BNB?? Is this allowed?

Thanks,

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150 – 6th Avenue S.W., Calgary, Alberta, Canada, T2P 3E3 (siège social) / www.suncor.com

TAB 2

Janice Agrios

From: [REDACTED]
Sent: August 5, 2025 12:38 PM
To: Mayor Sandy Bowman; Jody Butz; Councillor Ken Ball; Councillor Funky Banjoko; Councillor Lance Bussieres; Councillor Shafiq Dogar; Councillor Allan Grandison; Councillor Keith McGrath; Councillor Kendrick Cardinal; Councillor Loretta Waquan; Councillor Stu Wigle; Councillor Stella Lavallee; Mayor; Such Chandhiok; Amanda Owens
Subject: Re: Request for Review and Enforcement 7880 Draper Road (Rivers Edge)

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

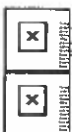
Hello Jody / Council Members,

As a follow up to my previous email another illegal wedding event was held at 7880 Drapper Road on Sat. Aug 2nd (See photos attached). As noted previously the event brought excessive traffic to Draper road and increased noise levels. I called in the event to the pulse line and an officer did call my wife back August 2nd at 11:40 am, the officer asked if this was Brian's property that is holding the wedding and when she said yes the officer indicated that he does not want to get involved / investigate further since it was Mr. Jean's property??

I was unaware that bylaws do not apply to Mr. Jean. Please investigate this and other infractions at the site. People holding public office should exemplify compliance to the established laws not be exempt from them....

Best Regards,

[REDACTED]



From: [REDACTED]
Sent: June 2, 2025 12:01 PM
To: Sandy.Bowman@rmwb.ca <Sandy.Bowman@rmwb.ca>; Jody.Butz@rmwb.ca <Jody.Butz@rmwb.ca>; ken.ball@rmwb.ca <ken.ball@rmwb.ca>; Funky.Banjoko@rmwb.ca <Funky.Banjoko@rmwb.ca>; Lance.Bussieres@rmwb.ca <Lance.Bussieres@rmwb.ca>; Shafiq.Dogar@rmwb.ca <Shafiq.Dogar@rmwb.ca>; Allan.Grandison@rmwb.ca <Allan.Grandison@rmwb.ca>; Keith.McGrath@rmwb.ca <Keith.McGrath@rmwb.ca>; Kendrick.Cardinal@rmwb.ca <Kendrick.Cardinal@rmwb.ca>; Loretta.Waquan@rmwb.ca <Loretta.Waquan@rmwb.ca>; Stu.Wigle@rmwb.ca <Stu.Wigle@rmwb.ca>; Stella.Lavallee@rmwb.ca <Stella.Lavallee@rmwb.ca>; mayor@rmwb.ca <mayor@rmwb.ca>; Such.Chandhiok@rmwb.ca <Such.Chandhiok@rmwb.ca>; Amanda.Owens@rmwb.ca <Amanda.Owens@rmwb.ca>
Subject: Request for Review and Enforcement 7880 Draper Road (Rivers Edge)

Good morning, and hello Jody/ Council members,

My name is [REDACTED] my family and I live at [REDACTED]

As a resident and [REDACTED] of the Rivers Edge property (private residence/ Event centre and resort), I am writing to **report/document** and express my deep concerns about the repeated non-compliance, misrepresentation, and disregard for the law and municipal process that has characterized this development from the outset.

Over the years I have called the pulse line, communicated with planning and development services over the unauthorized commercial use of the buildings and property. I did again call and report this to bylaw but feel it necessary to additionally inform council, CAO and planning of the most recent activities.

Unauthorized Commercial Events, Noise and Road Safety

Another serious concern is the illegal hosting of large-scale events at the site. The most recent occurred, without proper permits or safety measures in place as per planning and development. (Many of the community members and myself documented the "Sparkes Wedding" held on **May 31st, 2025 at the property**). **See pictures attached below personally taken by me on May 31st at 5:10 pm**

[REDACTED], I was disturbed to witness an influx of approximately **30 vehicles within one hour** [REDACTED]. This sharp increase in traffic on a narrow, sidewalk-free road with many blind spots is unacceptable. While the drivers themselves were not reckless, the volume of traffic created an inherently dangerous environment. This road was never designed to accommodate commercial-level traffic.

Noise and Erosion of Quality of Life

The residents of Draper have chosen this community for its peace, quiet, and rural lifestyle. We accept certain risks—limited access/egress, natural hazards like floods and wildfires, and off-grid living challenges—in exchange for tranquility and connection to nature. This trade-off is well acknowledged in the **Municipal Development Plan (MDP), Land Use Bylaw (LUB), and Area Structure Plan (ASP)**, all of which emphasize the protection of Draper's rural character.

The frequent events and increasing commercialization of Rivers Edge violate these principles and disrespect the wishes of a long-standing, tight-knit community.

A road that is built and actively being used commercially for events at the building and on the site (permit pending approval as per planning and development)

I ask you to imagine a restaurant or a business in town operating serving and hosting public events but no DP BP ,commercial safety code inspections, fire and safety inspections and verifications , occupancy permits etc. How is this being allowed to continue?

This is a residential home ,

Currently Ojibway services all residential homes and families with water and sewer with taxpayers dollars, is this not unfair that we are now all paying to service the obvious increase in water and septic from illegal events being hosted on the property?

Request

While the public hearing is closed as a [REDACTED], **please** investigate the activities that are occurring and have been occurring on the property by **asking planning and development services for the complete file and follow up with bylaw on all complaints to date regarding misuse of the property.**

It is obvious someone has the correct survey info. Someone has the correct development info and it would be beneficial to review so proper actions can be taken. I as an affected party feel as if there has been and continues to be no enforcement.

Sincerely,

[REDACTED]





TAB 3

Case # :

PD2025-000172



Regional Municipality of Wood Buffalo
PLANNING AND DEVELOPMENT -

Case Report

Reported By: DALEY, PETER

Incident Types Label		Offender	Incident Disposition
BYLAWS : LAND USE BYLAW : PERSON UNDERTAKE ANYDEVELOPMENT WITHOUT PERMIT/PERMIT NOT IN ACCORDANCE WITH TERMS/CONDITIONS		JEAN, BRIAN MICHAEL (PROPERTY OWNER)	STILL UNDER INVESTIGATION
Report Disposition		Method of Reporting	
CLOSED		PASSER BY	
Incident Occurred Date	Incident Occurred End Date	Incident Discovered / Called In	
2025/06/02 at 0813	2025/06/02 at 0813	2025/06/02 at 0812	
Location		Specific Location	
RMWB : DRAPER AREA : DRAPER ROAD		7880 DRAPER RD	
Team Lead On Duty		Complaint Advised?	
		YES	

Report Synopsis/Overview

Complaint from passer by regarding special events taking place at location w/o event permits.

List of supplemental reports

Follow Up PD2025-000172_1

List of contacts in this report

JEAN, BRIAN	COMPLAINANT	PD2025-000172
JEAN, KIMBERLEY	PROPERTY OWNER	PD2025-000172
	PROPERTY OWNER	PD2025-000172

Contact # 1 (COMPLAINANT)

Full Name

Drivers License

Province of Issue

Email Address

AB

Age

Date of Birth

Gender

Height

Weight

Eye Color

Hair Color

Addresses

Street Number

Street Direction

Street Name

Street Type

Apt./Suite

RD

City

Province

Postal Code

Country

Address Type

Prepared By:

DALEY, PETER(11732)

Submitted Date

2025/06/02 0921

Signature

Reviewed By/Date

ATIA s. 20(1)

Case # :

PD2025-000172

FORT MCMURRAY		AB		HOME	
Phones : [REDACTED]					
(CELL) [REDACTED], - (CELL) [REDACTED]					
Contact # 2 (PROPERTY OWNER)					
Full Name BRIAN MICHAEL JEAN					
Drivers License [REDACTED]		Province of Issue [REDACTED]		Email Address [REDACTED]	
Age [REDACTED]	Date of Birth [REDACTED]	Gender [REDACTED]			
Addresses					
Street Number [REDACTED]	Street Direction [REDACTED]	Street Name [REDACTED]		Street Type [REDACTED]	Apt./Suite [REDACTED]
City FORT MCMURRAY	Province AB	Postal Code [REDACTED]	Country CANADA	Address Type HOME	
Phones : [REDACTED]					
(HOME) [REDACTED]					
Contact # 3 (PROPERTY OWNER)					
Full Name KIMBERLEY JEAN					
Drivers License [REDACTED]		Province of Issue [REDACTED]		Email Address [REDACTED]	
Age [REDACTED]	Date of Birth [REDACTED]	Gender [REDACTED]			
Addresses					
Street Number [REDACTED]	Street Direction [REDACTED]	Street Name [REDACTED]		Street Type [REDACTED]	Apt./Suite [REDACTED]
City FORT MCMURRAY	Province AB	Postal Code [REDACTED]	Country CANADA	Address Type HOME	
Street Number [REDACTED]	Street Direction [REDACTED]	Street Name [REDACTED]		Street Type [REDACTED]	Apt./Suite [REDACTED]
City FORT MCMURRAY	Province AB	Postal Code [REDACTED]	Country [REDACTED]	Address Type [REDACTED]	
Street Number [REDACTED]	Street Direction [REDACTED]	Street Name [REDACTED]		Street Type [REDACTED]	Apt./Suite [REDACTED]
City FORT MCMURRAY	Province AB	Postal Code [REDACTED]	Country [REDACTED]	Address Type HOME	
Phones : [REDACTED]					
(HOME) [REDACTED]					
Prepared By: DALEY, PETER(11732)			Submitted Date 2025/06/02 0921		
Signature ATIA s. 20(1)			Reviewed By/Date		

Case # :

PD2025-000172

Digital Media List

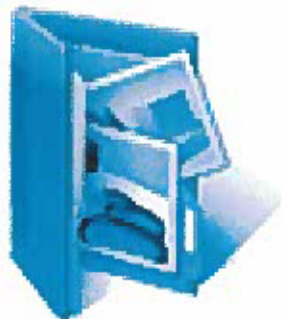
Digital Media # 1

Title

1.

Description

SPINII

Narrative text

2025-Jun-02

@0812 hrs - Wri rec'd complaint regarding on going special events taking place at property not compliant w/ LUB/no permits.

@0919 hrs - Emailed "Permit inquiries" to inquire if any permits have been issued for special events.

SUI for follow up.

Prepared By:

DALEY, PETER(11732)

Submitted Date

2025/06/02 0921

Signature

Reviewed By/Date

ATIA s. 20(1)

Case # :

PD2025-000172_1

**Regional Municipality of Wood Buffalo
PLANNING AND DEVELOPMENT -**

Follow Up

Reported By: **DALEY, PETER**

Parent Report Information	
Report Type	File Number
Case Report	PD2025-000172
Report Recorder	Report Disposition
DALEY, PETER	CLOSED
Related Number:	Tracking Number
	653233

Follow Up Information
Synopsis
Update from Planning/Supervisor. Concluded to planning file per Supervisor, nfar.

Prepared By:

DALEY, PETER(11732)

Submitted Date

2025/06/09 0913

Signature

Reviewed By/Date

ATIA s. 20(1)

Case #:

PD2025-000172_1

Digital Media List

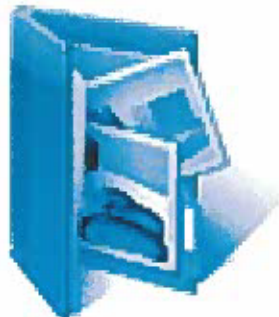
Digital Media # 1

Title

1.

Description

Email Response

Narrative text

2025-Jun-09

@0907 hrs - Update from Planning/Supervisor. Concluded to planning file per Supervisor, nfar.

Prepared By:

DALEY, PETER(11732)

Submitted Date

2025/06/09 0913

Signature

Reviewed By/Date

ATIA s. 20(1)

Preview

S		
LINC	SHORT LEGAL	TITLE NUMBER
0039 534 996	2321444;1;1	252 016 700

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 2321444
 BLOCK 1
 LOT 1
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 47.5 HECTARES (117.38 ACRES) MORE OR LESS

ATS REFERENCE: 4;8;88;33;NW
 ATS REFERENCE: 4;8;88;33;SW
 ESTATE: FEE SIMPLE

MUNICIPALITY: REGIONAL MUNICIPALITY OF WOOD BUFFALO

REFERENCE NUMBER: 232 185 009

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
252 016 700	18/01/2025	TRANSFER OF LAND	\$1,963,050	SEE INSTRUMENT

OWNERS

BRIAN MICHAEL JEAN

AND
 KIMBERLEY JEAN
 BOTH OF:
 ATIA s. 20(1)

[Close](#)



RE: PD2025-000172 - 7880 Draper Road - Special Event Permits

From Julie Murphy <Julie.Murphy@rmwb.ca>
Date Thu 2025-06-05 3:41 PM
To Peter Daley <Peter.Daley@rmwb.ca>

Hey planning had a complaint too..... standby

From: Peter Daley <Peter.Daley@rmwb.ca>
Sent: Wednesday, June 4, 2025 11:02 AM
To: Julie Murphy <Julie.Murphy@rmwb.ca>
Subject: Fw: PD2025-000172 - 7880 Draper Road - Special Event Permits

Hey there,

Thoughts?. Should we approach this with education?,

Sgt. Peter Daley (Peace Officer)
 Team lead
 Bylaw Services
 RMWB
 Ph: (780) 743-7000

From: Peter Daley <Peter.Daley@rmwb.ca>
Sent: Wednesday, June 4, 2025 10:44:52 AM
To: Permit Inquiries <Permit.Inquiries@rmwb.ca>
Cc: Julie Murphy <Julie.Murphy@rmwb.ca>; Tara Crocker <Tara.Crocker@rmwb.ca>
Subject: Re: PD2025-000172 - 7880 Draper Road - Special Event Permits

Thank you,

Sgt. Peter Daley (Peace Officer)
 Team lead
 Bylaw Services
 RMWB
 Ph: (780) 743-7000

From: Julie Sutton <Julie.Sutton@rmwb.ca> on behalf of Permit Inquiries <Permit.Inquiries@rmwb.ca>
Sent: Wednesday, June 4, 2025 10:25:08 AM
To: Peter Daley <Peter.Daley@rmwb.ca>
Cc: Julie Murphy <Julie.Murphy@rmwb.ca>; Tara Crocker <Tara.Crocker@rmwb.ca>
Subject: RE: PD2025-000172 - 7880 Draper Road - Special Event Permits

Hello,

I do not see that there have been any special event permits submitted or issued for this property.


Julie Sutton

Permitting & Licensing Clerk
Customer Experience & Analytics
Planning & Development Services

T: 780-793-1043 rmwb.ca
9909 Franklin Avenue
Fort McMurray | ᓂᓕᓕᓐᓂᓐ | Nistawâyâw | Elídlí Kué
Alberta T9H 2K4

How did we do? Provide anonymous feedback on your experience with RMWB Planning & Development Services to help us improve our services.

[Planning & Development Services Customer Satisfaction Survey / Participate Wood Buffalo \(rmwb.ca\)](http://rmwb.ca)

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.

From: Peter Daley <Peter.Daley@rmwb.ca>
Sent: Monday, June 2, 2025 9:16 AM
To: Permit Inquiries <Permit.Inquiries@rmwb.ca>
Cc: Julie Murphy <Julie.Murphy@rmwb.ca>; Julie Sutton <Julie.Sutton@rmwb.ca>
Subject: PD2025-000172 - 7880 Draper Road - Special Event Permits

Good morning,

Are there any special event permits that have been issue for this property?.

We have received a complaint, and just looking to confirm,

Thank you,



Sgt. Peter Daley, BPA (Community Peace Officer)
Team Leader =A= Watch
Community and Protective Services Division
Bylaw Services Department
peter.daley@rmwb.ca
9909 Franklin Avenue, Fort McMurray, AB, 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.»

Case # :

PD2025-000237



Regional Municipality of Wood Buffalo
PLANNING AND DEVELOPMENT -

Case Report

Reported By: DYCK, KELLY

Incident Types Label BYLAWS : BUSINESS LICENSE BYLAW : CARRY ON OR OPERATE BUSINESS W/O LICENSE		Offender JEAN, BRIAN MICHAEL (PROPERTY OWNER)	Incident Disposition INFORMATION PURPOSES
Report Disposition CLOSED		Method of Reporting PULSE LINE	
		Related Number: CM25-045785	
Incident Occurred Date 2025/08/02 at 1040	Incident Occurred End Date 2025/09/03 at 1400	Incident Discovered / Called In 2025/08/02 at 0922	
Location RMWB : DRAPER AREA : DRAPER ROAD		Specific Location 7880 DRAPER RD FORT MCMURRAY, AB CANADA	
Team Lead On Duty ANTHONY, ROBERT		Complaint Advised? YES	
Report Synopsis/Overview			

*** Dispatch Information ***

Dispatch Initial Call Type: BUSINESS LICENSE COMPLAINT

Officer Times (userid: dis/enr/arr/cir):
KELLY DYCK (13681): 0932:05///

Dispatch Notes:

8/2/2025 9:32:46 AM : [REDACTED]

[REDACTED]

Cell Phone: [REDACTED]

8/2/2025 12:00:00 AM :

Development Compliance and Enforcement - Business license validation request

Contact Requested: Yes

Resident would like to report that the River's Edge Resort at 7880 Draper Road is hosting a wedding today and currently setting up tables and arches outside, and the resident does not believe that they are allowed to hold an event like this there and would like Bylaw to investigate and see if there is anything they can do about this.

