

EXHIBIT LIST

File Number	Appellant
SDAB 2026-002	Jackie He

Legal Description	Civic Address
Lot 2A, Block, 32, Plan 8520960	380 Silin Forest Road, Fort McMurray

Exhibit #	Description	Filing Date
P1.:	Development Officer's Availability (4 pages)	2026-02-13
P2:	Appellant's Availability (4 pages)	2026-02-14
	Subject Area Map (1 page)	2026-02-09
1.	Notice of Appeal (6 pages)	2026-02-06
2.	Planner's Report (38 pages)	2026-03-18

From: [Phyllis Agyemang](#)
To: [Subdivision and Development Appeal Board](#)
Cc: [Lee-Anne Kumka](#); [Shailesh Makwana](#); [Jade Brown](#); [Anita Hawkins](#)
Subject: RE: SDAB 2026-002 Appeal Received
Date: Friday, February 13, 2026 9:17:17 AM
Attachments: [image001.png](#)

Good morning Heather,

March 25 works for me. Thank you.

Cheers,

Phyllis Agyemang, BSc., MSc.
Planner II | Planning and Development Services |
T: 780-743-7084

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 \(rmwb.ca\)](#)

Please consider the environment before printing this email.

From: Heather Fredeen <Heather.Fredeen@rmwb.ca> **On Behalf Of** Subdivision and Development Appeal Board

Sent: Friday, February 13, 2026 8:41 AM

To: Phyllis Agyemang <Phyllis.Agyemang@rmwb.ca>

Cc: Lee-Anne Kumka <Lee-Anne.Kumka@rmwb.ca>; Shailesh Makwana <Shailesh.Makwana@rmwb.ca>; Subdivision and Development Appeal Board <SDAB@rmwb.ca>; Jade Brown <Jade.Brown@rmwb.ca>; Anita Hawkins <Anita.Hawkins@rmwb.ca>

Subject: RE: SDAB 2026-002 Appeal Received

Good morning, Phyllis,

Thank you for providing your availability for the proposed hearing dates for the preliminary hearing and the merit hearing for file no. SDAB 2026-002. Please note that the Appellant has advised that he is not available for the March 19th merit hearing date as proposed. The Board therefore proposes and alternate date of **Wednesday, March 25, 2026, at 6:00 p.m.** to take place **virtually**. Please let me know prior to 12:00 p.m. noon on Tuesday February 17th if there are any conflicts with this date.

In the meantime, I will be sending a Notification of Preliminary Hearing for February 23, 2026, at 6:00 p.m. to take place virtually via Microsoft Teams. At this preliminary hearing, the Board will set the preliminary hearing date for the merit hearing. If the proposed date of March 25, 2026, at 6:00 p.m. (virtual format) work for you, there is no need to attend this preliminary

hearing; however, your certainly more than welcome to attend if you would like.

Please let me know if you have any questions.

Best regards,

Heather Fredeen
Tribunal Clerk
T: 780-743-7001 T: 780-743-7871

From: Phyllis Agyemang <Phyllis.Agyemang@rmwb.ca>
Sent: Tuesday, February 10, 2026 9:41 AM
To: Subdivision and Development Appeal Board <SDAB@rmwb.ca>
Cc: Lee-Anne Kumka <Lee-Anne.Kumka@rmwb.ca>; Shailesh Makwana <Shailesh.Makwana@rmwb.ca>
Subject: RE: SDAB 2026-002 Appeal Received

Good morning Heather,

Thank you. Both dates work for me.

Cheers,

Phyllis Agyemang, BSc., MSc.
Planner II | Planning and Development Services |
T: 780-743-7084

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

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Please consider the environment before printing this email.

From: Heather Fredeen <Heather.Fredeen@rmwb.ca> **On Behalf Of** Subdivision and Development Appeal Board
Sent: Tuesday, February 10, 2026 8:40 AM
To: Phyllis Agyemang <Phyllis.Agyemang@rmwb.ca>; Subdivision and Development Appeal Board <SDAB@rmwb.ca>
Cc: Lee-Anne Kumka <Lee-Anne.Kumka@rmwb.ca>; Shailesh Makwana <Shailesh.Makwana@rmwb.ca>
Subject: RE: SDAB 2026-002 Appeal Received

Good morning, Phyllis et al.,

I have discussed the scheduling of this hearing with the Board, and they are now proposing a

merit hearing date of Thursday, March 19, 2026, at 6:00 p.m. for this file.

The Board will therefore meet as follows:

- a virtual preliminary hearing on Monday, February 23, 2026, at 6:00 p.m.; and
- a merit hearing on Thursday, March 19, 2026, at 6:00 p.m., to be held in person in the Council Chamber.

Please advise if you have any concerns/conflicts with the above proposed scheduling prior to end of the day tomorrow, February 11, 2026.

Best regards,

Heather Fredeen
Tribunal Clerk
T: 780-743-7001 T: 780-743-7871

From: Phyllis Agyemang <Phyllis.Agyemang@rmwb.ca>
Sent: Monday, February 9, 2026 2:37 PM
To: Subdivision and Development Appeal Board <SDAB@rmwb.ca>
Cc: Lee-Anne Kumka <Lee-Anne.Kumka@rmwb.ca>; Shailesh Makwana <Shailesh.Makwana@rmwb.ca>
Subject: RE: SDAB 2026-002 Appeal Received

Good afternoon Heather,

Thank you for your email.

Please note that I will be out of the office from March 27 to April 21. The proposed date for the virtual preliminary hearing works for me. However, I would appreciate it if the merit hearing could be scheduled for any date before March 27 or after April 21.

Please let me know if any of those options are available.

Cheers,

Phyllis Agyemang, BSc., MSc.
Planner II | Planning and Development Services |
T: 780-743-7084

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[Planning & Development Services Customer Satisfaction Survey | Participate Wood Buffalo \(rmwb.ca\)](#)

Please consider the environment before printing this email.