7880 Draper Road

[REDACTED]

[REDACTED]

View Online at: <https://pulsealign.rmwb.ca/Ticket/Display/83319>

Prepared By: DYCK, KELLY(13681)		Submitted Date 2025/09/05 1718
Signature	Reviewed By/Date	

Case #: PD2025-000237

*** Dispatch Information End ***

List of supplemental reports

Follow Up PD2025-000237_1

List of contacts in this report

CASS&NAT EVENT PLANNING

COLLIER, STACEY
STEELE, KAITLYN
JEAN, BRIAN

COMPLAINANT
EMPLOYEE
OTHER
PROPERTY OWNER

PD2025-000237
PD2025-000237
PD2025-000237_1
PD2025-000237
PD2025-000237

Contact # 1 (COMPLAINANT)

Full Name

Phones :

(HOME)

Contact # 2 (PROPERTY OWNER)

Full Name

BRIAN MICHAEL JEAN

Drivers License

Province of Issue

Email Address

AB

Age

Date of Birth

Gender

Notes:

KIMBERLEY JEAN AS A JOINT TENANT/OWNER

Addresses

Street Number

Street Direction

Street Name

Street Type

Apt./Suite

City

Province

Postal Code

Country

Address Type

FORT MCMURRAY

AB

CANADA

HOME

Street Number

Street Direction

Street Name

Street Type

Apt./Suite

7880

DRAPER

ROUTE

City

Province

Postal Code

Country

Address Type

FORT MCMURRAY

AB

T9H 0K8

Phones :

ATIA s. 20(1)

Contact # 3 (OTHER)

Full Name

KAITLYN STEELE

Prepared By:

DYCK, KELLY(13681)

Submitted Date

2025/09/05 1718

Signature

Reviewed By/Date

Case # :

PD2025-000237

Drivers License

Province of Issue

Email Address

Notes:

ATIA s. 20(1)

Addresses

Street Number

Street Direction

Street Name

Street Type

Apt./Suite

City

Province

Postal Code

Country

Address Type

FORT MCMURRAY

AB

Phones :

(UNKNOWN)

Contact # 4

Business Name

Business Number

CASS&NAT EVENT PLANNING

"CASSCASSNATEVENTPLANNING@GMAIL.
COM

Phones :

(OTHER) "CASSNATEVENTPLANNIN

Prepared By:

DYCK, KELLY(13681)

Submitted Date

2025/09/05 1718

Signature

Reviewed By/Date

Case #:

PD2025-000237

Digital Media List

Digital Media # 1

Title

7880 Draper Rd. Spin title

Description



Prepared By:

DYCK, KELLY(13681)

Submitted Date

2025/09/05 1718

Signature

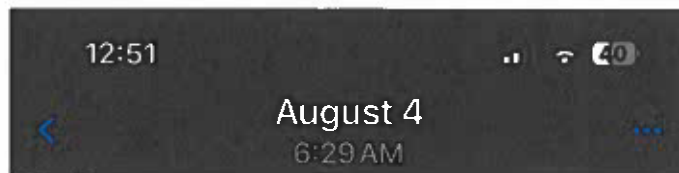
Reviewed By/Date

Digital Media # 2

Title

Facebook post

Description



10h Like Reply



ATIA s. 20(1)

I know someone who had a wedding here a couple months ago. Rented it out and stayed the night

10h Like Reply

1



ATIA s. 20(1)

Cass & Nat event planning just did one out there yesterday. Message them for photos.

I bartended.

Its a beautiful spot.

10h Like Reply

3



ATIA s. 20(1)

● ATIA s. 20(1)

10h Like Reply



ATIA s. 20(1)

Camp Yogi Society perfect for wedding.



Prepared By:

DYCK, KELLY(13681)

Submitted Date

2025/09/05 1718

Signature

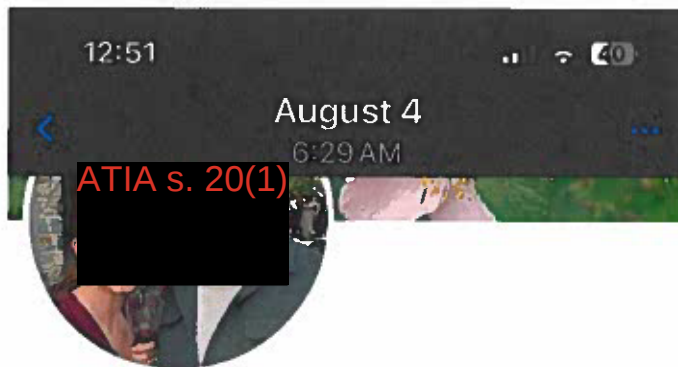
Reviewed By/Date

Digital Media # 3

Title

Facebook post

Description

**ATIA s. 20(1)**

494 friends • 2 mutual

Add friend

Message

...

Posts

Photos

Videos

Details

Owner at Outpost Wine - Sales and Events

Lives in Fort McMurray

From Perth, Ontario

Married

... See **ATIA s. 20(1)**'s About Info**Friends**

Prepared By:

DYCK, KELLY(13681)

Submitted Date

2025/09/05 1718

Signature

Reviewed By/Date

Case #:

PD2025-000237

Digital Media # 4

Title

Facebook post

Description

**ATIA s. 20(1)**

Member of YMM Girl Gang Uncensored
since July 17, 2024

493 friends

 Add friend

 Message

 View profile

...

 Recent Activity



Prepared By:

DYCK, KELLY(13681)

Submitted Date

2025/09/05 1718

Signature

Reviewed By/Date

Case #:

PD2025-000237

Digital Media # 5

Title

Description

**Narrative text**

2025-08-02

Development Compliance and Enforcement - Business license validation request

Contact Requested: Yes

Resident would like to report that the River's Edge Resort at 7880 Draper Road is hosting a wedding today and currently setting up tables and arches outside, and the resident does not believe that they are allowed to hold an event like this there and would like Bylaw to investigate and see if there is anything they can do about this.

7880 Draper Road

[REDACTED]

1141 - spoke with complainant and she did not have more info than is already in the complaint

- she did say there was another previous wedding in July and is wondering if they are permitted to host weddings

- com also reported signs pointing to the wedding address

- MBR advised this would be forwarded to P&D for a further follow up on the matter, but as of today MBR did not expect Bylaw to attend the address

* as a note management are aware of the matter

- forwarded the complaint to P&D to have a further look into the matter

2025-08-27

- MBR reached out 2 2 separate parties who posted on Facebook regarding a Wedding event on Aug. 2 looking for a statement substantiating the even and requested a statement

- MBR also asked if the Jean's were aware this event took place

- emails on file

1206 - Kaitlyn responded to MBR stating;

Hi Kelly,

"Yes I was brought on to be the bartender for the wedding. The Jeans were guests at the event, Brian was one of the groomsmen. Let me know if you need anything else, and Kim is also happy to speak with you about the event if you'd like more details or have any further questions."

1415 - Cass & Nat also responded to MBR stating;

Peace Officer Dyck,

I can confirm that a wedding did take place on August 2, 2025 at the Jean property.

Prepared By:

DYCK, KELLY(13681)

Submitted Date

2025/09/05 1718

Signature**Reviewed By/Date**

Case # :

PD2025-000237

As I understood it, the Jeans are friends of the bride and groom. Mr. Jean stood in the wedding party, and both he, his wife, and their daughter were in attendance as guests.

Our company was booked directly by the groom to provide wedding décor and day-of coordination services for this event"

2025-09-03

- PO KACHELE issued a Stop Order on the property and delivered it someone at the Car wash on Manning Ave

CH NFAR

Prepared By:

DYCK, KELLY(13681)

Submitted Date

2025/09/05 1718

Signature

Reviewed By/Date

Case # :

PD2025-000237_1



**Regional Municipality of Wood Buffalo
PLANNING AND DEVELOPMENT -**

Follow Up

Reported By: **KACHALE, CURTIS**

Parent Report Information

Report Type	File Number
Case Report	PD2025-000237
Report Recorder	Report Disposition
DYCK, KELLY	CLOSED
Related Number:	Tracking Number
	660912

Follow Up Information

Synopsis

Document Service - Re: Stop Order

List of contacts in this report

COLLIER, STACEY**EMPLOYEE****PD2025-000237_1**

Contact # 1 (EMPLOYEE)

Full Name

STACEY JEANNETTE COLLIER

Drivers License

Province of Issue

Email Address

[REDACTED]**AB**

Age

Date of Birth

Gender

[REDACTED]**[REDACTED]****[REDACTED]**

Height

Weight

Eye Color

Hair Color

[REDACTED]**[REDACTED]****[REDACTED]****[REDACTED]**

Addresses

Street Number	Street Direction	Street Name	Street Type	Apt./Suite
[REDACTED]		[REDACTED]	[REDACTED]	
City	Province	Postal Code	Country	Address Type
FORT MCMURRAY	AB	[REDACTED]		HOME
Street Number	Street Direction	Street Name	Street Type	Apt./Suite
[REDACTED]		[REDACTED]	[REDACTED]	
City	Province	Postal Code	Country	Address Type
FORT MCMURRAY				

Phones :

[REDACTED]

Prepared By:

KACHALE, CURTIS(19940)

Submitted Date

2025/09/04 0949

Signature

Reviewed By/Date

Case # :

PD2025-000237_1

Digital Media List

Digital Media # 1

Title

Affidavit of Service - Stop Order

Description

August 25, 2025

Narrative text

9909 Manning Avenue

C. Kachale #19940

August 25, 2025

- @1335 Officer Price and Kachale arrived on site. Flagged a worker in the wash bay for assistance.
- @1341 Served Stop Order on a Stacey Collier at the time.

Sept 2, 2025

- Completed Affidavit of Service

September 3, 2025

- Signed Affidavit of Service.

NFAR>

Prepared By:

KACHALE, CURTIS(19940)

Submitted Date

2025/09/04 0949

Signature

Reviewed By/Date



Bylaw Services
150 MacLennan Crescent
Fort McMurray, AB T9H 4E8

Data Entry: Affidavit of Service/Non-Service

Data Entry Page

Peace Officer Information

Name of Peace Officer (maximum 40 characters) C. KACHALE	Regimental No. (max. 5 characters) 19940	File Number PD2025-000237
Name of Agency (maximum 35 characters) RMWB	Village, Town, City (maximum 35 characters) Fort McMurray	

Make Oath and Say / Solemnly Affirm and Declare as Follows:

Name of Person/Business/Corporation BRIAN MICHAEL JEAN AND KIMBERLEY JEAN	Type of Notice STOP ORDER	Date of Service (yyyy-mm-dd) 2025-08-25	Time of Service (hh:mm) 13:41
---	-------------------------------------	---	---

Affidavit of Service/Non-Service Clause

Please select one relevant clause:

- ☒ **X** Delivering a true copy of all documents personally to and leaving the same with Stacey Collier.
- ☐ After making personal enquiries which showed that he/she could not conveniently be found, leaving a true copy thereof for him/her at his/her last or usual place of abode with a person appearing to be at least 16 years of age, whose name is [Full Given Names and Surname of Person Served].
- ☐ By conducting extensive inquiries as to the named person's whereabouts and this person cannot be located. Attached as exhibit "A" is my affidavit listing the inquiries I have made.
- ☐ However, I am informed and verily believe that the named person is evading service of this (name order/document).
- ☐ However, I am informed and verily believe that the named person has left the jurisdiction and is now residing in the Province/State/Territory or County of [Province/State/Territory or County of Residence].
- ☐ By delivering a true copy of the attached (name the order/document) on the named Corporation and leaving it with [Name of Official of the Corporation] who is an official of the Corporation namely [Name of the Corporation].
- ☐ By delivering a true copy through Registered Mail. Attached as exhibit "A" is confirmation of delivery by Registered Mail.
- ☐ Other

Affidavit of Service/Non-Service

CURTIS KACHALE, (Name of Peace Officer)	a Peace Officer of the	RMWB (Name of Agency)
Of Fort McMurray, AB, (Village/Town/City)	in the Province of Alberta, Make Oath and Say/Solemnly Affirm and Declare as Follows:	
That I did on 2025-08-25 , at 13:41 (Date of Service [yyyy-mm-dd]) (Time of Service [hh:mm])	o'clock, served/	BRIAN MICHAEL JEAN AND KIMBERLEY JEAN (Name of Person/Business/Corporation)
to whom the STOP ORDER	is directed with said	STOP ORDER (Name order/document)
Attached is a true copy of the STOP ORDER		
The following attempts were made to serve the Affidavit:		
(Affidavit of Service/Non-Service Clause)		
to me at Fort McMurray in the Province of Alberta, (Village/Town/City)		
this 3 day of 09 2025 (Day) (Month) (Year)	Renee Earle (Name of Commissioner for Oaths in and for the Province of Alberta)	
C. KACHALE (Name of Peace Officer)	19940 (Regimental No.)	ATIA s. 20(1) (Signature of Peace Officer)



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Date of Issuance: August 22, 2025

STOP ORDER

Issued Pursuant to Section 645 of the Municipal Government Act, RSA 2000 c. M-26

THIS IS EXHIBIT - A -
referred to in the Affidavit of
CURTIS KACHALE
Sworn before me this 3 day
of September A.D., 20 25
Reece Eank
Commissioner for Oaths in and
for the Province of Alberta
Reece Eank Exp. Nov. 1 2026
and Expiry Date

TO: Landowner on Title: BRIAN MICHAEL JEAN AND KIMBERLEY JEAN

ATIA s. 20(1)

RE: Municipal Address: 7880 Draper Road (Subject Property), Fort McMurray, AB
Legal Description: Lot 1, Block 1, Plan 2321444
(hereinafter referred to as the "Lands")

In my capacity as a Development Authority for the Regional Municipality of Wood Buffalo (the "Municipality"), I am hereby issuing this **STOP ORDER** pursuant to Section 645 of the *Municipal Government Act*, as amended, with respect to the above-described Lands.

Section 645(1) of the *Municipal Government Act* and Section 37.4 of the Municipality's *Land Use Bylaw # 99/059* permit a Development Authority to issue a Stop Order directing the owner to "stop the development or use of the land or building in whole or in part" where the development or use of the land or building does not comply with the *Municipal Government Act*, the *Land Use Bylaw*, a development permit, or a subdivision approval.

The Municipality's *Land Use Bylaw # 99/059*, as amended, states:

Section 19.1:

Except as otherwise provided in this Bylaw, no person shall undertake any development in the Municipality unless a development permit has first been issued pursuant to this Bylaw, and the development is in accordance with the terms and conditions of a development permit issued pursuant to this Bylaw.

Section 19.2

In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to obtain other such approvals or licenses that may be required by other regulatory departments or agencies.

Section 37.4 (a)

*On finding that a development, land use, or use of a building is not in accordance with the *Municipal Government Act* or the regulations under the Act, this Bylaw, a development permit or subdivision approval or the conditions of either of them, a Development Officer may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them to:*





REGIONAL MUNICIPALITY
OF WOOD BUFFALO

- (i) *stop the development or use of the land or building in whole or in part as directed by the notice;*
- (ii) *demolish, remove or replace the development; or*
- (iii) *carry out any other actions required by the notice so that the development, use of the land or building complies with the Act or the regulations under the Act, this Bylaw, a development permit or subdivision approval; within the time set out in the notice.*

Section 37.4 (b)

The Municipality may register a caveat on the certificate of title for the land that is subject to the Stop Order, provided that the caveat is discharged when the Stop Order has been complied with.

Section 37.4 (c)

The costs and expenses incurred by the Municipality in carrying out a Stop Order may be placed on the tax roll of the land subject to the Stop Order.

Section 37.4 (d)

A person named in a Stop Order may appeal to the Subdivision and Development Appeal Board.

As a result of a complaint, and following a site inspection, it is confirmed that the Lands are being used for "Special Events", which is not a permitted use in the SH-Small Holdings District. This use of Lands is in contravention of the Municipality's Land Use Bylaw #99/059.

ACCORDINGLY, **YOU ARE HEREBY ORDERED** to remedy the noncompliant situation identified above by **August 29, 2025, at 12:00 pm in the following manner:**

1. Upon receipt of this Stop Order, cease conducting Special Events on the Lands.

If this Order is not complied with within the time limits that have been set out above, the Municipality has the authority under the *Municipal Government Act*, RSA 2000 C c-40 (the "MGA") to:

1. Enter onto the Lands and take any action necessary to carry out the Order (pursuant to s.542(1))
2. Register a caveat under the Land Titles Act against the certificate of title for the Lands (pursuant to s.646(2)).
3. Apply to the Court of King's Bench for an injunction or other order (pursuant to s.553(1)).





REGIONAL MUNICIPALITY
OF WOOD BUFFALO

4. Add the expenses and costs for carrying out the Order to the tax roll for the Lands (pursuant to 553(1) (h.1)).
5. Issue a violation ticket to the owner of the Land for contravention of the Land Use Bylaw (pursuant to s. 37.1 of the Land Use Bylaw, and section 566 of the MGA).

Please be advised that pursuant to Section 645 of the *Municipal Government Act* you may by written notice appeal the issuance of the Stop Order within twenty-one (21) days of the date on which the order was made (i.e. serviced upon you). A written notice of appeal must be delivered in person or by mail, together with any required fee, within the specified time to:

Secretary, Subdivision and Development Appeal Board
Regional Municipality of Wood Buffalo
7th Floor, 9909 Franklin Avenue
Fort McMurray, AB T9H 2K4
Telephone: 780-743-7001
Email: SDAB@rmwb.ca

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Per:

ATIA s. 20(1)

Such/Chandhiok, RPP, MCIP, AITP
Development Authority
Manager, Development Planning
Planning and Development Services

CC:

- Jody Butz, Interim Chief Administrative Officer, RMWB
- Amanda Haitas, Director, Planning and Development Services, RMWB
- Patrick White, Legal Counsel, Legal Services Department, RMWB
- Aaron Anderson, Manager, Bylaw Services, RMWB



TAB 4

Janice Agrios

From: Amanda Owens <Amanda.Owens@rmwb.ca>
Sent: June 6, 2025 9:46 PM
To: Kim Jean; CCGI Office
Cc: Jody Butz; CAO; Such Chandhiok; Kelly Johnson
Subject: Warning Letter & Next Steps Letter for 7880 Draper Road
Attachments: Warning Letter -7880 Draper Road.pdf; 7880 Draper Road Letter_June6_2025.pdf; Attachment_Letter - 7880 Draper Road Oct3_2024.pdf

Importance: High

Hello Kim,

I hope this email finds you well.

Attached to this email is a WARNING LETTER regarding Land Use Bylaw contravention at 7880 Draper Road.

Separate from this warning letter, is another letter and associated attachment, outlining current status and next steps for processing the Development Permits you have applied for. Planning & Development Services remains committed to facilitating development and I sincerely hope this letter assists you in understanding next steps. If you would like to meet in person with our team, please let me know and we can arrange it.

Regards,

Amanda Owens, MBA, MCIP
 Director
 Planning & Development Services

T: 780-793-1033 | rmwb.ca
 9909 Franklin Avenue
 Fort McMurray | ᓄᓐᑕᓐᓴᓐᓴᓐ | Nistawâyâw | Etídlj Kué
 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.



WARNING LETTER

June 6, 2025

Brian Michael Jean and Kimberley Jean

ATIA s. 20(1)

Attention: Kimberley Jean

RE: Contravention of Land Use Bylaw No. 99/059

Legal Address: Lot 1, Block 1, Plan 2321444

Civic Address: 7880 Draper Road, Fort McMurray, Alberta
(hereinafter referred to as the "Subject Property")

WHEREAS the *Municipal Government Act*, RSA 2000 c M-26, requires the Regional Municipality of Wood Buffalo (the "Municipality") to pass a land use bylaw, which regulates and controls the use and development of land and buildings within the Municipality;

AND WHEREAS the Municipality's Land Use Bylaw No. 99/059 prohibits development on lands within the Municipality without appropriate Development Permits;

NOW THEREFORE, in my capacity as the Development Authority for the Municipality, I am hereby issuing this **WARNING LETTER** with respect to the Subject Property because of development in contravention of Land Use Bylaw No. 99/059, as amended, states:

Part 2, section 19.1: Except as otherwise provided in this Bylaw, no person shall undertake any development in the Municipality unless a development permit has first been issued pursuant to this Bylaw, and the development is in accordance with the terms and conditions of a development permit issued pursuant to this Bylaw.

Part 3, section 37.1(b) A Bylaw Enforcement Officer may enforce the provisions of the Municipal Government Act, this Bylaw, the conditions of a development permit and the conditions of a subdivision approval. Enforcement may be by Violation Ticket, notice of violation or any other authorized action to ensure compliance.

As a result of a complaint, I have investigated and concluded that unauthorized development, including Special Event(s), for which a valid Development Permit or approval has not been granted, has or continues to be undertaken at the Subject Property in contravention of Land Use Bylaw No. 99/059. A Special Event, as defined in Land Use Bylaw No. 99/059, as amended, means:

A development related to the assembly or meeting of persons for a limited period of time held for a specific purpose. Special events may include but are not limited to a gathering for community,



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

cultural, charitable, educational, recreational, or sporting events. A special event does not include events:

- a. intrinsic and ancillary to a use that has a valid development permit; or,*
- b. taking place for non-commercial and personal use on a parcel of land within an urban or rural residential district consisting of not greater than 1 person per 15m² to a maximum of 150 persons.*

ACCORDINGLY, the Municipality hereby requests that you remedy the contravention identified above in the following manner:

1. Immediately cease to conduct any unauthorized Special Event on the Subject Property; and
2. Obtain all the required Development Permits and any other required approvals prior to any development on the Subject Property.

Please accept this letter as the first and only warning that you will receive regarding the Land Use Bylaw contravention cited above. We appreciate your commitment to resolving issues on the Subject Property, and we look forward to working with you to achieve compliance.

Please note that the Development Authority will be obligated to take further enforcement action, including issuing a **STOP ORDER**, should you fail to comply with Land Use Bylaw No. 99/059.

All questions relating to this matter can be directed to me. I can be contacted by email at Such.Chandhiok@rmwb.ca or by telephone at 780 743 9585.

Sincerely,

ATIA s. 20(1)

Such Chandhiok, RPP, MCIP, AITP
Development Authority
Manager, Development Planning
Planning and Development Services

CC:

Jody Butz, Interim Chief Administrative Officer
Amanda Owens, Director, Planning and Development Services
Aaron Anderson, Manager, Bylaw Services



TAB 5

Janice Agrios

From: Such Chandhiok <Such.Chandhiok@rmwb.ca>
Sent: August 22, 2025 1:52 PM
To: Kim Jean
Cc: CAO; Jody Butz; Amanda Owens; Patrick White; Aaron Anderson; Susan Trylinski
Subject: STOP ORDER for 7880 Draper Road - 2025
Attachments: STOP ORDER 2 - 7880 Draper Road.pdf
Importance: High

Good afternoon, Mrs. Jean,

In my capacity as a Development Authority for the Regional Municipality of Wood Buffalo (the "Municipality"), I am hereby issuing the attached **STOP ORDER** pursuant to Section 645 of the *Municipal Government Act*, as amended, with respect to 7880 Draper Road (Lot 1, Block 1, Plan 2321444).

The **STOP ORDER** attached to this email and will also be delivered to your office at 9909 Manning Avenue, Fort McMurray, AB, T9H 2B8.

As mentioned in the attachment, **YOU ARE HEREBY ORDERED** to remedy the contraventions identified on 7880 Draper Road in the following manner:

1. Upon receipt of this Stop Order, cease conducting Special Events on the Lands.

YOU MUST COMPLY WITH THE ATTACHED ORDER BY AUGUST 29, 2025, AT 12:00 PM

Please refer to the attached order for more details.

If you have any questions, please do not hesitate to reach out to me.

Regards,



Such Chandhiok, RPP, MCIP, AITP, MBA (Real Estate)

Manager, Planning and Development Services

T: 780-743-7985 | **M:** 780-838-9390 | rmwb.ca

Office: 9909 Franklin Avenue

Fort McMurray | ᓄᓐᑕᓐᓴᓐᓴᓐ | Nistawâyâw | Etídlj Kué

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

Date of Issuance: August 22, 2025

STOP ORDER

Issued Pursuant to Section 645 of the Municipal Government Act, RSA 2000 c. M-26

TO: Landowner on Title: BRIAN MICHAEL JEAN AND KIMBERLEY JEAN

ATIA s. 20(1)

RE: Municipal Address: 7880 Draper Road (Subject Property), Fort McMurray, AB
Legal Description: Lot 1, Block 1, Plan 2321444
(hereinafter referred to as the "Lands")

In my capacity as a Development Authority for the Regional Municipality of Wood Buffalo (the "Municipality"), I am hereby issuing this **STOP ORDER** pursuant to Section 645 of the *Municipal Government Act*, as amended, with respect to the above-described Lands.

Section 645(1) of the *Municipal Government Act* and Section 37.4 of the Municipality's *Land Use Bylaw # 99/059* permit a Development Authority to issue a Stop Order directing the owner to "stop the development or use of the land or building in whole or in part" where the development or use of the land or building does not comply with the *Municipal Government Act*, the *Land Use Bylaw*, a development permit, or a subdivision approval.

The Municipality's *Land Use Bylaw # 99/059*, as amended, states:

Section 19.1:

Except as otherwise provided in this Bylaw, no person shall undertake any development in the Municipality unless a development permit has first been issued pursuant to this Bylaw, and the development is in accordance with the terms and conditions of a development permit issued pursuant to this Bylaw.

Section 19.2

In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to obtain other such approvals or licenses that may be required by other regulatory departments or agencies.

Section 37.4 (a)

*On finding that a development, land use, or use of a building is not in accordance with the *Municipal Government Act* or the regulations under the Act, this Bylaw, a development permit or subdivision approval or the conditions of either of them, a Development Officer may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them to:*





REGIONAL MUNICIPALITY
OF WOOD BUFFALO

- (i) *stop the development or use of the land or building in whole or in part as directed by the notice;*
- (ii) *demolish, remove or replace the development; or*
- (iii) *carry out any other actions required by the notice so that the development, use of the land or building complies with the Act or the regulations under the Act, this Bylaw, a development permit or subdivision approval; within the time set out in the notice.*

Section 37.4 (b)

The Municipality may register a caveat on the certificate of title for the land that is subject to the Stop Order, provided that the caveat is discharged when the Stop Order has been complied with.

Section 37.4 (c)

The costs and expenses incurred by the Municipality in carrying out a Stop Order may be placed on the tax roll of the land subject to the Stop Order.

Section 37.4 (d)

A person named in a Stop Order may appeal to the Subdivision and Development Appeal Board.

As a result of a complaint, and following a site inspection, it is confirmed that the Lands are being used for "Special Events", which is not a permitted use in the SH-Small Holdings District. This use of Lands is in contravention of the Municipality's Land Use Bylaw #99/059.

ACCORDINGLY, **YOU ARE HEREBY ORDERED** to remedy the noncompliant situation identified above by **August 29, 2025, at 12:00 pm in the following manner:**

- 1. Upon receipt of this Stop Order, cease conducting Special Events on the Lands.**

If this Order is not complied with within the time limits that have been set out above, the Municipality has the authority under the *Municipal Government Act*, RSA 2000 C c-40 (the "MGA") to:

1. Enter onto the Lands and take any action necessary to carry out the Order (pursuant to s.542(1))
2. Register a caveat under the Land Titles Act against the certificate of title for the Lands (pursuant to s.646(2)).
3. Apply to the Court of King's Bench for an injunction or other order (pursuant to s.553(1)).





REGIONAL MUNICIPALITY
OF WOOD BUFFALO

4. Add the expenses and costs for carrying out the Order to the tax roll for the Lands (pursuant to 553(1) (h.1)).
5. Issue a violation ticket to the owner of the Land for contravention of the Land Use Bylaw (pursuant to s. 37.1 of the Land Use Bylaw, and section 566 of the MGA).

Please be advised that pursuant to Section 645 of the *Municipal Government Act* you may by written notice appeal the issuance of the Stop Order within twenty-one (21) days of the date on which the order was made (i.e. serviced upon you). A written notice of appeal must be delivered in person or by mail, together with any required fee, within the specified time to:

Secretary, Subdivision and Development Appeal Board
Regional Municipality of Wood Buffalo
7th Floor, 9909 Franklin Avenue
Fort McMurray, AB T9H 2K4
Telephone: 780-743-7001
Email: SDAB@rmwb.ca

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Per:

ATIA s. 20(1)

Such/Chandhiok, RPP, MCIP, AITP
Development Authority
Manager, Development Planning
Planning and Development Services

CC:

- Jody Butz, Interim Chief Administrative Officer, RMWB
- Amanda Haitas, Director, Planning and Development Services, RMWB
- Patrick White, Legal Counsel, Legal Services Department, RMWB
- Aaron Anderson, Manager, Bylaw Services, RMWB



TAB 6



Wood Buffalo TRIBUNALS

SUBDIVISION AND DEVELOPMENT APPEAL BOARD NOTICE OF APPEAL

RECEIVED

SEP 04 2025

September 4, 2025

Subdivision & Development
Appeal Board

In accordance with Section 678 and 686 of the Municipal Government Act and the Regional Municipality of Wood Buffalo Land Use Bylaw 99/059, 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 14 Sec-Twp-Rng-Mbr)			
Lot 1	Block 1	Plan 2321444	ATS
Civic Address 7880 Draper Road, Fort McMurray, AB			
Development Permit Number or type of Order Stop Order issued on August 22, 2025 by Such Chandhiok			
Section 2 – Appellant Information			
Appellant Name (If the Appellant is a company, enter the complete legal name of the company) Kimberley Jean			
Agent ¹ Name (if applicable) Lansdowne Equity Ventures Ltd.		Contact Name (if different) and position held Chris Zheng Sr Development Coordinator	
Mailing Address #350, 295 Midpark Way SE		City/Town Calgary	Province AB
Telephone Number (Daytime) 403-354-1855		Alternate Telephone Number	Email Address chris.zheng@lansdowne.ca
Section 3 – Appeal			
Development Permit Subdivision Application Notice of Order			
☐ Approval ☐ Condition of Approval ☐ Refusal		☐ Approval ☐ Condition of Approval ☐ Refusal	
☒ Notice of Order			
☒ We are the Applicant or Land Owner of the subject property ☐ 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.			
We hereby appeal the decision of the Approval Authority for the following reason(s): 1. Stop Order Issued Without Verified Evidence; 2. Mischaracterization of the August 2 Event; 3. Procedural Unfairness and Disproportionate Enforcement			

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

Sept 2, 2025

Date

ATIA s. 20(1)

Signature of Appellant/Agent

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

Registered Owner: We hereby give permission to the Regional Municipality of Wood Buffalo to do a site inspection and take photographs of the property as necessary for the purpose of this Appeal.

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, 9908 Franklin Avenue, Fort McMurray AB T9H 2K4
Telephone: 780-743-7001 Email: sdab@mwb.ca

Protection of Privacy

The personal information you provide on this form is collected under the authority of section 4(c) of the Protection of Privacy Act. It will be used to process your appeal with the Subdivision and Development Appeal Board (SDAB). Your information will be disclosed in accordance with section 13(1) of the Protection of Privacy Act. If you have any questions regarding the collection or use of this personal information, please contact the Legislative Officer – SDAB, 7th Floor, 9908 Franklin Avenue, Fort McMurray, AB T9H 2K4, or call 780-788-2222.

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.



Wood Buffalo
TRIBUNALS

SUBDIVISION AND DEVELOPMENT APPEAL BOARD
AGENT AUTHORIZATION

Section 1 - Principal Information			
Registered Property Owner(s) Name		Registered Owner(s)	
Brian Michael Jean and Kimberley Jean			
Registered Address		Legal Description	
7880 Draper Road, Fort McMurray, AB		Lot 1, Block 1, Plan 232144	
Section 2 - Agent Information			
Agent Name		Contact Name (if different) and position held	
Lansdowne Equity Ventures Ltd.		Chris Zheng, Senior Development Coordinator	
Mailing Address	City/Town	Province	Postal Code
#350, 295 Midpark Way SE	Calgary	AB	T2X 2A8
Telephone Number	Alternate Telephone Number	Email Address	
403-354-1855		chris.zheng@lansdowne.ca	

Section 4 – Acknowledgement and Certification

By signing below, I/We do hereby authorize the above noted agent to act solely on my/our behalf with respect to:

1. I/We provide authority to the agent, as identified in section 2, to represent the registered owner(s) identified in section 1 to:
 - (a) file an appeal/request for review on behalf of the registered owner(s) described on this form;
 - (b) discuss the issues or matters of the appeal/review with the municipality;
 - (c) prepare and submit disclosure regarding the appeal/review;
 - (d) represent the registered owner(s) at hearings before the subdivision and development appeal board and
2. I understand that the registered owner continues to be subject to all provisions required by the *Municipal Government Act* and its attendant regulations and any authorization of an agent is not a substitute for any of those provisions.
3. I understand that the registered owner is liable for any costs awarded against the agent by a subdivision and development appeal board, or for any change in the permit or order that may result from a hearing.
4. The agent has disclosed the qualifications, professional designations, certifications, or affiliations of the agent, if any, with respect to the appeal.
5. I may revoke authorization at any time in writing to the subdivision and development appeal board clerk.

ATIA s. 20(1)

Signature of the Principal

Kimberley Jean

Printed name of the Signatory Person and Title

09/02/2025

Date (mm/dd/yyyy)

Protection of Privacy

The personal information you provide on this form is being collected under the authority of section 4(c) of the *Protection of Privacy Act*. The personal information is used to process your designation of an agent for appeals with the Subdivision and Development Appeals Board. If you have any questions about the collection and use of the personal information contact the Legislative Officer, 7th Floor 9909 Franklin Avenue, Fort McMurray AB T9H 2K4; or call 780.788.2222

TAB 7



**Cass&Nat Event Planning**

11 de agosto a las 8:33 p. m. · 🌐

...

We had the pleasure of hosting this gorgeous wedding at the River's Edge Event Center. The view for their outdoor wedding ceremony was absolutely breathtaking!



ATIA S. 20(1)

y 21 personas más

1 vez compartido



Me gusta



Comentar



Compartir

River's Edge Private Residence

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Room in Fort McMurray, Canada

1 bed · Private attached bathroom

★ [2 reviews](#)



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Superhost · 8 years hosting

\$5,328 CAD for 3 nights

CHECK-IN 2025-10-16	CHECKOUT 2025-10-19
GUESTS 1 guest	▼

Publicación de Cass&Nat Event Planning



Cass&Nat Event Planning

3 de agosto · 🌐



Yesterday was the hottest wedding we've ever done — and not just because of the weather! 🔥🌞
Our stunning bride handled the heat like a total champ and looked absolutely radiant on her big day.
We couldn't resist sharing a little sneak peek of how beautiful she looked. ❤️👰
Thank you Joy and Vic for allowing us to be part of your big day 🙌



Publicación de Cass&Nat Event Planning



38

4 comentarios

Me gusta

Comentar

Compartir

Más relevantes ▼



ATIA s. 20(1)

Is this wedding at the event place on Draper?

4 sem Me gusta Responder



ATIA s. 20(1)

Beautiful Bride 🥰❤️

3 sem Me gusta Responder



ATIA s. 20(1)

Miles Smile cla nadin kunin mong coordinator mo

3 sem Me gusta Responder Ver traducción



ATIA s. 20(1)

Stunning!!

4 sem Me gusta Responder



Comentar como Isela Contreras





River's Edge Private Residence

10 de octubre de 2024 · 🌐

...

Welcome to your exclusive private residence! Our private residence offers a perfect blend of luxury and leisure. Enjoy state-of-the-art amenities, serene spaces, and vi... [Ver más](#)



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River's Edge - Event Centre & Resort

19 de junio de 2024 · 🌐

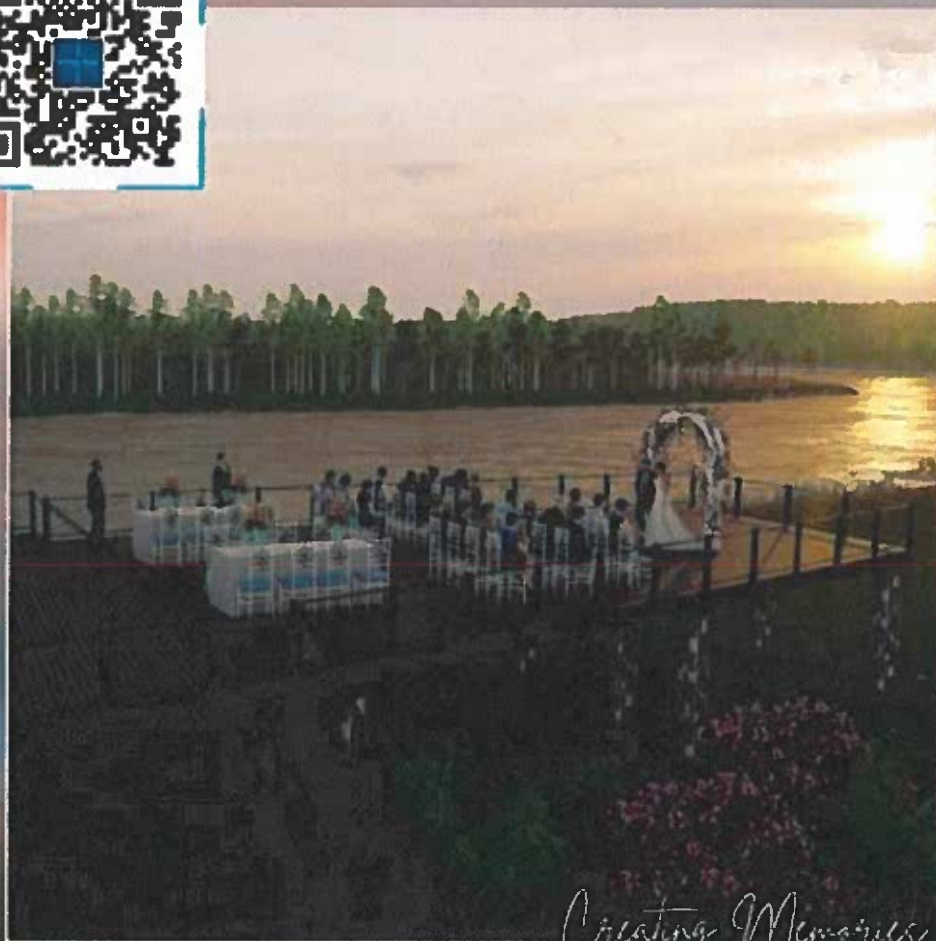
...