From: Heather Fredeen <Heather.Fredeen@rmwb.ca> **On Behalf Of** Subdivision and Development Appeal Board

Sent: Monday, February 9, 2026 2:15 PM

To: Lee-Anne Kumka <Lee-Anne.Kumka@rmwb.ca>; Shailesh Makwana <Shailesh.Makwana@rmwb.ca>; Phyllis Agyemang <Phyllis.Agyemang@rmwb.ca>

Cc: Subdivision and Development Appeal Board <SDAB@rmwb.ca>

Subject: SDAB 2026-002 Appeal Received

Good afternoon,

This will confirm that a Notice of Appeal has been filed regarding the refusal of Development Permit No. 2025-DP-00399 for a sea-can located at 380 Silin Forest Road. Please find attached a copy of the Notice of Appeal for your records.

The Board is proposing to hold:

- a virtual preliminary hearing on Monday, February 23, 2026, at 6:00 p.m.; and
- a merit hearing on Wednesday, April 8, 2026, at 6:00 p.m., to be held in person in the Council Chamber.

Please advise if you have any concerns or scheduling conflicts with these proposed dates prior to end of day, Wednesday, February 11, 2026.

Kind regards,



Heather Fredeen
Tribunal Clerk

T: 780-743-7001 | rmwb.ca
9909 Franklin Avenue
Fort McMurray | ᓄᓐᓕᓕᓐᓂᓐ | Nistawâyâw | Etídlı́ 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.

From: ATIA 20(1)
To: [Subdivision and Development Appeal Board](#)
Subject: Re: SDAB 2026-002 Notice of Appeal Received
Date: Saturday, February 14, 2026 3:31:49 PM
Attachments: [image001.png](#)

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

Yes march 25 is acceptable

On Fri, Feb 13, 2026 at 8:31 AM Subdivision and Development Appeal Board
<SDAB@rmwb.ca> wrote:

Good morning, Jackie,

Thank you for providing your availability for the proposed hearing date of March 19, 2026.

The Board has proposed an alternate date of **Wednesday, March 25, 2026, at 6:00 p.m.** to hold the merit hearing. Please note that, should this date proceed, the hearing will be conducted **virtually** via Microsoft Teams. Kindly advise by 12:00 p.m. noon on Tuesday, February 17 if you have any conflicts with this date or the virtual format.

In the meantime, I will be forwarding a Notification of Preliminary Hearing, which is scheduled to take place virtually via Microsoft Teams on February 23, 2026 at 6:00 p.m. During this preliminary hearing, the Board will formally set the date for the merit hearing.

If you are agreeable to the proposed merit hearing date of March 25, 2026, at 6:00 p.m. and the virtually hearing format, attendance at the February 23rd preliminary hearing is not required; however, you are certainly welcome to attend should you wish.

Please let me know if you have any questions.

Best regards,



Heather Fredeen

Tribunal Clerk

T: 780-743-7001 | rmwb.ca

[9909 Franklin Avenue](#)

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: Jackie He <ATIA 20(1)>
Sent: Wednesday, February 11, 2026 2:45 PM
To: Subdivision and Development Appeal Board <SDAB@rmwb.ca>
Subject: Re: SDAB 2026-002 Notice of Appeal Received

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

Hi Heather. On the March 19, I'm not in town for a week can you schedule another day?
Thank you

On Tue, Feb 10, 2026 at 8:31 AM Subdivision and Development Appeal Board <SDAB@rmwb.ca> wrote:

Good morning, Mr. He,

Further to the email below, the Development Officer assigned to this file has advised that they are unavailable for the merit hearing proposed for Wednesday, April 8, 2026. Accordingly, the Board is proposing to schedule the merit hearing for Thursday, March 19, 2026, at 6:00 p.m.

The Board will therefore proceed as follows:

- Virtual Preliminary Hearing: Monday, February 23, 2026, at 6:00 p.m.
- Merit Hearing (In Person): Thursday, March 19, 2026, at 6:00 p.m.

Please advise if you have any concerns or scheduling conflicts with these proposed dates by end of day Wednesday, February 11, 2026.

Best regards,

Heather Fredeen

Tribunal Clerk

T: 780-743-7001 T: 780-743-7871

From: Heather Fredeen <Heather.Fredeen@rmwb.ca> **On Behalf Of** Subdivision and Development Appeal Board

Sent: Monday, February 9, 2026 2:20 PM

To: **ATIA 20(1)**

Cc: Subdivision and Development Appeal Board <SDAB@rmwb.ca>

Subject: SDAB 2026-002 Notice of Appeal Received

Importance: High

Good afternoon, Mr. He

This will confirm receipt of your Notice of Appeal received on Friday, February 6, 2026. Please find attached a copy of the Notice of Appeal for your records. Please note that file number SDAB 2026-002 has been assigned to your appeal and will be referenced throughout the process..

The Board is proposing to hold:

- a virtual preliminary hearing on Monday, February 23, 2026, at 6:00 p.m.; and
- a merit hearing on Wednesday, April 8, 2026, at 6:00 p.m., to be held in person in the Council Chamber.

Please advise if you have any concerns or scheduling conflicts with these proposed dates prior to end of day, Wednesday, February 11, 2026.

Kind regards,



Heather Fredeen

Tribunal Clerk

T: 780-743-7001 | rmwb.ca

[9909 Franklin Avenue](#)