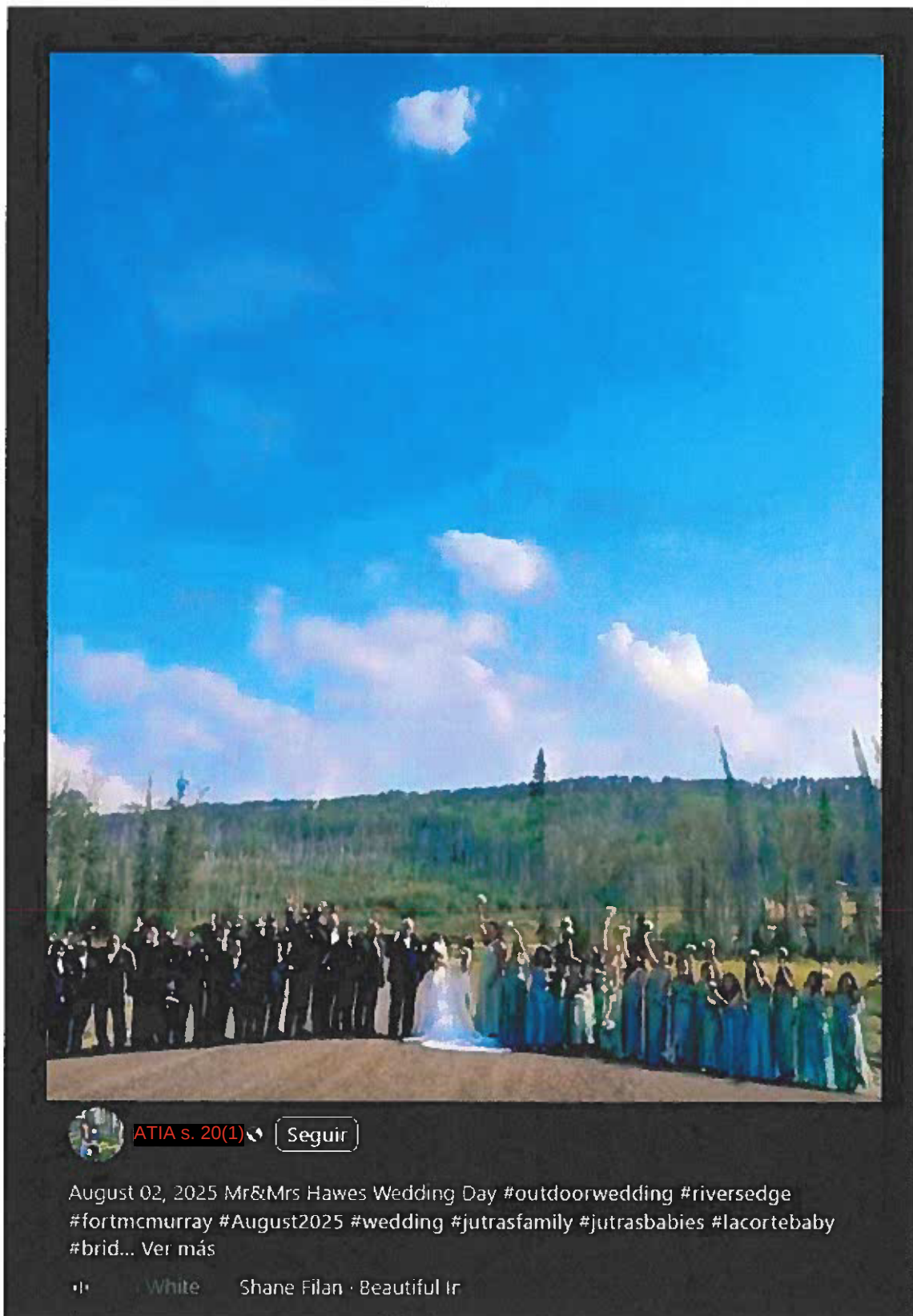
Create beautiful memories at River's Edge Events. Your support is needed for our community – fill out the letter of support by scanning the QR code or at <https://riversedgeevents.ca/fillable-support-letter>

Better yet, join us for the public hearing on Tuesday, June 25th at 6:00 PM at City Hall Council Chambers, 9909 Franklin Avenue.

Learn more at www.riversedgeevents.ca and envision your next special event with us!

Let's create unforgettable memories together.





ATIA s. 20(1)

Seguir

August 02, 2025 Mr&Mrs Hawes Wedding Day #outdoorwedding #riversedge
#fortmcmurray #August2025 #wedding #jutrassfamily #jutrassbabies #lacortebaby
#brid... Ver más



White

Shane Filan · Beautiful Ir

**ATIA s. 20(1)**

Reels · 6 de ago · 🔒



Premiar



11



2



August 02, 2025 Mr&Mrs Hawes Wedding Day #outdoorwedding #riversedge
#fortmcmurray #August2025 #wedding #jutrasfamily #jutrasbabies #lacortebaby
#brid... Ver más



hite

Shane Filan · Be

TAB 8

Reviews

Google review summary ⓘ

Write a review



Reviews

Sort by

- Most relevant
- Newest
- Highest
- Lowest



ATIA s. 20(1)

8 reviews · 1 photo

★★★★★

4 months ago

Beautiful and well appointed rooms. Very helpful host on site. Great location on the river.



 Hover to react





ATIA s. 20(1)

1 review

★★★★★

5 months ago

Beautiful place, went here for a night with family and friends and it was wonderful. Recommend doing events here and also just having a great time with friends and family. 4 sweets upstairs and every bedroom has a bathroom and a shower ... [More](#)

**ATIA s. 20(1)**

8 reviews · 4 photos



★★★★★ 11 months ago

Just recently attended a work staff appreciation day at this beautiful location. It is absolutely amazing. Such a lovely place to host events, or even just booking the air bnb portion for a local quiet getaway. Looking forward to see this place grow and hopefully the opportunity to plan a few events of my own.



1

**ATIA s. 20(1)**

Local Guide · 16 reviews · 6 photos



★★★★★ 11 months ago

Great Place to host events in town, Its a beautiful gateway while still within city limits!!



1

**ATIA s. 20(1)**

7 reviews · 2 photos



★★★★★ a year ago

Beautiful location.



1

**ATIA s. 20(1)**

1 review



★☆☆☆☆ 2 years ago

Terrible place, worst plan of idea



Hover to react



River's Edge Private Residence (Owner)

2 years ago

Hello there, I'm a bit puzzled by your review since our facility hasn't opened yet.

We kindly request that you refrain from leaving fake reviews, as your actions can have a significant impact on local small businesses. Please consider being a good citizen and a supportive community member.



ATIA S. 20(1)

1 review



★★★★★ 2 years ago



Facebook · River's Edge Private Residence

330+ followers



River's Edge Private Residence | Fort McMurray AB

Luxury vacation home on 120 acres on the Clearwater River, 10 minutes from downtown YMM. Four luxury suites with king bed, steamshower, soaker tub, ...



Facebook · River's Edge - Event Centre & Resort

1.2K+ followers



River's Edge - Event Centre & Resort | Fort McMurray AB

A fully **privately** funded project including: A riverside Wedding & Event Centre 🏡 A Family Campground A Kids' Camp (KCARE) supporting all kids – including ...

5.0 ★★★★★ (2)

Reviews from the web

5/5 Facebook · 2 votes



riversedgeevents.ca

<https://riversedgeevents.ca>

River's Edge Event Centre and Resort

This venue is set to offer a tranquil oasis for community events, providing a serene escape from the everyday hustle.



escape.com.au

<https://www.escape.com.au> > ... > Northern-territory

This stunning Top End tour broke my Northern Territory ...

3 hours ago — They're something of an engineering marvel, made from saliva, sand and droppings and acting as outback compasses, always pointing north-south.

In order to show you the most relevant results, we have omitted some entries very similar to the 5 already displayed.

If you like, you can repeat the search with the omitted results included.



×











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River's Edge Private Residence



All



By owner



Street View & 360°



B. HISTORY

TAB 9

HISTORICAL CHRONOLOGY - 7880 DRAPER ROAD

1. April 4, 2024 - Development Permit for Change Of Use Application Number: 2024-DP-00093

The owner submitted an application for a Development Permit to change the use of the approved Single Detached Dwelling to a Resort Facility. A preliminary review of the application is complete, and Planning and Development Services will render a decision on the application following the approval of development permits for the construction of an access road and site remediation.

2. April 8, 2024 Land Use Bylaw Amendment Application Number: 2024-LU-00001

On April 8, 2024, a Land Use Bylaw amendment application was submitted to rezone a portion of the Lands from Country Residential District to Small Holdings District. The application was approved on June 25, 2024.

3. June 14, 2024 - Site Inspection

Planning and Development Services conducted an inspection of the Lands on June 14, 2024. The inspection revealed Land Use Bylaw contraventions, including undertaking development without a valid Development Permit. Further safety concerns, such as slope subsidence and crevasses, were noted on the Lands.

4. July 3, 2024 - Voluntary Work Stoppage

The owner notified the Development Authority they would stop all work associated with clearing and grading on a voluntary basis and had retained a contractor to address the slope instability issues.

5. July 5, 2024 - Letter Issued to the Owner

RMWB issued a letter requiring the owner to cease activity and obtain a Development Permit by August 10, 2024.

6. July 11, 2024 – Stop Order Issued

Based on the findings of the site inspection conducted, Planning and Development Services issued a Stop Order on July 11, 2024. The Stop Order required the owner to:

- (a) Stop the unauthorized deposition or removal of topsoil or other materials, or the clearing of the Lands;
- (b) Return any area of disturbance on the Lands exceeding that lawfully approved to its original grade and condition or, alternatively, to have a plan submitted to and accepted by RMWB to complete such remediation; and
- (c) Not to resume the deposition or removal of topsoil or other materials, or the clearing of the Lands, without an approved Development Permit.

7. July 18, 2024 - Meeting

The parties agreed that to address the Stop Order, the owner would obtain a Development Permit and any other required permits for site development, which included the stockpiling of clay material.

8. August 1, 2024 - Stockpiling Development Permit and Route Haul Permit

The owner submitted a Development Permit application for the stockpiling of clay and the required Route Haul permit. It was determined that the application was not complete as the owner did not provide the documentation required.

9. August 22, 2024 - Withdrawal of Stockpiling Development Permit

The owner advised that they no longer wanted to proceed with the Stockpiling Development Permit since they would not be able to undertake all the required studies in time to bring in the clay.

10. September 6, 2024 – Email

Planning and Development Services provided the owner with information and documentation required to comply with the Stop Order, which included a requirement for the owner to apply for Development Permits for the construction of an access road and for site remediation.

For the access road Development Permit, the following information was requested to properly review the application:

- (a) **Material Testing:** To test the quality of any fill for the road construction to ensure it is not contaminated
- (b) **Geotechnical Report for the Road Footprint:** Given that the proposed road will be situated within a floodplain, it is essential to ensure the road can withstand potential flood events and load bearing capacity of the ground.
- (c) **Engineering Design and Drawings:** To ensure the road's structural integrity.
- (d) **Route Haul Permit:** Required for any fill being brought onto the site.

For the Site remediation Development Permit, the following information was requested:

- (a) **Geotechnical Report:** To understand soil composition on the slope and have the necessary information to assess the slope stabilization plan.
- (b) **Slope Stabilization Plan:** To ensure the general safety of the site and protection of adjacent properties.
- (c) **Stormwater Management Plan:** To ensure the appropriate solution to managing water on site, including the approach to grading and drainage on site, and controlling erosion.

11. September 1, 2024 - Development Permit for Construction of the Access Road Application Number: 2024-DP-00292

The owner submitted an application for a Development Permit to develop an access road. To properly review the application, the owner was requested to submit information on material testing, a geotechnical report, engineering design and drawings, and a Route Haul Permit. To date, information on material testing, engineering design, and drawings, and a Route Haul Permit have not been submitted. Planning and Development Services is waiting for the information requested and will proceed with processing the application once it is received.

12. September 27, 2024 - Development Permit for Site Remediation Application Number: 2024-DP-00356

The owner submitted an application for a Development Permit to remediate the Lands. The permit was required to satisfy the requirements of the Stop Order issued on July 11, 2024. To properly review the application, the owner was requested to submit a geotechnical report, slope stabilization plan, and a stormwater management plan. While a geotechnical report and slope stabilization plan have been submitted, the owner has not submitted the stormwater management plan requested.

13. October 3, 2024 – Stop Order Retraction

Planning and Development Services retracted the Stop Order issued on July 11, 2024, with a condition that the owner:

- (a) Submits a detailed Slope Stabilization Plan and a Storm Water Management Plan;
- (b) Submits a Development Permit application for stockpiling clay or other materials on site and the associated Route Haul Permit;
- (c) Completes implementation of the Slope Stabilization Plan and Storm Water Management Plan by October 3, 2025.

14. February 26, 2025 - Land Use Bylaw Amendment Application Number: 2025-LU-00003

A Land Use Bylaw amendment application was submitted to rezone the Lands from Small Holdings to Direct Control. The application is pending Council's decision.

TAB 10



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Date of Issuance: July 11, 2024

STOP ORDER

Issued Pursuant to Section 645 of the Municipal Government Act, RSA 2000 c. M-26

TO: Landowner on Title: Jean Family Businesses Ltd.
SERVICE: Delivery to Address on Title

ATIA s. 20(1)

RE: Legal Description: Plan 2321444, Block 1, Lot 1
Municipal Address: 7880 Draper Road, Fort McMurray, AB
(in this Order referred to as the "Lands")

In my capacity as a designated officer/ Development Authority for the Regional Municipality of Wood Buffalo (the "Municipality"), I am hereby issuing a **STOP ORDER** pursuant to Section 645 of the *Municipal Government Act* (the "MGA") and pursuant to Section 37.4 of the Municipality's Land Use Bylaw No. 99/059 (the "LUB") with respect to the aforementioned Lands.

Section 645(1) of the MGA and Section 37.4 of the LUB permit a Development Authority to issue a Stop Order directing an owner to stop the use of the land or building in whole or in part where development or use of the land or a building does not comply with the *Municipal Government Act*, the Land Use Bylaw or regulations under Part 17 of the MGA, a Development Permit, or a Subdivision Approval.

The LUB, as amended, states as follows:

Section 19.1:

Except as otherwise provided in this Bylaw, no person shall undertake any development in the Municipality unless a development permit has first been issued pursuant to this Bylaw, and the development is in accordance with the terms and conditions of a development permit issued pursuant to this Bylaw.

Section 37.4 (a):

On finding that a development, land use, or use of a building is not in accordance with the Municipal Government Act or the regulations under the Act, this Bylaw, a development permit or subdivision approval or the conditions of either of them, a Development Officer may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them to:





- (i) *stop the development or use of the land or building in whole or in part as directed by the notice;*
- (ii) *demolish, remove or replace the development; or*
- (iii) *carry out any other actions required by the notice so that the development, use of the land or building complies with the Act or the regulations under the Act, this Bylaw, a development permit or subdivision approval; with the time set out in the notice.*

Section 37.4:

- (b) *The Municipality may register a caveat against the certificate of title for the land that is subject to the Stop Order, provided that the caveat is discharged when the Stop Order has been complied with.*
- (c) *The costs and expenses incurred by the Municipality in carrying out a Stop Order may be placed on the tax roll of the land subject to the Stop Order.*
- (d) *A person named in a Stop Order may appeal to the Subdivision and Development Appeal Board.*

As a result of a complaint, I have concluded that, in my opinion, development(s), including the removal of topsoil or the clearing of land, have occurred on the Lands and the development(s) and the use of the land do not comply with the Municipality's Land Use Bylaw 99/059 as:

1. **A site "Clearing and Grading Permit" number 2021-CG-00014 (the "2021 Permit") was approved by the Municipality on November 22, 2021, for the limited purposes of "removal of burned timber" in association with the construction of a new access driveway to the existing single detached dwelling on the site, as per submitted detailed design drawings. Such permission expired on February 14, 2021 (sic) (interpreted to be 2022, given the request for the permit to remove the felled timber "as soon as possible" and stated urgency of the application). I understand that the Clearing and Grading work on the Lands has continued beyond the February 14, 2022, permit expiry date and beyond the scope of approval in the 2021 Permit. No Development Permit has been issued to either extend the time of the initial "Clearing and Grading Permit" nor to authorize site grading activity beyond that defined in the detailed design drawings associated with the 2021 Permit;**
2. **No person shall undertake any development in the Municipality unless a Development Permit has first been issued pursuant to the LUB, the development is in accordance with the terms and conditions of a Development Permit issued pursuant to the LUB (section 19.1 LUB) and such permit remains valid and subsisting;**





3. No other valid and subsisting authorizations have been submitted or approved by other agencies which permit such activity. No person shall undertake any development without first obtaining such other approvals or licenses that may be required by other regulatory departments or agencies (section 19.2 LUB); and
4. Such other grounds that may be proven either before the Board (either the local Subdivision and Development Appeal Board (SDAB) or the Land and Property Rights Tribunal (LPRT) or a Court of competent jurisdiction.

ACCORDINGLY, **YOU ARE HEREBY ORDERED** to remedy the contraventions identified above in the following manner:

1. Immediately cease topsoil or other materials deposition, removal of same or clearing of the Lands;
2. Return any area of disturbance on the Lands exceeding that identified on the drawings associated with the 2021 Permit to its original grade and condition OR, alternatively, have a plan submitted to and acceptable to the Municipality to complete such remediation; and
3. Not to resume the deposition of topsoil or other materials, removal of same or clearing of the Lands without first having an issued, released and subsisting Development Permit for such activity.

YOU MUST COMPLY WITH THIS ORDER BY:

- With respect to item 1 and 3 above, immediately;
- with respect to item 2 above no later than 4:30 p.m. on Friday August 16, 2024.

BE ADVISED that in addition to the action sought pursuant to this Stop Order, the Municipality may further seek an injunction or other relief from the Alberta Court of King's Bench pursuant to Section 554 of the *Municipal Government Act*. Further, the Municipality has the authority to add the costs and expenses of carrying out this Order to the tax roll of any property for which you are the assessed person pursuant to Section 553(1)(h.1) of the *Municipal Government Act*.

Be advised that pursuant to Section 685(1) of the *Municipal Government Act* you may appeal the Stop Order within twenty-one days of the date of service of this Stop Order upon you.





REGIONAL MUNICIPALITY
OF WOOD BUFFALO

As a result, any notice of appeal can be filed by e-mail, fax, or hard copy to the local Subdivision and Development Appeal Board (SDAB) in care of:

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

REGIONAL MUNICIPALITY OF WOOD BUFFALO
PER:

ATIA s. 20(1)

Such Chandhiok, RPP, MCIP, AITP
Development Authority
Manager, Community Development Planning
Planning and Development Services

CC:

- Henry Hunter, Chief Administrative Officer, RMWB
- Amanda Haitas, Director, Planning and Development Services, RMWB
- Deanne Bergey, Director, Community Services, RMWB
- Keith Smith, Director, Public Works, RMWB
- Chris Davis, Manager, Legal Services Department, RMWB
- Kelly Colbourne, Manager, Public Works, RMWB
- Aaron Anderson, Manager, Bylaw Services, RMWB
- Nasir Qureshi, Manager, Development Engineering, RMWB
- Curtis Kachale, Community Peace Office, RMWB



TAB 11



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

October 3, 2024

By E-Mail/Personal Delivery

Jean Family Businesses Ltd. (c/o Kim Jean)

ATIA s. 20(1)

**RE: Legal Description: Plan 2321444, Block 1, Lot 1
Municipal Address: 7880 Draper Road, Fort McMurray, AB**

Dear Ms. Jean:

Thank you for emailing the geotechnical report on September 24, 2024. Upon review, the Development Authority is satisfied with the recommendations made. Pursuant to the submission of this report and your commitment to follow the recommendations through your email mentioned above, in my capacity as the Development Authority, I am retracting the Stop Order dated July 11, 2024, for 7880 Draper Road subject to the following conditions:

1. As part of your Development Permit application for site remediation (2024-DP-00356), received on Sept 27, 2024, a detailed Slope Stabilization Plan and a Storm Water Management Plan must be submitted. These plans must align with the recommendations contained within the geotechnical report and to the satisfaction of the Development Authority.
2. For stockpiling clay or other materials on site, a Development Permit (including a Site Grading/Storm Water Management Plan and Soil Testing information) and associated Route Haul Permit(s) must be applied for and approved.
3. As site remediation is yet to be started, the issues surrounding slope failure remain a concern. To ensure the slopes on your site are protected, the implementation of the Slope Stabilization Plan and Storm Water Management Plan (once approved) must be completed by October 3, 2025.

As the Development Authority, it is our responsibility to ensure safe and orderly development. We appreciate your commitment to resolving issues on your site. Please note that if these commitments are not followed through, the Development Authority is obligated to take further enforcement action.

Sincerely,

ATIA s. 20(1)

**Such Chandhiok, RPP, MCIP, AITP
Development Authority
Manager, Development Planning
Planning and Development Services**

CC:

- Henry Hunter, Chief Administrative Officer, RMWB
- Amanda Haitas, Director, Planning and Development Services, RMWB
- Deanne Bergey, Director, Community Services, RMWB
- Keith Smith, Director, Public Works, RMWB
- Chris Davis, Manager, Legal Services Department, RMWB
- Kelly Colbourne, Manager, Public Works, RMWB
- Aaron Anderson, Manager, Bylaw Services, RMWB

TAB 12



June 6, 2025

Brian Jean and Kimberley Jean

ATIA s. 20(1)

RE: Development in Contravention of Land Use Bylaw No. 99/059

Legal Address: Lot 1, Block 1, Plan 2321444

Civic Address: 7880 Draper Road, Fort McMurray, Alberta

Dear Ms. Jean,

In the spirit of moving things forward and following process, the below information outlines next steps should you wish to proceed with your submitted permits for 7880 Draper Road (the "Subject Property").

In April 2024, we received a Development Permit seeking to change the current use of the single detached dwelling to 'resort facility'. However, as advised, this permit could not be processed until other outstanding issues and permits were addressed, as outlined in this letter.

On July 5, 2024, we informed you that work was being carried out at 7880 Draper Road for which no development permits were sought and therefore a Stop Order was issued on July 11, 2024, ordering you to:

- I. Immediately Cease the unauthorized development;
- II. Submit a plan for remediation to the Municipality; and
- III. Not resume the deposition of materials without issuance of a development permit.

Through further discussions between you and the Municipality, including a meeting held on July 18, 2024, you had agreed to submit and obtain approval for all required Development Permits. Our files now indicate you currently have three submitted Development Permit applications, and our team has advised you of the associated requirements for each:

- I. **2024-DP-00093 for changing use of the single detached dwelling to 'resort facility'**
- II. **2024-DP-00292 for the construction of an access road**
- III. **2024-DP-00356 for site remediation**

Based on efforts made (i.e., permit applications, submission of some supporting documentation, written commitment to follow through on outstanding documentation dated September 20, 2024), the Development Authority retracted the Stop Order on October 3, 2024 and identified next steps (attached).

For ease of reference, the table below summarizes what is required for review and rendering a decision on your Development Permit applications, specifically for road construction and site remediation. Without this, the permit applications will be deemed incomplete and may be refused.



DP #	Development Permit Type	Supporting Documentation Required	Complete
2024-DP-00292	Access Road Construction	Material testing information ensuring the quality of any fill brought onto the subject property for the road construction to ensure it is not contaminated **NOTE: construction of the access road has continued without the material testing data being provided (or route haul permit). If the material testing information is not available and provided to the Development Authority, a <i>Phase II Environmental Site Assessment</i> , to the satisfaction of the Development Authority, will be required to confirm that any fill used in the construction of the access road was free of contaminants.	NO
2024-DP-00292	Access Road Construction	Geotechnical report for the road footprint to ensure that the road can withstand potential flood events and the load-bearing capacity of the ground	YES
2024-DP-00292	Access Road Construction	Engineering design and drawings	YES
2024-DP-00292	Access Road Construction	Route haul permit for any fill being brought onto the Subject property**	NO
2024-DP-00356	Site Remediation	Detailed Slope stabilization plan to ensure the general safety of the site and protection of adjacent properties	NO
2024-DP-00356	Site Remediation	Geotechnical report, including soil composition on the slope, to assess the slope stabilization plan	YES
2024-DP-00356	Site Remediation	Detailed stormwater management plan to ensure the appropriate solution to managing water on site, including the approach to grading and drainage on site, and controlling erosion	NO

Implementation of Site Remediation on the Subject Property must be complete by October 3, 2025 and requires the above approvals before proceeding. This requirement was outlined in the retracted Stop Order letter sent to you on October 3, 2024 (attached).

Please note, the table does not include information about your Development Permit application for change of use from Single Detached Dwelling to a "Resort Facility" (2024-DP-00093). A decision will be rendered after all steps above are complete.

We look forward to working with you to achieve compliance.

Sincerely,

ATIA s. 20(1)

Amanda Owens, RPP, MCIP
Director, Planning and Development Services

CC:

Jody Butz, Interim Chief Administrative Officer
Such Chandhiok, RPP, MCIP, Manager, Planning and Development Services

TAB 13

Janice Agrios

From: Amanda Owens <Amanda.Owens@rmwb.ca>
Sent: June 26, 2025 5:20 PM
To: Kim Jean; CCGI Office
Cc: CAO; Such Chandhiok; Ermias Amayu; Aaron Anderson
Subject: RE: 7880 Draper Road Land Use Bylaw Amendment - Public Hearing follow up

Hello Kim,

Thank you for your email. The answers to your questions are available below in BLUE font:

- 1) Would it be possible to withdraw our rezoning application now, possibly submit a new rezoning application in 2026, but in the meantime move forward with our existing permit applications?
 Yes, you may withdraw your current rezoning application, as Council has not made a decision. Please advise if you would like to do so by replying all to this email.
 Yes, you can submit a new rezoning application in 2026 to the new Land Use Bylaw 26/001.
 Yes, you can move forward with your existing permit applications which will be processed under the current Land Use Bylaw 99/059.
- 2) Our main objective at this time is to move forward with our development permit application to change the use of our property from Single Family Dwelling to Resort Facility (2024-DP-00093), Resort Facility being a discretionary use under Bylaw 99/059 and defined as *"commercial development which offers guest accommodation, as well as complimentary recreational opportunities."*

Could you possibly confirm that the only outstanding requirements for approval of 2024-DP-00093 would be to provide a slope stabilization plan and stormwater management plan (drainage plan) as well as material testing and route haul permit if material is brought from offsite, as you outlined in your recent letter?

Thank you for the clarity. You currently have 3 Development Permit applications submitted and the following remains outstanding:

2024-DP-00292 for the construction of an access road

- Material testing
- Route Haul permits for new fill

2024-DP-00356 for site remediation

- Detailed slope stabilization plan
- Detailed stormwater management plan

2024-DP-00093 for changing use of the single detached dwelling to 'resort facility'

- Given that the Slope Stability and Storm Water concerns identified on the site are safety issues, they would need to be resolved prior to us processing your application for the Resort Facility to ensure the site is safe for its intended use.
- Required documents have not been determined. This will occur once the above steps are complete.

- 3) I understand from our road contractor that the only material we will need to bring from offsite will be commercial grade gravel from a major supplier such as Burnco or similar, for the road top. Does this

commercially purchased gravel need to be tested? And would it be the supplier (i.e. Burnco) who would secure the route haul permit?

Any new materials brought onto your site require material testing, except for gravel. Route haul permits will be required and can be applied and obtained by you, or your contractor/supplier.

If you have previously imported or brought any materials on your site (including fill, topsoil, etc.) for the construction of the road, we would need materials testing information for that - please confirm. If the material has already been laid and spread through the site, and if you don't have materials testing information, you must submit an *Environmental Site Assessment Phase 2* report for us to ensure the fill is not contaminated.

- 4) If we choose to withdraw our rezoning application, could 2024-DP-00093 be approved immediately taking into consideration that:
- We have worked closely with Planning and Development from the start following all advice and suggestions,
 - We have done extensive engagement and confirmed substantial support, even amongst Draper residents,
 - Paragraphs 6.6 and 7.1.1. of the ParklandGeo geotechnical report submitted September 20, 2024 confirmed that there are no slope stability concerns: *"The current slopes were found to be stable under existing conditions. Shallow erosion channels were observed on-site during the site visits. These channels are not a slope stability concern."*
 - On September 29, 2024 we submitted a stormwater management plan as well as the slope stabilization plan provided by ParklandGeo (attached again for ease of reference)

Alternately, if your team needs time to verify driveway completion requirements, could our Resort Facility Development Permit application be approved immediately on a conditional basis? (I am advised that this is common practice in municipal planning and development.)

Once a decision on the application for Access Road (**2024-DP-00292**) and Site Remediation (**2024-DP-00356**) are processed and approved, the DP for Resort Facility (**2024-DP-00093**) can be processed. This DP will be circulated to the residents of Draper, taking their comments into consideration. Along with this, a technical review of the application will be required, which involves circulation and review by internal and external stakeholders. Therefore, we cannot commit to rendering a decision on your resort facility (**2024-DP-00093**) application immediately.

- 5) Are we okay to move forward in implementing our slope stabilization plan as submitted?
- The slope stabilization statement you submitted is a recommended solution guided by your geotechnical report. However, as part of the outstanding documentation, a detailed slope stabilization plan is required and would include engineered drawings to understand how this proposed recommendation will be implemented. The proposed stormwater management drawing is not an engineered solution as it was prepared by a land surveyor. We need to a detailed stormwater management (engineered), showing how surface run off will be managed throughout the site.
- 6) If we do choose to proceed with another rezoning application for the same purpose in 2026, can you confirm if the fees will be waived?
- If you choose to submit another application, you will be required to pay the fees for a new application as per the User Fees and Charges Bylaw.

Regarding your question about hosting a wedding on the site in early August, the development on the site is approved as a single detached dwelling for the purpose of residential activity. Any change in intensity is not aligned to the approved use on site and therefore would be contradictory to the Land Use Bylaw and subject to

enforcement. For your awareness, the Land Use Bylaw (99/059) defines BOARDING HOUSE as a dwelling unit where accommodation is provided for compensation, consisting of three or more Sleeping Units without cooking facilities.

As always, thank you for your time and advisement. Thank you for asking these questions and gaining clarity.

Regards,



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Amanda Owens, MBA, MCIP

Director

Planning & Development Services

T: 780-793-1033 | rmwb.ca

9909 Franklin Avenue

Fort McMurray | ᓄᓐᑕᓕᓴᓐ | Nistawâyâw | Etídlj Kué

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.

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From: Kim Jean [REDACTED] **ATIA s. 20(1)**

Sent: Monday, June 23, 2025 3:49 PM

To: Amanda Owens <Amanda.Owens@rmwb.ca>

Cc: CAO <CAO@rmwb.ca>; Such Chandhiok <Such.Chandhiok@rmwb.ca>; CCGI Office <office@ccgicanada.ca>

Subject: Re: 7880 Draper Road Land Use Bylaw Amendment - Public Hearing follow up

Good afternoon Amanda,

Thanks for your letter confirming our conversation last week and outlining three available options for our Development Permit Applications. I have also included my Executive Assistant Tammy Cooley in this email to make sure I don't miss anything as we move forward.

After reviewing the information, I just had a few questions and would request your input and advice:

- 1) Would it be possible to withdraw our rezoning application now, possibly submit a new rezoning application in 2026, but in the meantime move forward with our existing permit applications?
- 2) Our main objective at this time is to move forward with our development permit application to change the use of our property from Single Family Dwelling to Resort Facility (2024-DP-00093), Resort Facility being a discretionary use under Bylaw 99/059 and defined as "commercial development which offers guest accommodation, as well as complimentary recreational opportunities."

Could you possibly confirm that the only outstanding requirements for approval of 2024-DP-00093 would be to provide a slope stabilization plan and stormwater management plan (drainage plan) as well

as material testing and route haul permit if material is brought from offsite, as you outlined in your recent letter?

- 3) I understand from our road contractor that the only material we will need to bring from offsite will be commercial grade gravel from a major supplier such as Burnco or similar, for the road top. Does this commercially purchased gravel need to be tested? And would it be the supplier (i.e. Burnco) who would secure the route haul permit?
- 4) If we choose to withdraw our rezoning application, could 2024-DP-00093 be approved immediately taking into consideration that:
 - a. We have worked closely with Planning and Development from the start following all advice and suggestions,
 - b. We have done extensive engagement and confirmed substantial support, even amongst Draper residents,
 - c. Paragraphs 6.6 and 7.1.1. of the ParklandGeo geotechnical report submitted September 20, 2024 confirmed that there are no slope stability concerns: *"The current slopes were found to be stable under existing conditions. Shallow erosion channels were observed on-site during the site visits. These channels are not a slope stability concern."*
 - d. On September 29, 2024 we submitted a stormwater management plan as well as the slope stabilization plan provided by ParklandGeo (attached again for ease of reference)

Alternately, if your team needs time to verify driveway completion requirements, could our Resort Facility Development Permit application be approved immediately on a conditional basis? (I am advised that this is common practice in municipal planning and development.)

- 5) Are we okay to move forward in implementing our slope stabilization plan as submitted?
- 6) If we do choose to proceed with another rezoning application for the same purpose in 2026, can you confirm if the fees will be waived?

As always, thank you for your time and advisement,

Kim Jean

Kimberley Jean

Manager, Properties and Projects

CITY CENTRE GROUP INC.

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e: kim@ccgicanada.ca



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On Jun 18, 2025, at 4:12 PM, Amanda Owens <Amanda.Owens@rmwb.ca> wrote:

Hello Kim,

Thank you for our conversation today. As promised, attached is a letter summarizing the options available to you moving forward. For consistency, I am including our CAO's office and Manager of Development Planning, [@Such Chandhiok](#).

Regards,



**REGIONAL MUNICIPALITY
OF WOOD BUFFALO**

Amanda Owens, MBA, MCIP

Director

Planning & Development Services

T: 780-793-1033 | rmwb.ca

9909 Franklin Avenue

Fort McMurray | ᓄᓐᓕᓐᓴᓐᓴᓐ | Nistawâyâw | Etídlj Kué

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TAB 14

Janice Agrios

From: Amanda Owens <Amanda.Owens@rmwb.ca>
Sent: July 21, 2025 1:32 PM
To: Kimberley Jean; CCGI Office; Kim Jean
Cc: Mayor Sandy Bowman; CAO; Jody Butz; Matthew Harrison; Such Chandhiok; Kelly Johnson
Subject: RE: Please review
Attachments: RE: 7880 Draper Road Land Use Bylaw Amendment - Public Hearing follow up; Attachment_Letter - 7880 Draper Road Oct3_2024.pdf; 7880 Draper Road Letter_June6_2025.pdf

Hello Kim,

In response to your list of questions, please find the below responses.

Thank you

OUTSTANDING QUESTIONS:

1. **QUESTION:** Could our Resort Facility DP application potentially be conditionally approved given that:
 - i) ***Resort Facility*** is a discretionary use, which can be permitted at Mr. Chandhiok's discretion;
 - ii) Our building and main site is a kilometre away from the sites for the other two DP application sites;
 - iii) We have already planted over 4000 trees recommended by Northland Forest Products for slope stability;
 - iv) Parkland Geo confirmed there is no safety issue with slope stability;
 - v) P&D advised in 2021 that we would need to purchase more land if we wanted to move forward with a Resort Facility use (because it required 5 acres and we only had 4.6 acres), and we did go ahead and purchase additional land based on this recommendation;
 - vi) We have worked closely with P&D from the start - for five years now - following all advice and suggestions, having multiple development permits and other applications "circulated and reviewed" already;
 - vii) The MGA requires notification of adjacent landowners only (s. 692 and Subdivision and Development Regulation) and not all "*the residents of Draper*", which is not required by law and may in fact have unfairly prejudiced the popular/political opinion of our initiative according to an Edmonton lawyer specializing in the MGA with whom I was discussing this matter;
 - viii) We have done extensive engagement with 8 public consultations, two mail out surveys, an online survey, door-to-door consultation, social media engagement, and a consultation office on Franklin Avenue open full time for three months – more than any other private development as stated by P&D last year; and that
 - ix) We have confirmed substantial support, even amongst Draper residents. (A significant number of Draper residents have contacted me privately to express support for our initiative, but are afraid or unwilling to speak out publicly... I'll let you make your own conclusions on that).

- In April 2024, we received a Development Permit application seeking to change the current use of the single detached dwelling to 'resort facility'. This permit could not be processed until other outstanding issues and permits (2024-DP-00292 and 2024-DP-00356) are addressed as outlined in a letter sent to you on June 6, 2025 (attached).
- To date, we have received all supporting documentation for the Access Road Construction (2024-DP-00292) and glad to hear you are moving forward with your approved Route Haul permit. No further information is needed for DP-00292 and you can proceed with the work.
- To date, we have accepted your Geotechnical report as part of your Development Permit for site remediation (2024-DP-00356) – thank you. However, there are two items that remain outstanding:
 - o Detailed Slope stabilization plan to ensure the general safety of the site and protection of adjacent properties
 - o Detailed stormwater management plan to ensure the appropriate solution to managing water on site, including the approach to grading and drainage on site, and controlling erosion
 - o Please note: the Slope Stabilization Plan and Detailed Stormwater Management Plan can be combined into one Report.
- For your awareness, Section 692 of the MGA applies to Planning Bylaws, and mandates that a municipality must hold a public hearing before giving second reading to a bylaw that adopts or amends a statutory plan (like a Municipal Development Plan or Area Structure Plan) or a Land Use Bylaw. This requirement ensures public input is considered before significant changes to land-use planning documents are approved. Public hearings provide an opportunity for residents, landowners, and other interested parties to express their views on proposed changes to the municipality's planning framework.
- Your application for a Resort Facility is a Development Permit, not a bylaw amendment. Resort Facility is a *Discretionary Use – Planning Commission* in the Land Use Bylaw Small Holdings District, and the Municipality may choose to circulate to affected parties or landowners. Through public council meetings, Administration has heard comments in support and opposition to the Resort Facility. In the spirit of good governance and transparency, it is imperative that Administration take into consideration comments from affected parties prior to rendering a decision on the Resort Facility and therefore, the Municipality will continue to notify affected parties.
- As already communicated, a decision on your Resort Facility DP for change of use from Single Detached Dwelling (2024-DP-00093) will not be rendered until we receive a satisfactory Slope Stabilization Plan and Detailed Stormwater Management Plan.