[Fort McMurray](#) | ᓄᓐᑕᓐᓴᓐᓴᓐ | Nistawâyâw | Ełıdli Kuę

Alberta T9H 2K4

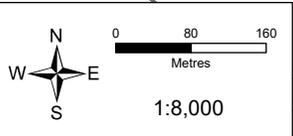
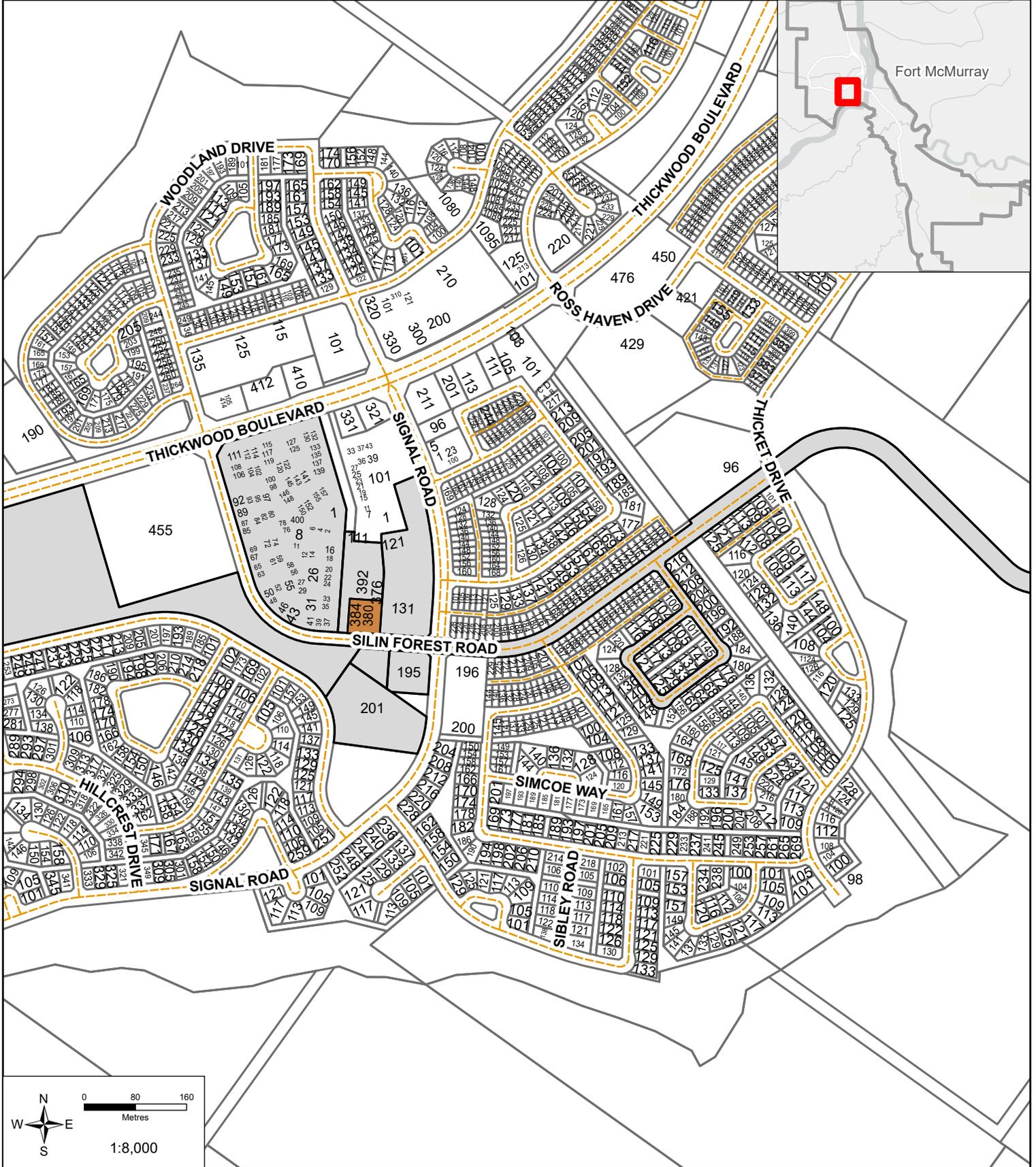
I humbly acknowledge that the land on which we live, learn, work and play is Treaty 8 Territory, the traditional

lands of the Cree, Dene, and the unceded territory of the Métis.

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SUBJECT AREA MAP

Notification



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

380 SILIN FOREST ROAD
Lot 2A, Block 32, Plan 8520960



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.

FEB 06 2025

Section 1 – Property Information

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

Lot 2A	Block 32	Plan 8520960	ATS
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Civic Address
380 SILIN FOREST ROAD.

Development Permit Number or type of Order
2025 DP-00399

Subdivision & Development
Appeal Board

SDAB 2026-002

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)
JACKIE HE

Agent¹ Name (if applicable) _____ Contact Name (if different) and position held _____

Mailing Address _____ City/Town _____ Province _____ Postal Code _____

Telephone Number (Daytime) _____ Alternate Telephone Number _____ Email Address _____

ATIA 20(1) **ATIA 20(1)** **ATIA 20(1)**

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

Development Permit	Subdivision Application	Notice of Order
<input type="checkbox"/> Approval <input type="checkbox"/> Condition of Approval <input checked="" type="checkbox"/> Refusal	<input type="checkbox"/> Approval <input type="checkbox"/> Condition of Approval <input type="checkbox"/> Refusal	<input type="checkbox"/> 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):
NOT IN AGREEMENT WITH PLAN AND DEV. DECISION TO RELOCATE C-CAN

(Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

Date **FEB 06 26** Signature of Appellant/Agent **ATIA 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.
ATIA 20(1)
Signature of Registered Owner

Please return the completed form and prescribed filing fee to:

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

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

MATTERS FOR AN APPEAL

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

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

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

IMPORTANT NOTICES

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

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

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



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

DEVELOPMENT PERMIT: #2025-DP-00399

January 19, 2026

1872778 Alberta Ltd.

ATIA 20(1)

Attention: Jackie He

Dear Jackie He,

**RE: DEVELOPMENT DECISION: Sea-can at 380 Silin Forest Road
Lot: 2A, Block: 32 Plan: 8520960**

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

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

Should you require further information, please contact the undersigned.

Yours truly,

The Regional Municipality of Wood Buffalo

Per: Phyllis Agyemang, Planner II

E: Phyllis.Agyemang@rmwb.ca T: 780-743-7084

Planning and Development Services

Attachments:

Development Permit #2025-DP-00399 REFUSAL Sea-can
Notice of Appeal Application





DEVELOPMENT PERMIT: #2025-DP-00399 REFUSAL

DATE: Monday, January 19, 2026
Civic Address: 380 Silin Forest Road
Legal Address: Lot: 2A, Block: 32, Plan: 8520960
DEVELOPMENT PERMIT REFUSED: Sea-can

APPLICANT: Jackie He

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

1. Section 1.6.1 – Transition

The Land Use Bylaw states that any complete development permit application submitted, or lawfully started, prior to the effective date of the new Bylaw (26/001) shall be evaluated under the former Land Use Bylaw No. 99/059.

- On November 17, 2025, the applicant was advised that the submission was incomplete and that additional information was required.
- On December 12, 2025, the Development Officer followed up again to request the outstanding information.
- To date, no additional information has been received, and therefore a complete application was not submitted before January 1, 2026.

Because the application remained incomplete past the effective date of Bylaw 26/001, the proposed sea-can must now be reviewed under Land Use Bylaw No. 26/001.

2. Section 5.1.10(a) – When an Accessory Building is a Sea-Can

Under Bylaw 26/001, sea-cans are prohibited in the Urban Service Area, except within institutional and industrial districts.

- The subject property is located in a commercial district within the Urban Service Area.
- Specifically, the property is zoned C3- Community Commercial District, which is neither institutional nor industrial, and therefore a sea-can cannot be approved on this site under the new Bylaw.

Since a complete application was not received before the new Bylaw came into effect, and because the proposed sea-can is not allowed in the proposed Land Use District, the application cannot be approved.

As the proposed development does not comply with Land Use Bylaw No. 26/001 and the application was not completed in time to be evaluated under the former Bylaw, the development permit application is hereby refused.

DATE OF DECISION: Monday, January 19, 2026

ATIA 20(1)

Development Officer





IMPORTANT NOTE

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

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

Date

Applicant's Signature



REPORT TO SUBDIVISION AND DEVELOPMENT APPEAL BOARD

File: SDAB 2026-002

Appellants: Jackie He

Subject: Development Permit Refusal 2025-DP-00399

Legal Description: Lot 2A, Block 32, Plan 8520960

Civic Address: 380 Silin Forest Road

Land Use Designation: C3 – Shopping Centre Commercial District (Land Use Bylaw 99/059)

Development Permit Application: 2025-DP-00399

Development Permit Refusal Date: January 19, 2026

Appeal Application Date: February 6, 2026

Introduction

1. This appeal stems from the refusal of Development Permit 2025-DP-00399, submitted for a sea-can and trailer located at 380 Silin Forest Road, legally described as Lot 2A, Block 32, Plan 8520960. (Attachment 1: Development Permit Refusal)

Chronology

2. May 13, 2025 - The Development Authority conducted a site inspection to follow up on a complaint received about unauthorized storage and development on the subject property. During this inspection, several land use bylaw violations were observed. (Attachment 2: Site Inspection Form, March 15, 2025)
3. October 9, 2025 – A follow up site inspection was completed to investigate the complaint. (Attachment 3: Site Inspection Form, October 9, 2025)
4. October 15, 2025 – The Development Authority issued a formal letter to the registered property owner identifying the observed Land Use Bylaw violations. The letter outlined the actions required to achieve compliance and established a deadline of November 15, 2025, after which the Municipality would proceed with further enforcement if compliance had not been achieved (Attachment 4: Letter to Property Owner).
5. October 29, 2025 – The Development Authority received a development permit application for the subject property.
6. October 30, 2025 – The application was assigned to a planner for review.
7. October 31, 2025 – The Development Authority emailed the applicant requesting additional information necessary to deem the application complete, including the

dimensions of the accessory buildings and required setback information. No response was received. (Attachment 5: Email from 1st Development Officer).

8. November 10, 2025 – The application was reassigned to a different development officer as the initial officer was away on leave.
9. November 17, 2025 – The new development officer contacted the applicant to introduce themselves and to again request the outstanding information. The applicant responded the same day, indicating that the information would be provided. Later that week, the applicant attended the front counter without a scheduled appointment, and the Development Officer reiterated the outstanding requirements and provided printed information detailing what was needed for the application to be deemed complete. (Attachment 6: Email from 2nd Development Officer)
10. December 12, 2025 – No further information had been received from the applicant. The Development Authority emailed the applicant to follow up and formally advised that the application remained incomplete (Attachment 7: Follow-up email from 2nd Development Officer). The applicant was instructed to submit all outstanding information by 4:00 p.m. on December 15, 2025 if they wished to proceed. This deadline was necessary because a new Land Use Bylaw would take effect on January 1, 2026, prohibiting sea cans in commercial districts within the Urban Service Area.
11. January 19, 2026 - The Development Authority refused the development permit for the following reasons: (Attachment 8: DP Refusal Email)

First, under Section 1.6.1 of Land Use Bylaw 26/001, only applications that were complete prior to the bylaw coming into effect may be processed under the former Land Use Bylaw No. 99/059. The applicant was advised on November 17, 2025, and again on December 12, 2025, that the application was incomplete. No additional information was provided before January 1, 2026; therefore, the application could not be evaluated under the former bylaw.

Second, under Section 5.1.10(a) of Land Use Bylaw 26/001, sea-cans are prohibited within the Urban Service Area except in institutional and industrial districts. The Subject Property is zoned C3 – Community Commercial District, which is neither institutional nor industrial. As a result, a sea-can cannot be approved at this location under the new Bylaw.

Because a complete application was not submitted before the new Land Use Bylaw came into effect, and because the proposed development is not permitted in the applicable Land Use District, the development permit application was refused.

Discussion

12. Under Land Use Bylaw 26/001, the subject property is zoned C3 – Community Commercial District, intended to accommodate a mix of retail, entertainment, small office commercial, and residential uses.
13. The proposed sea-can and trailer is associated with a Food Service, Major Restaurant, approve on July 13, 2022. (Attachment 9: Development Permit Approval 2021-DP-00501).

14. Based on the submitted application, the applicant intends to use the proposed sea-can and trailer for storage to support the approved restaurant use. (Attachment 10: Application Package: 2025-DP-00399)
15. Section 6.10.2 of Bylaw 26/001 lists Accessory Building as a permitted use in the Community Commercial District. (Attachment 11: Section 6.10.2 of Bylaw 26/001).
16. Under Bylaw 26/001, the definition of Accessory Building includes sea-cans, and the definition of Sea-can identifies storage as the intended use, consistent with the applicant's proposal. (Attachment 12: Land Use Bylaw 26/001 Definitions of sea-can and accessory building)
17. However, Section 5.1.10 establishes specific regulations for sea-cans, including additional restrictions on where they may be located within the Urban Service Area. (Attachment 13: Section 5.1 of Bylaw 26/001).
18. The purpose of this restriction is to promote high quality urban design and ensure development aligns with the intended character of commercial districts and adjacent residential neighbourhoods.
19. Under the former Bylaw 99/059, there were no specific restrictions on the siting of sea-cans. Therefore, if a complete application had been submitted before January 1, 2026, and met all other requirements, the Development Authority could have approved the sea-can with standard conditions.
20. Prior to the new bylaw coming into effect, the Development Authority typically treated sea-cans in commercial districts as temporary due to their lack of permanent foundations and often imposed expiry dates, even though this practice was not expressly outlined in the former bylaw.