2. QUESTION: Who are the “internal and external stakeholders” that would need to review our Resort Facility Development Permit application?

Internal Departments/Branches

- o Engineering
- o Project Management Office
- o Community Services
- o Roads & Maintenance
- o Underground Services
- o Regional Emergency Services
- o Safety Codes
- o Solid Waste
- o Water Treatment Branch
- o Waste Water Treatment Branch

- Statutory Plans
- Landscape Technician
- Subdivisions

External Stakeholders

- ATCO Gas
- ATCO Electric / Fortis
- Shaw
- Telus
- Alberta Health Services
- Alberta Environment & Protected Areas
- NAV Canada
- Others as required including neighboring property owners and affected parties

3. QUESTION: We were never advised that material testing was required for the construction of the driveway before now. Why?

- In a letter sent to you on October 3, 2024 from Such Chandhiok, it stated for stockpiling clay or other materials on site, soil testing is required (attached).
- This was confirmed in an email sent to you on July 16, 2025: “we do not require testing on the crushed asphalt – you are good to go. The testing requirements referenced in our earlier communication are for materials being brought into the site for fill - such as soils, clays, etc.”

4. QUESTION: We were never advised that route haul permits were required for new fill for the construction of our driveway. Why? (Incidentally, we have not brought any materials onto our site since our stop work order was lifted in October 2024.)

- In a letter sent to you on October 3, 2024 from Such Chandhiok, it stated for stockpiling clay or other materials on site, soil testing is required AND associated route haul permits must be applied for and approved (attached).
- In a letter sent to you on June 6, 2025 from Amanda Owens, it stated for Access Road Construction, a Route haul permit for any fill being brought onto the Subject property is required.

5. QUESTION: Why does P&D state that the Slope Stability and Storm Water reports are safety issues when the geotechnical report they required us to get (\$23,000) by Parkland Geo Engineering states unequivocally that these are NOT safety issues? (Paragraphs 6.6 and 7.1.1. “The current slopes were found to be stable under existing conditions. Shallow erosion channels were observed on-site during the site visits [likely caused by past actions adjacent landowner]. These channels are not a slope stability concern.”)

- In Paragraph 7.1.1, the report also stated that “A small sloughing failure was observed at the TOB immediately north of the existing residence on the plateau. This failure is expected to be caused by the tree removal and site grading on the slope. Recommendations for remediating the erosion channels and small sloughing failure at the TOB are provided in Section 7.6¹ and lists out 9 detailed recommendations for slope stability and erosion control.
- In Paragraph 7.1.4, the report recognizes the site needs protection and states that “minimizing disturbance and slope protection on the slope faces (such as vegetation) are recommended to improve stability and avoid long-term erosional issues on the slope face. Any bare ground areas on slopes should be seeded and protected to minimize erosion and surface water infiltration.”
- A Detailed Slope Stabilization Plan is required to ensure the general safety of the site and protection of adjacent properties.

- A Detailed Stormwater Management Plan is required to ensure the appropriate solution to managing water on site, including the approach to grading and drainage on site, and controlling erosion.
- These Plans can be combined into one report and should build off the recommendations identified in your Geotechnical report.
- NOTE: Site Remediation on the Subject Property must be complete by October 3, 2025 and requires the Slope Stabilization Plan and Stormwater Management Plan. This requirement was outlined in the retracted Stop Order letter sent to you on October 3, 2024

6. QUESTION: Why is P&D unable to provide requirements for a straightforward Development Permit Application? How can a person or small business possibly be expected to make a viable business plan based on these practices?

- Over the past few years, Administration has provided information via letters, emails, phone calls, multiple meetings with Planners, CAO, and the Mayor.
- Most recently, the June 6, 2025 letter clearly outlines what is required.

7. QUESTION: Until June 26 2025, material testing and route haul permits were not required for bringing new materials to our land. The requirement for material testing and route haul permits was for "stockpiling" only. When did this change and why are we just now being advised of it? Or is it still just for stockpiling?

- See answer to question 3 above.

8. QUESTION: It's unclear what is meant by "previously imported materials". Do they mean materials that were brought in after they gave us the stockpiling requirement on October 3, 2024? Or do they mean materials that were brought PRIOR to October 3, 2024? (The majority came from the Municipality so I sure hope it wasn't contaminated.). Or do they mean prior to our driveway being built? Or prior to us purchasing the property?

- Question is unclear. If further discussion is needed, schedule a phone call or meeting with Planning & Development Services.

9. QUESTION: Why is the Development Permit to finish our road on hold?

- The Access Road Construction Development Permit (2024-DP-00292) was not placed on hold, the application was incomplete and Administration was waiting for documentation. This was clarified in letters sent on October 2024 June 6, 2025.
- Since then, we have received all supporting documentation for the Access Road Construction (2024-DP-00292) and glad to hear you are moving forward with your approved Route Haul permit. No further information is needed for DP-00292 and you can proceed with the work.

10. QUESTION: Why were we never advised that our Development Permit to finish our road had been put on hold?

- The Access Road Construction Development Permit (2024-DP-00292) was not placed on hold, the application was incomplete and Administration was waiting for documentation.

11. QUESTION: Why did P&D tell us to get a route haul permit and then proceed to ensure our route haul permit was denied? (You can see how this looks I'm sure...)

- P&D does not accept, administer, or render decisions on Route Haul Permits. Public Works is responsible for this function.

12. QUESTION: Why are we only being advised now that our Resort Facility Development Permit is dependent on two other unrelated DPs being approved? When did this change?

- Access Road Construction and Site Remediation are pre-requisites for development. Therefore, Administration cannot render a decision on the change-of-use application for Resort Facility until these pre-requisites are completed. This is also outlined in the June 6 letter sent to you.

13. QUESTION: I understand it would not be customary in other jurisdictions to tie DPs together in this way, especially on such large acreages. Why has this decision been made by Mr. Chandhiok given that the required DPs are for the driveway and for a small portion of land at the northern edge of our property, which is 1km away from our building and confirmed by the Geotechnical Engineers to have no slope stability concerns. (Paragraphs 6.6 and 7.1.1. of the ParklandGeo geotechnical report submitted September 20, 2024).

- Access Road Construction and Site Remediation are pre-requisites for development. Therefore, Administration cannot render a decision on the change-of-use application for Resort Facility until these pre-requisites are completed. This is also outlined in the June 6 letter sent to you.
- In Paragraph 7.1.1, the report also stated that "A small sloughing failure was observed at the TOB immediately north of the existing residence on the plateau. This failure is expected to be caused by the tree removal and site grading on the slope. Recommendations for remediating the erosion channels and small sloughing failure at the TOB are provided in Section 7.6' and lists out 9 detailed recommendations for slope stability and erosion control.
- In Paragraph 7.1.4, the report recognizes the site needs protection and states that "minimizing disturbance and slope protection on the slope faces (such as vegetation) are recommended to improve stability and avoid long-term erosional issues on the slope face. Any bare ground areas on slopes should be seeded and protected to minimize erosion and surface water infiltration.'
- A Detailed Slope Stabilization Plan is required to ensure the general safety of the site and protection of adjacent properties.
- A Detailed Stormwater Management Plan is required to ensure the appropriate solution to managing water on site, including the approach to grading and drainage on site, and controlling erosion.
- These Plans can be combined into one report and should build off the recommendations identified in your Geotechnical report.
- NOTE: The Site Remediation DP (2024-DP-00356) is NOT for "a small portion of land at the northern edge of [your] property, which is 1km away from [your] building', it is for the entire property. Slope stability and stormwater management cannot be restricted to one small area within a site.
- NOTE: Site Remediation on the Subject Property must be complete by October 3, 2025 and requires the Slope Stabilization Plan and Stormwater Management Plan. This requirement was outlined in the retracted Stop Order letter sent to you on October 3, 2024

14. QUESTION: Does this mean that if we want to put an outbuilding on the far end of our 117 acres that it will be dependant on approval of any other outstanding DPs?

- The Land Use Bylaw (99/059) allows for Accessory Building not exceeding 10 m²; this does not require a Development Permit.

15. QUESTION: Is this common practice on other large acre and small acre properties in the RMWB and can you provide examples?

- Responsible and safe development is common practice.

16. QUESTION: Is AirBnb considered commercial use in the RMWB? And if so, do all AirBnb's in the RMWB therefore require a development permit to operate?

- The Land Use Bylaw (99/059) defines a BOARDING HOUSE as a dwelling unit where accommodation is provided for compensation, consisting of three or more Sleeping Units (e.g., Air BnB's), without cooking facilities.
- Your development is approved as a single detached dwelling, not a Boarding House.

17. QUESTION: What should I do if I am having a personal gathering at my home (which is permitted under the Bylaw) and Bylaw Officers get an erroneous complaint?

- Special events are not allowed in the Small Holdings district.
- Your development is approved as a single detached dwelling in the Small Holdings district, for the purpose of residential activity only. Any change in intensity that is not aligned to the approved use would be considered contradictory to the Land Use Bylaw and subject to enforcement.

18. QUESTION: Is it customary in the RMWB to require *engineered* drawings for stormwater drainage in a rural large acreage when you already have a geotechnical engineer's recommendations and a detailed surveyors plan for drainage and grading? Is it customary in other jurisdictions?

- Yes, this is a standard.

19. QUESTION: Is it customary to require *engineered* drawings for a rural slope that is not a safety concern?

- Yes, if there are erosion concerns.
- In Paragraph 7.1.1 of your geotechnical report, it states "A small sloughing failure was observed at the TOB immediately north of the existing residence on the plateau. This failure is expected to be caused by the tree removal and site grading on the slope. Recommendations for remediating the erosion channels and small sloughing failure at the TOB are provided in Section 7.6" and lists out 9 detailed recommendations for slope stability and erosion control.

20. QUESTION: Are *engineered* drawings necessary given that we have already provided a surveyor detailed grading drawings and given that this area of our property is so far from the river?

- See answer to Question 13 above.

21. QUESTION: In regard to our previous stop work order issued in July 2024, why was a stop work order issued when we formally volunteered to stop work on our own until concerns were remedied to the satisfaction of the development officer?

- A letter was sent to you via email on July 5, 2024 requesting you to sign an acknowledgement committing you would cease development on the land until a development permit was issued. A signed commitment was not received and therefore, Administration issued a Stop Order on July 11, 2024.

22. QUESTION: In regard to our previous stop work order issued in July 2024, why did our stop order state that we did not have a valid permit when we did indeed have a valid permit?

- There was no Development Permit for clearing of trees outside of the road footprint. At one point in 2021, you did have a Clearing and Grading permit for the road footprint and it has since expired.

23. QUESTION: In regard to our previous stop work order issued in July 2024, we had not done work on this permit in 2 years and previous municipal inspectors came and raised no issues. Why was a stop work order issued two years after work had ceased?

- The Stop Work order was issued because materials were being brought onto the site without any approvals, tree clearing on the site was conducted without any approvals, no site remediation for slope stability or erosion control was in place, and there was activity occurring on the site.

Regards,



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Amanda Owens, MBA, MCIP

Director

Planning & Development Services

T: 780-793-1033 | rmwb.ca

9909 Franklin Avenue

Fort McMurray | ᓄᓐᓕᓐᓴᓐᓴᓐ | Nistawâyâw | Etídlj Kué

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From: Kimberley Jean [REDACTED] **ATIA s. 20(1)**

Sent: Wednesday, July 16, 2025 2:13 PM

To: Mayor Sandy Bowman <Sandy.Bowman@rmwb.ca>

Cc: CAO <CAO@rmwb.ca>; Jody Butz <Jody.Butz@rmwb.ca>; Matthew Harrison <Matthew.Harrison@rmwb.ca>;

Amanda Owens <Amanda.Owens@rmwb.ca>

Subject: Re: Please review

Good afternoon Mayor Bowman,

Our route haul permit has been approved to move crushed asphalt from Wilson Industries to our property in Draper. We will **not** be stockpiling the crushed asphalt, we will be laying it directly on the driveway. I am still unclear as to whether we need this material tested. (See Question #7). Our original letter of requirements from Planning and Development on October 3, 2024 stated that material testing was required for **stockpiling**. A more recent letter implied that material testing was required for any material brought onto our 117 acres, which is a quite different scenario. To further complicate the matter, we inquired about materials testing with Wilson Industries and they were quite confused stating that they had NEVER before done testing on crushed asphalt.

Wondering if I could request your help clarifying whether we need to have this crushed asphalt (non-stockpiled) tested prior to transport? (Wilson currently plans to start transporting the crushed asphalt on Monday July 22nd.)

Thank you for your time and assistance,

Kimberley Jean

ATIA s. 20(1)

On Jul 12, 2025, at 10:18 AM, Mayor Sandy Bowman <Sandy.Bowman@rmwb.ca> wrote:

Hi Sandy,

Thank you for answering my message yesterday. You requested that I send you a list of questions regarding our property development in Draper. My questions are below and include new questions as well as questions to which we have never received answers. I have provided context for my questions underneath.

As always, please don't hesitate to reach out for any clarification.

Thank you for your time and best regards,

Kimberley Jean

ATIA s. 20(1)

OUTSTANDING QUESTIONS:

1. **QUESTION:** Could our Resort Facility DP application potentially be conditionally approved given that:
 - i) **Resort Facility** is a discretionary use, which can be permitted at Mr. Chandiok's discretion;
 - ii) Our building and main site is a kilometre away from the sites for the other two DP application sites;
 - iii) We have already planted over 4000 trees recommended by Northland Forest Products for slope stability;
 - iv) Parkland Geo confirmed there is no safety issue with slope stability;
 - v) P&D advised in 2021 that we would need to purchase more land if we wanted to move forward with a Resort Facility use (because it required 5 acres and we only had 4.6 acres), and we did go ahead and purchase additional land based on this recommendation;
 - vi) We have worked closely with P&D from the start - for five years now - following all advice and suggestions, having multiple development permits and other applications "circulated and reviewed" already;
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 - viii) We have done extensive engagement with 8 public consultations, two mail out surveys, an online survey, door-to-door consultation, social media

engagement, and a consultation office on Franklin Avenue open full time for three months – more than any other private development as stated by P&D last year; and that

- ix) We have confirmed substantial support, even amongst Draper residents. (A significant number of Draper residents have contacted me privately to express support for our initiative, but are afraid or unwilling to speak out publicly... I'll let you make your own conclusions on that).

2. QUESTION: Who are the “*internal and external stakeholders*” that would need to review our Resort Facility Development Permit application?
3. QUESTION: We were never advised that material testing was required for the construction of the driveway before now. Why?
4. QUESTION: We were never advised that route haul permits were required for new fill for the construction of our driveway. Why? (Incidentally, we have not brought any materials onto our site since our stop work order was lifted in October 2024.)
5. QUESTION: Why does P&D state that the Slope Stability and Storm Water reports are safety issues when the geotechnical report they required us to get (\$23,000) by Parkland Geo Engineering states unequivocally that these are NOT safety issues? (Paragraphs 6.6 and 7.1.1. “*The current slopes were found to be stable under existing conditions. Shallow erosion channels were observed on-site during the site visits [likely caused by past actions adjacent landowner]. These channels are not a slope stability concern.*”)
6. QUESTION: Why is P&D unable to provide requirements for a straightforward Development Permit Application? How can a person or small business possibly be expected to make a viable business plan based on these practices?
7. QUESTION: Until June 26 2025, material testing and route haul permits were not required for bringing new materials to our land. The requirement for material testing and route haul permits was for “stockpiling” only. When did this change and why are we just now being advised of it? Or is it still just for stockpiling?
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9. QUESTION: Why is the Development Permit to finish our road on hold?
10. QUESTION: Why were we never advised that our Development Permit to finish our road had been put on hold?

11. **QUESTION:** Why did P&D tell us to get a route haul permit and then proceed to ensure our route haul permit was denied? (You can see how this looks I'm sure...)
12. **QUESTION:** Why are we only being advised now that our Resort Facility Development Permit is dependent on two other unrelated DPs being approved? When did this change?
13. **QUESTION:** I understand it would not be customary in other jurisdictions to tie DPs together in this way, especially on such large acreages. Why has this decision been made by Mr. Chandhiok given that the required DPs are for the driveway and for a small portion of land at the northern edge of our property, which is 1km away from our building and confirmed by the Geotechnical Engineers to have no slope stability concerns. (Paragraphs 6.6 and 7.1.1. of the ParklandGeo geotechnical report submitted September 20, 2024).
14. **QUESTION:** Does this mean that if we want to put an outbuilding on the far end of our 117 acres that it will be dependant on approval of any other outstanding DPs?
15. **QUESTION:** Is this common practice on other large acre and small acre properties in the RMWB and can you provide examples?
16. **QUESTION:** Is AirBnb considered commercial use in the RMWB? And if so, do all AirBnb's in the RMWB therefore require a development permit to operate?
17. **QUESTION:** What should I do if I am having a personal gathering at my home (which is permitted under the Bylaw) and Bylaw Officers get an erroneous complaint?
18. **QUESTION:** Is it customary in the RMWB to require *engineered* drawings for stormwater drainage in a rural large acreage when you already have a geotechnical engineer's recommendations and a detailed surveyors plan for drainage and grading? Is it customary in other jurisdictions?
19. **QUESTION:** Is it customary to require *engineered* drawings for a rural slope that is not a safety concern?
20. **QUESTION:** Are *engineered* drawings necessary given that we have already provided a surveyor detailed grading drawings and given that this area of our property is so far from the river?
21. **QUESTION:** In regard to our previous stop work order issued in July 2024, why was a stop work order issued when we formally volunteered to stop work on our own until concerns were remedied to the satisfaction of the development officer?

22. **QUESTION:** In regard to our previous stop work order issued in July 2024, why did our stop order state that we did not have a valid permit when we did indeed have a valid permit?
23. **QUESTION:** In regard to our previous stop work order issued in July 2024, we had not done work on this permit in 2 years and previous municipal inspectors came and raised no issues. Why was a stop work order issued two years after work had ceased?