Recommendation:

21. THAT the Subdivision and Development Appeal Board uphold the decision of the Development Authority.

Rationale:

22. In accordance with the Municipality's Land Use Bylaw No. 26/001:
 - a. Section 1.6.1 – Any complete development permit application submitted, or lawfully started, prior to the effective date of the new Bylaw (26/001) shall be evaluated under the former Land Use Bylaw No. 99/059. The effective date of Bylaw 26/001 was January 1, 2026. At this time a complete application was not received for the subject property. As such the development application was set to be reviewed under Bylaw 26/001.
 - b. Section 5.1.10(a) of Bylaw 26/001 states that sea-cans are prohibited in the Urban Service Area, except within institutional and industrial districts.
 - c. The subject property is located in a commercial district within the Urban Service Area. Specifically, the property is zoned C3 – Community Commercial District, which is neither institutional nor industrial, and therefore a sea-can cannot be

approved on this site under the new Bylaw.

- d. The development authority does not have the discretion to approve a use that contravenes Land Use Bylaw.

Attachments

1. Development Permit Refusal 2025-DP-00399
2. Site Inspection Form (May 13, 2025)
3. Site Inspection Form (October 9, 2025)
4. Letter to Property Owner (October 15, 2025)
5. Email from 1st Development Officer
6. Email from 2nd Development Officer
7. Follow-up email from 2nd Development Officer
8. DP Refusal email
9. Development Permit Approval 2021-DP-00501
10. Application Package: 2025-DP-00399
11. Section 6.10.2 of Bylaw 26/001
12. Definitions (Sea-can and Accessory building)
13. Section 5.1 of Bylaw 26/001

**REPORT TO SUBDIVISION AND DEVELOPMENT APPEAL BOARD
FILE #**

Prepared By:

ATIA 20(1)

Phyllis Agyemang
Planner/ Development Officer

March 17, 2026

Reviewed and
Supported By:

ATIA 20(1)

Shailesh Makwana
Supervisor
Planning and Development Services

March 17, 2026

Presented to: Subdivision and Development Appeal Board



DEVELOPMENT PERMIT: #2025-DP-00399

January 19, 2026

1872778 Alberta Ltd.

ATIA 20(1)

Attention: Jackie He

Dear Jackie He,

**RE: DEVELOPMENT DECISION: Sea-can at 380 Silin Forest Road
Lot: 2A, Block: 32 Plan: 8520960**

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

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

Should you require further information, please contact the undersigned.

Yours truly,

The Regional Municipality of Wood Buffalo

Per: Phyllis Agyemang, Planner II

E: Phyllis.Agyemang@rmwb.ca T: 780-743-7084

Planning and Development Services

Attachments:

Development Permit #2025-DP-00399 REFUSAL Sea-can
Notice of Appeal Application





DEVELOPMENT PERMIT: #2025-DP-00399 REFUSAL

DATE: Monday, January 19, 2026

APPLICANT: Jackie He

Civic Address: 380 Silin Forest Road

Legal Address: Lot: 2A, Block: 32, Plan: 8520960

DEVELOPMENT PERMIT REFUSED: Sea-can

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

1. Section 1.6.1 – Transition

The Land Use Bylaw states that any complete development permit application submitted, or lawfully started, prior to the effective date of the new Bylaw (26/001) shall be evaluated under the former Land Use Bylaw No. 99/059.

- On November 17, 2025, the applicant was advised that the submission was incomplete and that additional information was required.
- On December 12, 2025, the Development Officer followed up again to request the outstanding information.
- To date, no additional information has been received, and therefore a complete application was not submitted before January 1, 2026.

Because the application remained incomplete past the effective date of Bylaw 26/001, the proposed sea-can must now be reviewed under Land Use Bylaw No. 26/001.

2. Section 5.1.10(a) – When an Accessory Building is a Sea-Can

Under Bylaw 26/001, sea-cans are prohibited in the Urban Service Area, except within institutional and industrial districts.

- The subject property is located in a commercial district within the Urban Service Area.
- Specifically, the property is zoned C3- Community Commercial District, which is neither institutional nor industrial, and therefore a sea-can cannot be approved on this site under the new Bylaw.

Since a complete application was not received before the new Bylaw came into effect, and because the proposed sea-can is not allowed in the proposed Land Use District, the application cannot be approved.

As the proposed development does not comply with Land Use Bylaw No. 26/001 and the application was not completed in time to be evaluated under the former Bylaw, the development permit application is hereby refused.

DATE OF DECISION: Monday, January 19, 2026

ATIA 20(1)

Development Officer





IMPORTANT NOTE

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

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

Date

Applicant's Signature



Revised March 3, 2021



SITE INSPECTION FORM

Date: May 13, 2025 **Time:** 10am – 11am

Officer(s): Svitlana Kryvetska

Reason for Inspection: . File# 2025-002732 Complainant called

Complaint: 2025-002732

Civic Address: 380 Silin Forest Road

Legal Address: LOT 2A, BLOCK 32, PLAN 852 0960

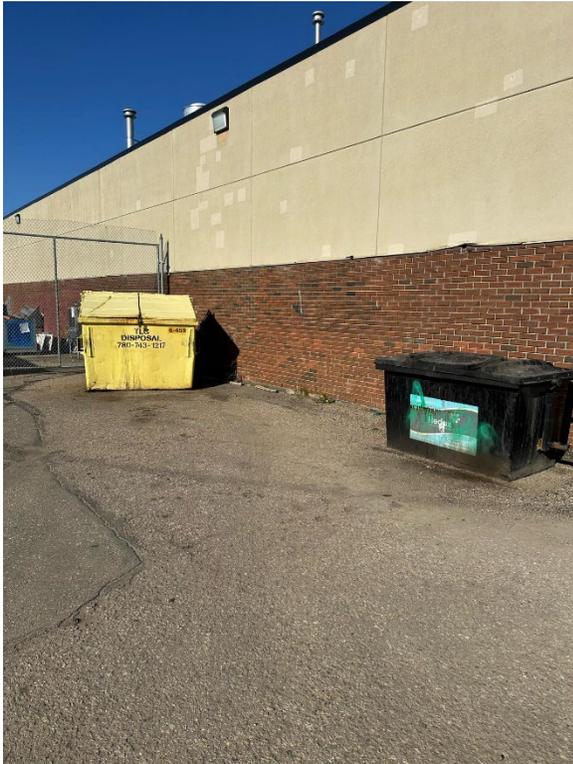
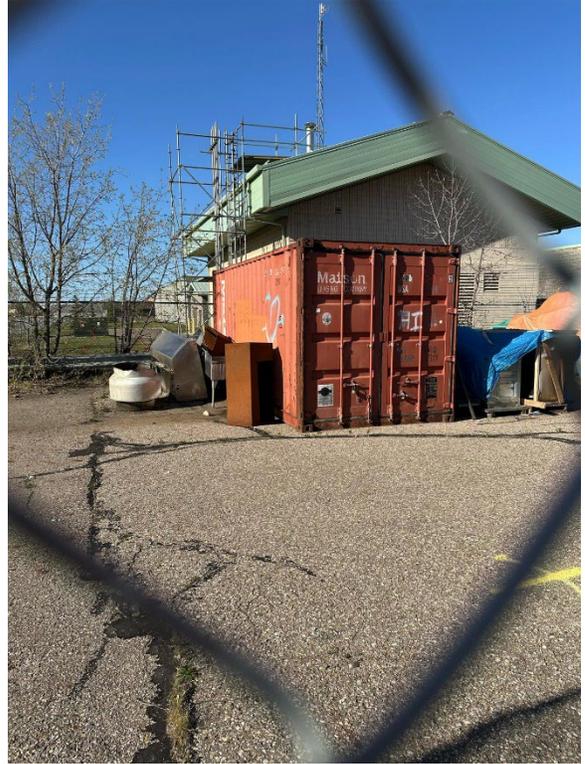
Land District: C3

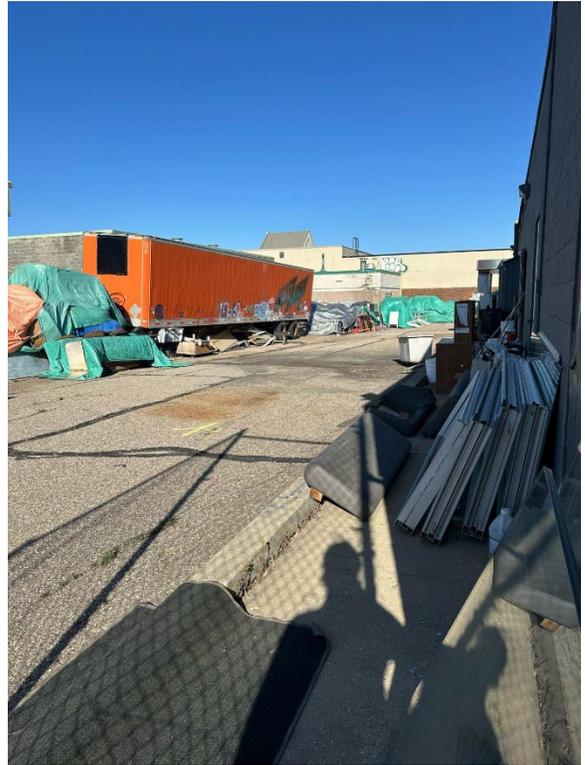
Property owner: 1872778 ALBERTA LTD. **ATIA 20(1)**

Observations: The Accessory buildings (Sea-can and Trailer) in the rear yard do not have an approved development permit. Unsafe and unsightly stockpiling in the yard.

Follow-up/Action Items: . Land Use Memorandum

Include Photos, if taken:





Revised March 3, 2021



SITE INSPECTION FORM

Date: October 9 , 2025

Time: 11am – 12pm

Officer(s): Svitlana Kryvetska

Reason for Inspection: . File# 2025-002732 Complainant called

Complaint: 2025-002732

Civic Address: 380 Silin Forest Road

Legal Address: LOT 2A, BLOCK 32, PLAN 852 0960

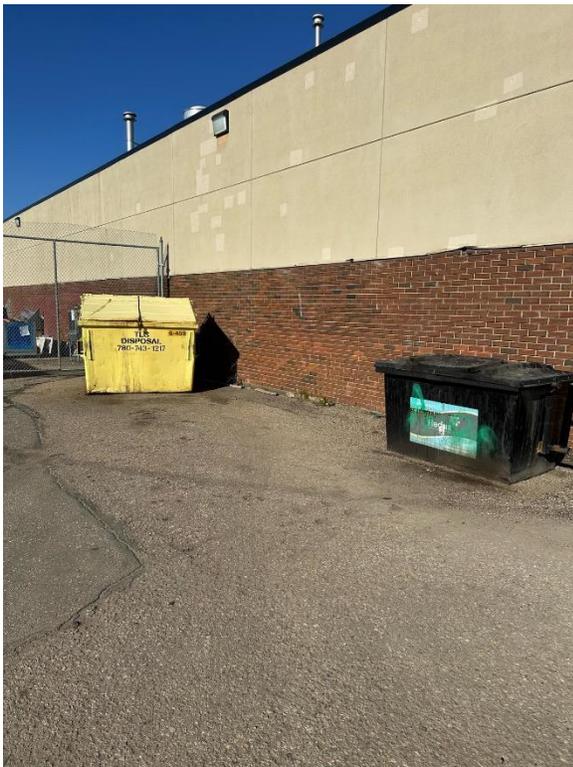
Land District: C3

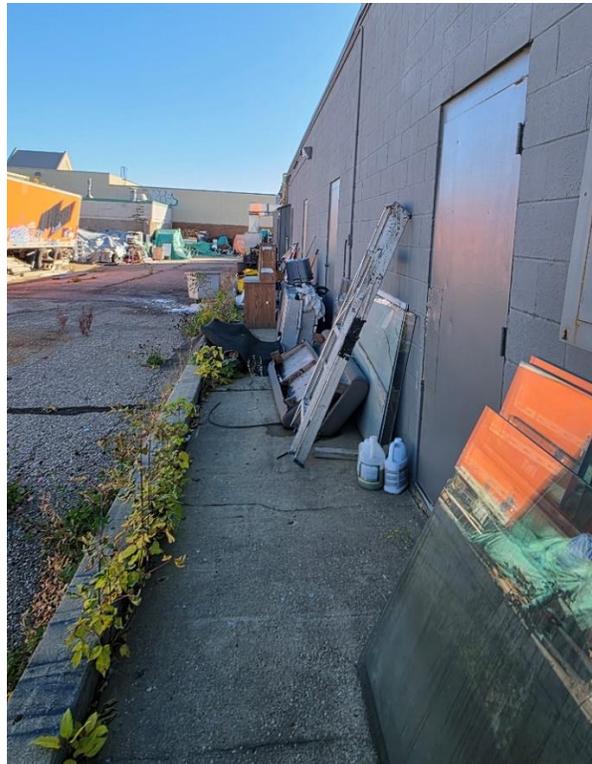
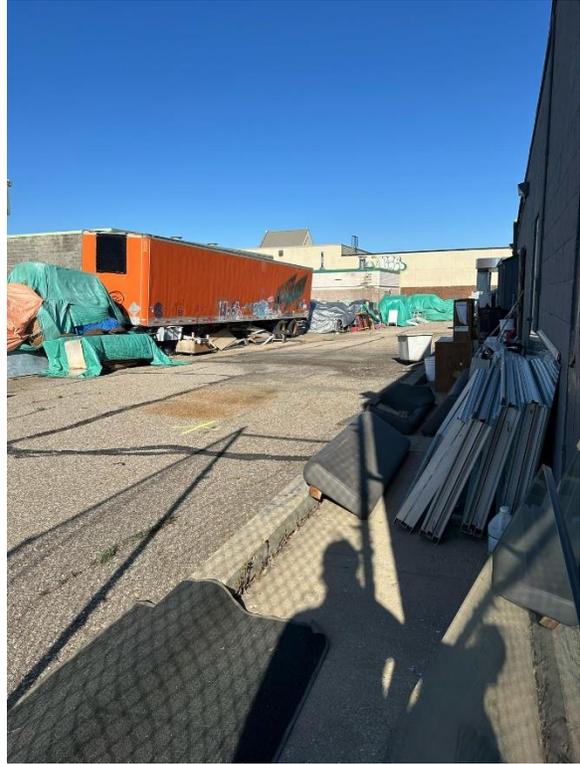
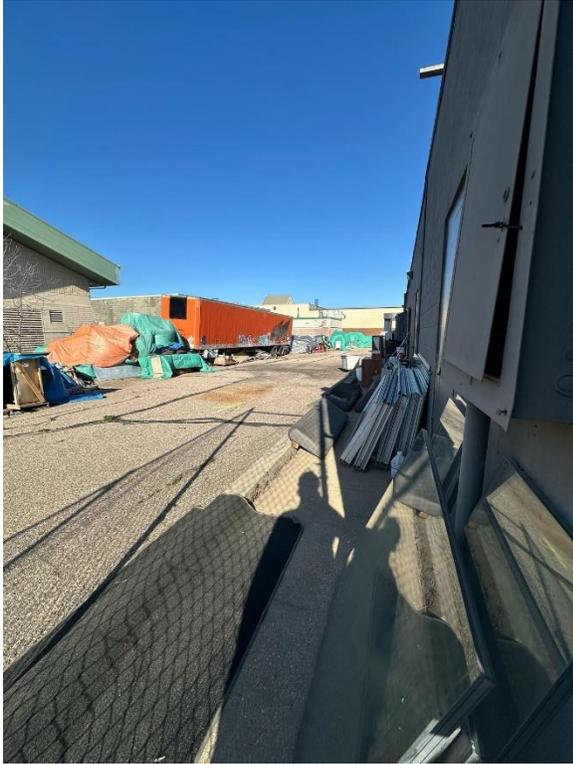
Property owner: 1872778 ALBERTA LTD. ATIA 20(1)

Observations: The Accessory buildings (Sea-can and Trailer) in the rear yard do not have an approved development permit. Unsafe and unsightly stockpiling in the yard.

Follow-up/Action Items: . Warning letter

Include Photos, if taken:









October 15, 2025

To: 1872778 ALBERTA LTD.

ATIA 20(1)

[Redacted]

SERVICE: Courier

Re: CONTRAVENTION OF LAND USE BYLAW 99/059

LEGAL ADDRESS: LOT 2A, BLOCK 32, PLAN 852 0960

CIVIC ADDRESS: 380 Silin Forest

Following a complaint, a Planner conducted an inspection and determined that unauthorized development, including stockpiling of materials and installation of Accessory Buildings, has occurred on the subject property without the required Development Permit, in contravention of *Land Use Bylaw No. 99/059*;

Accessory Building, as defined in the Bylaw, means:

“A building or use which is subordinate to, exclusively devoted to, and located on the same site as the principal building or use. Where a structure is attached to a principal building by a roof, floor, or foundation, it is considered part of the principal building and must meet all applicable requirements.”

The inspection findings are summarized below:

1. Unauthorized Accessory Buildings

The subject property is located within the **C3 – Shopping Centre Commercial District** and currently contains **Accessory Buildings** (Sea-can and Trailer) in the rear yard without an approved Development Permit.

This is in contravention of **Section 19.1** of *Land Use Bylaw 99/059*, which states:

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.





2. Unsafe and Unsightly Stockpiling

The subject property is also being used for **unsafe and unsightly stockpiling** in the yard. This is in contravention of **Section 76.1** of *Land Use Bylaw 99/059*, which states:

76.1 No person shall keep or permit in any yard in any district any object or chattel which, in the opinion of the Development Authority is unsafe, unsightly or adversely affects the amenities of the district. This includes, but shall not be limited to, dismantled or wrecked motor vehicles, and any excavation, stockpiling or storage of materials, explosives, flammable liquids, and diesel fuel and gasoline products. (BL 08/001)

REQUIRED ACTION

Accordingly, the Municipality requests that you complete the following actions **by November 15, 2025**:

1. **Accessory Buildings (Sea-can and Trailer):**
 - Submit a Development Permit Application and obtain approval from the Development Authority; **or**
 - Remove the Accessory Buildings (Sea-can and Trailer) from the property.
2. **Stockpiling:**
 - Remove all unsafe and unsightly stockpiling, clean up the yard, and improve the overall appearance of the property.