CONTEXT FOR QUESTIONS:

- A. On June 23, I advised P&D (through Amanda Owens) that our main objective at this time is to move forward with our development permit application to change the use of our property from Single Family Dwelling to Resort Facility (2024-DP-00093), Resort Facility being a discretionary use under Bylaw 99/059 and defined as “commercial development which offers guest accommodation, as well as complimentary recreational opportunities.”

I asked them to confirm outstanding requirements for this development permit application. Amanda Owens’ response was:

You currently have 3 Development Permit applications submitted and the following remains outstanding:

2024-DP-00292 for the construction of an access road

- Material testing
- Route Haul permits for new fill

2024-DP-00356 for site remediation

- Detailed slope stabilization plan
- Detailed stormwater management plan

2024-DP-00093 for changing use of the single detached dwelling to ‘resort facility’

- Given that the Slope Stability and Storm Water concerns identified on the site are safety issues, they would need to be resolved prior to us processing your application for the Resort Facility to ensure the site is safe for its intended use.
- Required documents have not been determined. This will occur once the above steps are complete.

Ms. Owens also stated: *Once a decision on the application for Access Road (2024-DP-00292) and Site Remediation (2024-DP-00356) are processed and approved, the DP for Resort Facility (2024-DP-00093) can be processed. This DP will be circulated to the residents of Draper, taking their comments into consideration. Along with this, a technical review of the application will be required, which involves circulation and review by internal and external stakeholders. Therefore, we cannot commit to rendering a decision on your resort facility (2024-DP-00093) application immediately.*

1. **QUESTION:** Who are the “internal and external stakeholders” that need to review our application? I would like a list please.

2. **QUESTION:** We were never advised that material testing was required for the construction of the driveway before now. Why?
 3. **QUESTION:** We were never advised that route haul permits were required for new fill for the construction of our driveway. Why? (Incidentally, we have not brought any materials onto our site since our stop work order was lifted in October 2024.)
 4. **QUESTION:** Why does P&D state that the Slope Stability and Storm Water reports are safety issues when the geotechnical report they required us to get (\$23,000) by Parkland Geo Engineering states unequivocally that these are NOT safety issues? (Paragraphs 6.6 and 7.1.1. *"The current slopes were found to be stable under existing conditions. Shallow erosion channels were observed on-site during the site visits [likely caused by past actions adjacent landowner]. These channels are not a slope stability concern."*)
 5. **QUESTION:** Why is P&D unable to provide requirements for a straightforward Development Permit Application? How can a person or small business possibly be expected to make a viable business plan based on these practices?
 6. **QUESTION:** Could our Resort Facility DP application potentially be conditionally approved given that:
 - i) *Resort Facility* is a discretionary use, which can be permitted at Mr. Chandiok's discretion;
 - ii) Our building and main site is a kilometre away from the sites for the other two DP application sites;
 - iii) We have already planted over 4000 trees recommended by Northland Forest Products for slope stability;
 - iv) Parkland Geo confirmed there is no safety issue with slope stability;
 - v) P&D advised in 2021 that we would need to purchase more land if we wanted to move forward with a Resort Facility use (because it required 5 acres and we only had 4.6 acres), and we did go ahead and purchase additional land based on this recommendation;
 - vi) We have worked closely with P&D from the start - for five years now - following all advice and suggestions, and already having multiple development permits and other applications "circulated and reviewed";
 - vii) The MGA requires notification of *adjacent landowners only* (s. 692 and Subdivision and Development Regulation) and not *all "the residents of Draper"*, which is not required by law and may in fact have unfairly prejudiced the popular/political opinion of our initiative according to an MGA lawyer from Edmonton with whom I was discussing this matter;
 - viii) We have done extensive engagement with 8 public consultations, two mail out surveys, an online survey, door-to-door consultation, social media engagement, and a consultation office on Franklin Avenue open full time for three months – more than any other private development as stated by P&D last year; and that
 - ix) We have confirmed substantial support, even amongst Draper residents. (A significant number of Draper residents have contacted me privately to express support for our initiative, but are afraid or unwilling to speak out publicly... I'll let you make your own conclusions on that).
- B. As part of the negotiations for our stop work order to be lifted in autumn of 2024, P&D agreed in their letter of October 3, 2024 to *"retract the stop work order...on the following conditions:*

1. *Slope Stabilization Plan and a Storm Water Management Plan must be submitted. These plans must align with the recommendations contained within the geotechnical report and to the satisfaction of the Development Authority.*

2. *For stockpiling clay or other materials on site, a Development Permit (including a Site Grading/Storm Water Management Plan and Soil Testing information) and associated Route Haul Permit(s) must be applied for and approved.*

3. *As site remediation is yet to be started, the issues surrounding slope failure remain a concern. To ensure the slopes on your site are protected, the implementation of the Slope Stabilization Plan and Storm Water Management Plan (once approved) must be completed by October 3, 2025.*

Then in P&D's email response on June 26 2025 they stated that material testing would be required for:

"Any new materials brought onto your site require material testing, except for gravel.

And that: *"Route haul permits will be required..."*

And that: *If you have previously imported or brought any materials on your site (including fill, topsoil, etc.) for the construction of the road, we would need materials testing information for that - please confirm. If the material has already been laid and spread through the site, and if you don't have materials testing information, you must submit an Environmental Site Assessment Phase 2 report for us to ensure the fill is not contaminated.*

(Just out of interest, a phase 2 environmental site assessment would cost my family between \$25k and \$100k)

7. **QUESTION:** Until June 26 2025, material testing and route haul permits were not required for bringing new materials to our land. The requirement for material testing and route haul permits was for "stockpiling" only. When did this change and why are we just now being advised of it? Or is it still just for stockpiling?
8. **QUESTION:** It's unclear what is meant by "previously imported materials". Do they mean materials that were brought in after they gave us the stockpiling requirement on October 3, 2024? Or do they mean materials that were brought PRIOR to October 3, 2024? (The majority came from the Municipality so I sure hope it wasn't contaminated.). Or do they mean prior to our driveway being built? Or prior to us purchasing the property?

Of course it wouldn't be reasonable to provide rules and requirements *after* the majority of a project has been completed. Incidentally, we have not brought in any material since October 3, 2024.

- C. However, we are now ready to put a crushed asphalt topper on our driveway to be provided by Wilson Industries. To try to jump through the new hoops of material testing and route haul permit (because we just want a driveway), we've been working with Wilson Industries for two weeks to complete the haul application, as extensive details are required including truck specifics like VIN numbers, plate numbers, drivers' names and licence numbers, etc.

We submitted our route haul permit application on July 10, 2025. Public Works sent an

email today stating: "An email has been received from our Planning and Development Services department stating that this application be put on hold."

9. **QUESTION:** **Why is the Development Permit to finish our road on hold?**
 10. **QUESTION:** **Why were we never advised that our Development Permit to finish our road had been put on hold?**
 11. **QUESTION:** **Why did P&D tell us to get a route haul permit and then proceed to ensure our route haul permit was denied? (You can see how this looks I'm sure...)**
- D. We were advised, in writing by Mr. Chandhiok, in July 2024 that our Resort Facility Development Permit Application 2024-DP-00093 would be on hold until our stop work order of July 11 2024 was lifted. The stop order was lifted on October 3, 2025, and we therefore understood that this Development Permit Application for Resort Facility (2024-DP-00093) would then continue through its process.
- On June 6 2025**, P&D advised that our Resort Facility Development Permit Application was now suddenly dependent on completing requirements for 2024-DP-00356 (site remediation that ParklandGeo said was not a safety issue) and completion of the driveway (2024-DP-00356). We were never advised of this previously. In fact, in our e-permitting account, 2024-DP-00356 shows as "proceed to plan review" and has for the last 8 months.
- Had we known that our commercial development application was dependent on these other requirements from our other Development Permit Applications, this would have significantly affected our decisions and actions over the last eight months. I asked P&D about this but never received a response.
12. **QUESTION:** **Why are we only being advised now that our Resort Facility Development Permit is dependent on two other unrelated DPs? When did this change?**
 13. **QUESTION:** **I understand it would not be customary in other jurisdictions to tie DPs together in this way, especially on such large acreages. Why has this decision been made by Mr. Chandhiok given that the required DPs are for the driveway and for a small portion of land at the northern edge of our property, which is 1km away from our building and confirmed by the Geotechnical Engineers to have no slope stability concerns. (Paragraphs 6.6 and 7.1.1. of the ParklandGeo geotechnical report submitted September 20, 2024).**
 14. **QUESTION:** **Does this mean that if we want to put an outbuilding on the far end of our 117 acres that it will be held up by any other outstanding DPs?**
 15. **QUESTION:** **Is this common practice on other large acre and small acre properties in the RMWB and can you provide examples?**

- E. On June 6 2025 Mr. Chandhiok sent us a warning letter stating: *"As a result of a complaint, I have investigated and concluded that unauthorized development, including Special Event(s), for which a valid Development Permit or approval has not been granted, has or continues to be undertaken at the Subject Property in contravention of Land Use Bylaw No. 99/059."*

P&D are and have been aware that we are renting our home on Airbnb, and that sometimes our guests have friends over for a personal gathering. So I inquired with Ms. Owens if Airbnb-style rental of a privately owned residential dwelling such as ours was considered commercial use (special event under the bylaw)? Because I was not aware that any form of development permit was required to rent out on Airbnb. I have spoken to a number of people that operate short-term rentals in Fort McMurray (bed and breakfasts) and my understanding was none of them applied for any type of permit or license because they thought it was not required if it was a private residence. Also for most of them a bed and breakfast isn't even a discretionary use in their zoning like (high density residential). I have not received a response on this.

16. QUESTION: Is Airbnb considered commercial use in the RMWB? And if so, do all Airbnb's in the RMWB therefore require a development permit to operate?

- F. On June 18 2025 I discussed over the phone with Ms. Owens and Mr. Butz the fact that we would be having a personal gathering at our Draper home in August with under 150 people. Seeing as a neighbour complained about a previous gathering, I requested advice from them on how to ensure that Bylaw Officers knew it was a personal gathering in case they received another complaint. Ms. Owens' response was as follows:

"Regarding your question about hosting a wedding on the site in early August, the development on the site is approved as a single detached dwelling for the purpose of residential activity. Any change in intensity is not aligned to the approved use on site and therefore would be contradictory to the Land Use Bylaw and subject to enforcement. For your awareness, the Land Use Bylaw (99/059) defines BOARDING HOUSE as a dwelling unit where accommodation is provided for compensation, consisting of three or more Sleeping Units without cooking facilities."

Truthfully, I'm not really sure what this response means or how it relates to my question.

17. QUESTION: What should I do if I am having a personal gathering at my home (which is permitted under the Bylaw) and Bylaw Officers get an erroneous complaint?

- G. A letter from Mr. Chandhiok on October 3, 2024 listed the following requirements for site remediation of the little slope on the northeast corner of our property: i) *"A Detailed Slope Stabilization Plan"* and ii) *"A Stormwater Management Plan"* which *"align with the recommendations contained within the geotechnical report and to the satisfaction of the Development Authority."*

I had submitted both a Slope Stabilization Plan and Stormwater Management Plan on September 27, 2024. Both plans were recorded as submitted in our e-permitting account.

However, on June 6 2025, we received a letter from Ms. Owens stating that the Slope Stabilization Plan and Stormwater Management Plan had not yet been provided. I subsequently asked for clarification on this as I had previously submitted them, saw them

on our online account as "submitted" and did not receive any indication from P&D that they were not sufficient. Ms. Owens' response was the following:

*"The slope stabilization statement you submitted is a recommended solution guided by your geotechnical report. However, as part of the outstanding documentation, a detailed slope stabilization plan is required and would include **engineered drawings** to understand how this proposed recommendation will be implemented. The proposed stormwater management drawing is not an engineered solution as it was prepared by a land surveyor. We need to a detailed **stormwater management (engineered)**, showing how surface run off will be managed throughout the site.*

Both the slope stabilization plan and stormwater management plan are uncomplicated... it is a gentle sloping hillside beside our privately owned driveway that ends at the plateau where are residence is. The geotechnical engineer already prepared the following plan:

- Grade the slope to a consistent angle from the road embankment up to the residence plateau. A consistent slope inclination of 5.9 to 7.0H:1V will provide a long-term stable slope for the TOB.
- Vegetate the slope as soon as practicable.
- Grading of the site and/or construction activities shall not allow ponding of water or the focused discharge of water toward the slopes.
- Surface runoff shall be directed away from the slopes.
- Any bare ground areas on slopes will be seeded to minimize erosion and surface water infiltration.
- Road fill slopes to be sloped and graded to effectively and rapidly remove all surface water during and after construction. Water should not be allowed to pond on any exposed subgrade surfaces.
- Water should be collected at the bottom of the slope by drainage ditches that transport the water away from the slope and road.

We already contracted a surveyor to provide a detailed survey of the land and detailed drawings for contour, grading and runoff and provided this to P&D with our Slope Stability and Stormwater Management Plans. If we requested an engineer to do this, he would just need to contract a surveyor.

18. **QUESTION:** Is it customary in the RMWB to require *engineered* drawings for stormwater drainage when you already have a geotechnical engineer's recommendations and a detailed surveyors plan for drainage and grading? Is it customary in other jurisdictions?
19. **QUESTION:** Is it customary to require *engineered* drawings for a slope that is not a safety concern?
20. **QUESTION:** Are *engineered* drawings necessary given that we have already provided a surveyor detailed grading drawings and given that this area of our property is so far from the river?
21. **QUESTION:** In regard to our previous stop work order issued in July 2024, why was a stop work order issued when we formally volunteered to stop work on our own until concerns were remedied to the satisfaction of the development officer?

22. **QUESTION:** In regard to our previous stop work order issued in July 2024, why did our stop order state that we did not have a valid permit when we did indeed have a valid permit?
23. **QUESTION:** In regard to our previous stop work order issued in July 2024, we had not done work on this permit in 2 years and previous municipal inspectors came and raised no issues. Why was a stop work order issued two years after work had ceased?

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

Sandy Bowman

Mayor

Regional Municipality of Wood Buffalo

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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.

C. LEGISLATION

TAB 15

Alberta Statutes
 Municipal Government Act
 Part 17 — Planning and Development (ss. 616-708)
 Division 5 — Land Use

KeyCite treatment

Most Recently Cited in: Radford v. Summer Village of Norglenwold (Development Authority), 2025 ABLPRT 524, 2025 CarswellAlta 1991, [2025] A.W.L.D. 3684 | (Alta. L.P.R.T., Aug 26, 2025)

R.S.A. 2000, c. M-26, s. 645

s 645. Stop order

Currency

645.Stop order

645(1) Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with

- (a) this Part or a land use bylaw or regulations under this Part, or
- (b) a development permit or subdivision approval,

the development authority may act under subsection (2).

645(2) If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to

- (a) stop the development or use of the land or building in whole or in part as directed by the notice,
- (b) demolish, remove or replace the development, or
- (c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit or a subdivision approval,

within the time set out in the notice.

645(2.1) A notice referred to in subsection (2) must specify the date on which the order was made, must contain any other information required by the regulations and must be given or sent to the person or persons referred to in subsection (2) on the same day the decision is made.

645(3) A person who receives a notice referred to in subsection (2) may appeal the order in the notice in accordance with section 685.

Amendment History

2017, c. 13, s. 1(59); 2022, c. 16, s. 9(80)

Currency

Alberta Current to Gazette Vol. 121:6 (March 31, 2025)

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Alberta Statutes**Municipal Government Act****Part 17 — Planning and Development (ss. 616-708)****Division 10 — Subdivision and Development Appeals****Development Appeals [Heading added 2016, c. 24, s. 126.]****KeyCite treatment**

Most Recently Cited in: Wilson v. Rocky View County (Development Authority), 2025 ABLPRT 530, 2025 CarswellAlta 1992, [2025] A.W.L.D. 3686 | (Alta. L.P.R.T., Aug 26, 2025); Radford v. Summer Village of Norglenwold (Development Authority), 2025 ABLPRT 524, 2025 CarswellAlta 1991, [2025] A.W.L.D. 3684 | (Alta. L.P.R.T., Aug 26, 2025)
R.S.A. 2000, c. M-26, s. 685

s 685. Grounds for appeal

Currency

685.Grounds for appeal**685(1)** If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal the decision in accordance with subsection (2.1).

685(1.1) A decision of a development authority must state whether an appeal lies to a subdivision and development appeal board or to the Land and Property Rights Tribunal.

685(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal the decision in accordance with subsection (2.1).

685(2.1) An appeal referred to in subsection (1) or (2) may be made

- (a) to the Land and Property Rights Tribunal

(i) unless otherwise provided in the regulations under section 694(1)(h.2)(i), where the land that is the subject of the application

(A) is within the Green Area as classified by the Minister responsible for the *Public Lands Act*,

(B) contains, is adjacent to or is within the prescribed distance of a highway, a body of water, a sewage treatment or waste management facility or a historical site,

(C) is the subject of a licence, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission, or

(D) is the subject of a licence, permit, approval or other authorization granted by the Minister of Environment and Protected Areas or the Minister of Forestry, Parks and Tourism,

or

(ii) in any other circumstances described in the regulations under section 694(1)(h.2)(ii),

or

(b) in all other cases, to the subdivision and development appeal board.

685(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

685(4) Despite subsections (1), (2), (2.1) and (3), if a decision with respect to a development permit application in respect of a direct control district

(a) is made by a council, there is no appeal to the subdivision and development appeal board, or

(b) is made by a development authority, the appeal may only be made to the subdivision and development appeal board and is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

Amendment History

Municipal Government Act, R.S.A. 2000, c. M-26, s. 685

2015, c. 8, s. 73; 2016, c. 24, s. 127; 2020, c. L-2.3, s. 24(41); 2020, c. 39, s. 10(50); 2022, c. 16, s. 9(81); 2022, c. 21, s. 57(3)

Currency

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Alberta Statutes

Municipal Government Act

Part 17 — Planning and Development (ss. 616-708)

Division 10 — Subdivision and Development Appeals

Development Appeals [Heading added 2016, c. 24, s. 126.]

KeyCite treatment

Most Recently Cited in: Allard v. Stevens, 2025 ABCA 326, 2025 CarswellAlta 2291 | (Alta. C.A., Sep 29, 2025)

R.S.A. 2000, c. M-26, s. 686

s 686. Appeals

Currency

686.Appeals

686(1) A development appeal is commenced by filing a notice of the appeal, containing reasons, with the board hearing the appeal

(a) in the case of an appeal made by a person referred to in section 685(1)

(i) with respect to an application for a development permit,

(A) within 21 days after the date on which the written decision is given under section 642, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

(ii) with respect to an order under section 645, within 21 days after the date on which the order is made,

or

(b) 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.

686(1.1) Where a person files a notice of appeal with the wrong board, that board must refer the appeal to the appropriate board and the appropriate board must hear the appeal as if the notice of appeal had been filed with it and it is deemed to have received the notice of appeal from the applicant on the date it receives the notice of appeal from the first board, if

(a) in the case of a person referred to in subsection (1), the person files the notice with the wrong board within 21 days after receipt of the written decision or the deemed refusal, or

(b) in the case of a person referred to in subsection (2), the person files the notice with the wrong board 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.

686(2) The board hearing an appeal referred to in subsection (1) must hold an appeal hearing within 30 days after receipt of a notice of appeal.

686(3) The board hearing an appeal referred to in subsection (1) must give at least 5 days' notice in writing of the hearing

(a) to the appellant,

(b) to the development authority whose order, decision or development permit is the subject of the appeal, and

(c) to those owners required to be notified under the land use bylaw and any other person that the board hearing the appeal considers to be affected by the appeal and should be notified.

686(4) The board hearing an appeal referred to in subsection (1) must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal, including

(a) the application for the development permit, the decision and the notice of appeal, or

(b) the order under section 645.

686(4.1) Subsections (1)(b) and (3)(c) do not apply to an appeal of a deemed refusal under section 683.1(8).

686(5) In subsection (3), "**owner**" means the person shown as the owner of land on the assessment roll prepared under Part 9.

Amendment History

2016, c. 24, s. 128; 2017, c. 13, s. 1(65); 2018, c. 11, s. 13(9); 2020, c. 39, s. 10(51); 2024, c. 19, s. 12(4)

Currency

Municipal Government Act, R.S.A. 2000, c. M-26, s. 686

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Alberta Statutes

Municipal Government Act

Part 17 — Planning and Development (ss. 616-708)

Division 10 — Subdivision and Development Appeals

Development Appeals [Heading added 2016, c. 24, s. 126.]

KeyCite treatment

Most Recently Cited in: Allard v. Stevens, 2025 ABCA 326, 2025 CarswellAlta 2291 | (Alta. C.A., Sep 29, 2025)

R.S.A. 2000, c. M-26, s. 687

s 687. Hearing and decision

Currency

687.Hearing and decision

687(1) At a hearing under section 686, the board hearing the appeal must hear

- (a) the appellant or any person acting on behalf of the appellant,
- (b) the development authority from whose order, decision or development permit the appeal is made, or a person acting on behalf of the development authority,
- (c) any other person who was given notice of the hearing and who wishes to be heard, or a person acting on behalf of that person, and
- (d) any other person who claims to be affected by the order, decision or permit and that the subdivision and development appeal board agrees to hear, or a person acting on behalf of that person.

687(2) The board hearing the appeal referred to in subsection (1) must give its decision in writing together with reasons for the decision within 15 days after concluding the hearing.

687(3) In determining an appeal, the board hearing the appeal referred to in subsection (1)

- (a) [Repealed 2020, c. 39, s. 10(52)(c)(ii).]
- (a.1) must comply with any applicable land use policies;

- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clauses (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;
- (b) must have regard to but is not bound by the subdivision and development regulations;
- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
 - and
 - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

687(4) In the case of an appeal of the deemed refusal of an application under section 683.1(8), the board must determine whether the documents and information that the applicant provided met the requirements of section 683.1(2).

Amendment History

2009, c. A-26.8, s. 83(13); 2015, c. 8, s. 74; 2017, c. 21, s. 28(5); 2018, c. 11, s. 13(10); 2020, c. 39, s. 10(52)

Currency

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TAB 16



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

**Consolidated Version
Of
Land Use Bylaw**

(being Bylaw No. 99/059 of the Regional Municipality of Wood Buffalo, as amended by Bylaw No. 17/014, consolidated and printed under the authority of the Chief Administrative Officer of the Regional Municipality of Wood Buffalo)

This is certified to be a true copy of consolidated Bylaw No. 99/059 of the Regional Municipality of Wood Buffalo.

Audrey Rogers
Chief Legislative Officer

RELATED INDUSTRIAL FACILITY means those industries related to oil sands extraction and upgrading and include, but are not limited to, processing, fabricating, storage, transportation, receiving or distribution of goods or materials.

RELIGIOUS ASSEMBLY means a development and any related meeting halls used for spiritual worship and related religious, charitable, educational or social activities, but does not include a school. A religious assembly may include an area not exceeding 150.0 m² for the display and sale of religious items, at the discretion of the Development Authority. A religious assembly may include a single family dwelling for the resident religious leader, provided it is an accessory to the principal use. (BL 08/001)

RESEARCH AND DEVELOPMENT means premises used for the purpose of conducting research and developing products or services, but does not include retail or wholesale of those products or services. (BL 07/055)

RESIDENTIAL SALES CENTRE means development of a show home or temporary building used for a limited period of time for the purpose of marketing residential land and buildings.

RESORT FACILITY means commercial development which offers guest accommodation, as well as complimentary recreational opportunities. The resort may include dining and beverage facilities, concessions and picnic areas. Typical uses include fishing lodges, ski resorts, golf courses, riding, and boating and fishing facilities. (BL 07/034)

RETAIL STORE, GENERAL means development used for the retail sale of consumer goods from within an enclosed building, but does not include a liquor store. This type of retail store may include food preparation and consumption areas with a maximum capacity of twelve persons. (BL 08/001)

RETAIL STORE, CONVENIENCE means development used for the retail sale of those goods required by area residents or employees on a day to day basis in an enclosed building which does not exceed 275 sq. m. in gross floor area. Typical uses include small food stores, drug stores, video sales and rentals, and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter, but does not include a liquor store. This type of retail store may include food preparation and consumption areas with a maximum capacity of twelve persons. (BL 08/001)

RETAINING WALL means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock. or similar materials, but does not include a foundation wall. (BL 04/012)

RURAL SERVICE AREA means that portion of the Regional Municipality of Wood Buffalo located outside of the Fort McMurray Urban Service Area.

SATELLITE DISH ANTENNA means:

- (a) a combination of an antenna or dish antenna, the purpose of which is to receive signals from orbiting satellites;
- (b) a low noise amplifier (LNA) situated at the focal point of the receiving component, the purpose of which is to magnify and transfer signals;

SPECIAL EVENT means a temporary activity that:

- (a) changes the use of land or a building, or that changes the intensity of use of land or a building;
- (b) does not exceed ten (10) consecutive calendar days, excluding the time required to erect and dismantle the event, which shall not exceed an additional ten (10) cumulative calendar days;
- (c) does not occur for more than fifteen (15) cumulative days in one calendar year, starting on January 1, excluding the time required to erect and dismantle the event;
- (d) is not part of a use at the site for which there is an existing Development Permit; and
- (e) may include a Carnival or a Festival but does not include Project Accommodation or a Garage Sale. (BL 12/039, 13/014)

SPECTATOR SPORTS FACILITY means development providing facilities intended for sports and athletic events which are held primarily for public entertainment, where patrons attend on a recurring basis. Typical uses include coliseums, stadia, arenas, animal racing tracks and vehicle racing tracks.

STAFF ACCOMMODATION means a residential building or buildings containing dwelling units which are used to house support staff for the operation of a recreational or commercial facility on the same site as that use. (BL 08/001)

STORAGE FACILITY means a site designed for the storage of goods or materials or equipment. No permanent buildings or structures are permitted.

STRUCTURE means anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground but not including pavements, curbs, walks or open air surfaced areas or movable vehicles.

SUBDIVISION means the division of a parcel of land into one or more smaller parcels by a plan of subdivision or other instrument.

SWIMMING POOL means an artificial body of water, excluding ponds, of more than 10.0 m² in area used for swimming, bathing or diving.

TELECOMMUNICATIONS TOWER means an installation consisting of an antenna or antenna array, mounted on a metal tower or support structure, designed for the purpose of the reception and transmission of cellular telephone or radio signals by federally licensed operators.

TEMPORARY PROJECT ACCOMMODATION means a temporary residential complex used to house camp workers by various contracting firms on a temporary basis of more than 28 days and less than 1 year. The camp is usually made up of a number of mobile units, clustered in such fashion as to provide sleeping, eating, recreation, and other basic living facilities. (BL 04/012, BL 06/001)

DELETED (BL 16/014)

TERMINAL RESERVE means lands within the airport reserved for the airport terminal building and associated infrastructure. (BL 12/011)

17.3 In the absence of a Municipal Planning Commission, the Development Officer shall perform its duties and responsibilities.

18. Duties and Responsibilities of the Planning Commission

18.1 The Municipal Planning Commission shall:

- (a) issue decisions for development permit applications for those uses listed as “Discretionary Uses – Planning Commission” in the subject land use district and any other applications referred to it by the Development Officer.
- (b) where a proposed development contains multiple uses, and those uses have different approving authorities, issue decisions for development permit applications for those uses which are both “Permitted Uses” and “Discretionary Uses – Planning Commission” or “Discretionary Uses – Development Officer” and “Discretionary Uses – Planning Commission” under the terms of this Bylaw.
- (c) if a proposed use of land or a building is not listed as a “Permitted Use”, “Discretionary Use – Development Officer” or “Discretionary Use – Planning Commission” in the Bylaw, the Municipal Planning Commission may determine that such a use is similar in character and purpose to a use listed under that land use district and may issue a development permit.

19. Development Requiring a Development Permit

- 19.1 Except as otherwise provided in this Bylaw, no person shall undertake any development in the Municipality unless a development permit has first been issued pursuant to this Bylaw, and the development is in accordance with the terms and conditions of a development permit issued pursuant to this Bylaw.
- 19.2 In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to obtain other such approvals or licenses that may be required by other regulatory departments or agencies.

20. Development Not Requiring a Development Permit

- 20.1 A development permit is not required for the following developments provided that they comply with the requirements of this Bylaw:
 - (a) any development exempted under the Act;
 - (b) use of building for election or census purposes;
 - (c) works of maintenance and repair if such maintenance and repair does not constitute structural alteration or change of use or intensity of use;
 - (d) **DELETED (BL 06/030)**
 - (e) **DELETED (BL 06/030)**
 - (f) internal alterations to residential buildings as long as such alteration does not constitute an increase in the number of dwelling units;
 - (g) temporary or portable buildings where the sole purpose of which is incidental to the construction of permanent structure for which a permit has been issued; **(BL 04/012)**

PART 3 - Enforcement and Penalties (BL 01/095)

The purpose of this part is to ensure that development is undertaken in an orderly, economical and beneficial manner and that the provisions of this bylaw are enforced consistently and fairly.

37. Enforcing the Land Use Bylaw

37.1 General Provisions

- (a) The enforcement powers granted under this Bylaw are in addition to any enforcement powers the Municipality or any of its officers may have under the Municipal Government Act or any other applicable legislation.
- (b) A Bylaw Enforcement Officer may enforce the provisions of the Municipal Government Act, this Bylaw, the conditions of a development permit and the conditions of a subdivision approval. Enforcement may be by Violation Ticket, notice of violation or any other authorized action to ensure compliance.
- (c) For the purpose of this Bylaw, a Stop Order is an Order in writing authorized by the Municipal Government Act, as amended, issued pursuant to subsection 37.4 hereof.
- (d) Regional Council shall, from time to time, taking into account social and economic factors including the resources available to it and the various demands made upon those resources by the residents of the Municipality, allocate resources to the Manager of Planning and Development Department, who shall then determine the extent of enforcement made under this Bylaw so as to optimize the use of those resources.
- (e) An enforcement remedy provided in this Bylaw may be used alone or in conjunction with any other enforcement remedy authorized by this or any other Bylaw or by statute or regulation.

37.2 Offences and Penalties

- (a) Any person who
 - (i) contravenes or causes, allows or permits a contravention of any provision of this Bylaw;
 - (ii) contravenes or fails to comply with a development permit or conditions forming part thereof;
 - (iii) authorizes or proceeds with any development that is at variance with the description, specifications or plans that were the basis for the issuance of a development permit;
 - (iv) continues development after a development permit has expired, been revoked or suspended;
 - (v) having been issued a Stop Order, does not complete the corrective measures described therein within the time specified therein;
 - (vi) displays a sign in an abandoned state; or

- (vii) displays a Portable Sign without a valid development permit outside the Urban Service Area or displays a portable sign which is not over an approved Portable Sign maker.
is guilty of an offence and is liable upon summary conviction to a fine not exceeding \$10,000 or to imprisonment for not more than one year, or to both fine and imprisonment.
- (b) where contravention is of a continuing nature, a separate offence is deemed to occur on each day the offence continues.
- (c) notwithstanding Section 3b) of the Regional Municipality of Wood Buffalo General Penalty Bylaw, for each offence and for each and every subsequent offence (including each and every day an offence is continued after the first day) the penalty shall be in accordance with Schedule 37A.

37.3 Violation Tickets

- (a) In accordance with the Provincial Offences Procedures Act, where there is reasonable and probable grounds to believe that an offence has been committed, a Bylaw Enforcement Officer may issue a Violation Ticket alone or in conjunction with any other enforcement remedy to which the Municipality may be entitled to exercise.
- (b) The Municipality is not required to issue a Violation Ticket before commencing any other enforcement action under the Municipal Government Act, the Provincial Offences Procedure Act, this Bylaw, or at all.
- (c) Where a contravention is of a continuing nature, a Violation Ticket may be issued for each day the offence continues.

37.4 Stop Orders

- (a) On finding that a development, land use, or use of a building is not in accordance with the Municipal Government Act or the regulations under the Act, this Bylaw, a development permit or subdivision approval or the conditions of either of them, a Development Officer may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention or any or all of them to:
 - (i) stop the development or use of the land or building in whole or in part as directed by the notice;
 - (ii) demolish, remove or replace the development, or
 - (iii) carry out any other actions required by the notice so that the development, use of the land or building complies with the Act or the regulations under the Act, this Bylaw, a development permit or subdivision approval.
 within the time set out in the notice.
- (b) The Municipality may register a caveat against the certificate of title for the land that is subject to the Stop Order, provided that the caveat is discharged when the Stop Order has been complied with.

- (c) The costs and expenses incurred by the Municipality in carrying out a Stop Order may be placed on the tax roll of the land subject to the Stop Order.
- (d) A person in a Stop Order may appeal to the Subdivision and Development Appeal Board.

37.5 Right of Entry

- (a) After reasonable notice to the owner or occupant in accordance with the Act, a Development Officer or Bylaw Enforcement Officer may enter property at reasonable times to ascertain if Bylaw requirements are being met.
- (b) If a person fails or refuses to comply with an Order of a Development Officer, Bylaw Enforcement Officer or the Subdivision and Development Appeal Board, a Development Officer or Bylaw Enforcement Officer may enter on the land or building and take any action necessary to carry out the order.
- (c) A person shall not prevent or obstruct a Development Officer or Bylaw Enforcement Officer from carrying out any official duty under this Bylaw or the Act. If consent is not given the Municipality may apply for an authorizing order.

37.6 Compliance with Other Legislation

- (a) 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:
 - (i) the requirements of the Safety Codes Act, Environmental Protection and Enhancement Act and Natural Resource Conservation Board Act;
 - (ii) the requirements of any other Federal, Provincial or Municipal statute, regulation, code or standard; and
 - (iii) the conditions of any caveat, covenant, easement, or other instrument affecting a building or land.
- (b) The Municipality has no responsibility or obligation to determine what other legislation may apply to a development, nor monitor or enforce compliance with such legislation.

(BL 01/095)

- 38. **DELETED (BL 01/095)**
- 39. **DELETED (BL 01/095)**
- 40. **Reserved for future use**
- 41. **Reserved for future use**
- 42. **Reserved for future use**

120. SH Small Holdings District (BL 00/001)

120.1 Purpose

The purpose of this District is to provide large lot acreages intended for residential, small scale agricultural pursuits and other compatible uses on lands that are potentially susceptible to flooding which are located below the 250 m contour.

If it can be demonstrated, through legal survey, that lands in this District are above the 250 m contour, or if lands between 248 m and 250 m can be demonstrated through certified geotechnical and environmental impact assessment to support smaller parcel sizes, subdivision to smaller lot sizes (minimum of 1.0 ha) may be considered. The provisions of the CR-Country Residential District shall apply to all SH – Small Holdings lots that are less than 2.0 ha in size without amendment to this Land Use Bylaw.

120.2 Permitted Uses:

- (a) Accessory Building
- (b) Essential Public Service
- (c) Home Occupation
- (d) Manufactured/Modular Home
- (e) Park
- (f) Public Use
- (g) Public Utility
- (h) Satellite Dish Antenna
- (i) Single Detached Dwelling
- (j) **DELETED (BL 12/039, BL 13/014)**

120.3 Discretionary Uses – Development Officer

- (a) Amateur Radio Antenna
- (b) Campground (**BL 04/012**)
- (c) Family Care Dwelling
- (d) Home Business
- (e) Market Garden
- (f) **DELETED (BL 04/012)**
- (g) Temporary Building or Structure

120.4 Discretionary Uses – Planning Commission (**BL 04/012**)

- (a) Bed and Breakfast
- (b) Camp Site
- (c) Community Service Facility
- (d) Country Inn
- (e) *Guest Ranch
- (f) *Intensive Agriculture (**as per Section 76.7 keeping of animals)
- (g) *Kennel
- (h) *Recreational Vehicle Park
- (i) *Resort Facility
- (j) *Outdoor Recreation Facility

120.5 Site Provisions

In addition to the general provision contained in Part 5, (of the Land Use Bylaw), the following standards shall apply to every Development in this District.

- | | | |
|-----|-----------------------------|--|
| (a) | Lot Area (minimum): | 2.0 ha

Those uses identified with an * must be on parcels 4.0 ha or greater |
| (b) | Front Yard, (minimum): | 7.6 m for principal building

15.0 m for all other buildings and structures |
| (c) | Side Yard, (minimum): | 7.6 m for principal building |
| (d) | Rear Yard, (minimum): | 7.6 m for principal building |
| (e) | Building Height, (maximum): | 10.0 m |

120.6 Additional Provisions

Small Holdings development shall only be allowed if the Development Authority is satisfied that:

- (a) adequate access exists to a public road;
- (b) no conflict will result with adjacent land owners;
- (c) the developer will be responsible for constructing all internal roads;
- (d) the development can be serviced with water and sanitary sewage in compliance with the Nuisance and General Sanitation Regulation of the Public Health Act and the Alberta Private Sewage Treatment and Disposal Regulation;
- (e) the development meets the requirements of Section 60 – Development in the Flood Plain (Clearwater River/Athabasca River Flood Plain Area) and Section 61 – Development Near Water Bodies and Water Courses, of this Bylaw.

(i) **DELETED (BL 12/039, BL 13/014)**

121. RMH – 1 Modified Manufactured Home District (BL 00/074)

121.1 Purpose

The purpose of this District is to provide for the development of manufactured home subdivisions which will allow for an attached garage in the Urban Service Area.

121.2 Permitted Uses:

The following are permitted uses:

- (a) Accessory Building
- (b) Home Occupation
- (c) Manufactured Home