All questions relating to this matter can be directed to me. I can be contacted by email Svitlana.Kryvetska@rmwb.ca or by telephone directly at (780) 788 16 30.

Sincerely,

ATIA 20(1)

Svitlana Kryvetska
Planning & Development Services
Regional Municipality of Wood Buffalo
9909 Franklin Avenue, Fort McMurray
Alberta T9H 2K4
Phone: 780 788 16 30
Svitlana.Kryvetska@rmwb.ca



ATTACHMENT 5

From: [Svitlana Kryvetska](#)
To: [Phyllis Agyemang](#)
Subject: RE: 2025-DP-00399
Date: Tuesday, March 10, 2026 3:28:14 PM
Attachments: [image001.png](#)

No, unfortunately

Svitlana Kryvetska
Planner I | Planning and Development
T: 780-788-1630

From: Phyllis Agyemang <Phyllis.Agyemang@rmwb.ca>
Sent: Tuesday, March 10, 2026 3:27 PM
To: Svitlana Kryvetska <Svitlana.Kryvetska@rmwb.ca>
Subject: RE: 2025-DP-00399

Thanks Svitlana.

Did Jackie ever respond to your email?

Cheers,

Phyllis Agyemang, BSc., MSc.
Planner II | Planning and Development Services |
T: 780-743-7084

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 \(rmwb.ca\)](#)

Please consider the environment before printing this email.

From: Svitlana Kryvetska <Svitlana.Kryvetska@rmwb.ca>
Sent: Tuesday, March 10, 2026 3:25 PM
To: Phyllis Agyemang <Phyllis.Agyemang@rmwb.ca>
Subject: FW: 2025-DP-00399

Please, see forwarded

Svitlana Kryvetska
Planner I | Planning and Development
T: 780-788-1630

From: Svitlana Kryvetska
Sent: Friday, October 31, 2025 12:02 PM
To: **ATIA 20(1)**
Subject: 2025-DP-00399

Dear Jackie,

I am the Planner assigned to review your application.

During the review of the submitted documents, I noticed that the provided site plan does not contain all the required information.

Please update your site plan to include the following details:

- The dimensions of all accessory structures (including height)
- The distances from each structure to the property lines;
- The distances between all existing and proposed structures on the site.

Please send the updated or missing documents back to me and I can complete my review once I receive them.

If you have any questions, please call or email me and I can assist you.

Thanks in advance.



Svitlana Kryvetska

Planner I

Planning and Development

T: 780-788-1630

Svitlana.Kryvetska@rmwb.ca

9909 Franklin Avenue

Fort McMurray | ᓄᓐᑕᓐᓴᓐᓴᓐ | Nistawâyâw | Eídlj Kuę´

Alberta T9H 2K4

I humbly acknowledge that we are located on Treaty 8 Land, the traditional territory of the Cree and Dene, and Métis peoples.

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.

ATTACHMENT 6

From: [Phyllis Agyemang](#)
To: **ATIA 20(1)**
Subject: 2025-DP-00399_380 Silin Forest Road
Date: Monday, November 17, 2025 3:14:00 PM
Attachments: [image001.png](#)

Good afternoon Jackie,

My name is Phyllis Agyemang, and I am the planner assigned to your development permit application.

I have reviewed your submission and noted the following items that require your attention:

1. Site Plan Details

- The dimensions of the sea can and trailer are not indicated on the site plan.
- Please submit an updated site plan showing the dimensions of both the sea can and trailer, as well as their setbacks from property lines and the main building.

2. Building Plans

- Only one building plan was submitted, although two structures are proposed.
- Please clarify which structure is shown on the existing plan and provide an additional building plan for the second structure.

3. Parking Requirements

- The original development permit (86-154) requires 30 parking stalls for this property.
- The Change of Use permit approved under 2021-DP-00501 also states that the development shall not reduce the number of parking stalls available.
- Since the proposed development is located in the rear parking area, please provide an updated site plan indicating the number of parking spaces remaining to confirm compliance with the 30-stall requirement.

Without clarification or a response to these items, I am unable to proceed with the review of your application any further.

If you have any questions or need clarification, please feel free to contact me.

Regards,

Phyllis Agyemang, BSc., MSc.
Planner II
Planning and Development Services

T: 780-743-7084 | rmwb.ca
9909 Franklin Avenue



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Fort McMurray | ᓂᓐᑕᓴᓂᓐ | Nistawâyâw |
Ełıdłı 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.

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[Planning & Development Services Customer Satisfaction Survey | Participate Wood Buffalo \(rmwb.ca\)](#)

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ATTACHMENT 7

From: [Phyllis Agyemang](#)
To: **ATIA 20(1)**
Subject: RE: 2025-DP-00399_380 Silin Forest Road
Date: Friday, December 12, 2025 2:24:00 PM
Attachments: [image001.png](#)

Good afternoon Jackie,

I'm following up on my previous email regarding your application. I have not yet received the additional information requested, and at this time, your application remains incomplete. As a result, circulation has not been initiated. Please note that our standard circulation period for applications is two weeks.

If you decide to proceed, kindly keep the following in mind:

- This application will be approved as a temporary permit, as sea-cans are considered temporary structures.
- Under the new Land Use Bylaw, effective January 1, sea-cans will only be permitted in institutional and industrial districts within the Urban Service Area. If you plan to renew the permit in the new year, we will not be able to approve it under the new regulations.

To meet the two-week circulation period and the December 31 approval window, you will need to submit the requested documents **before 4:00 PM on Monday, December 15.**

Your prompt response will help us finalize the permit before December 31, 2025. After this date, I will no longer have the authority to approve the proposed development, as it would be in contravention of the new bylaw.

Please let me know if you have any questions or need clarification. I'm happy to assist.

Thank you for your attention to this matter.

Cheers,

Phyllis Agyemang, BSc., MSc.
Planner II | Planning and Development Services |
T: 780-743-7084

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[Planning & Development Services Customer Satisfaction Survey | Participate Wood Buffalo \(rmwb.ca\)](#)

Please consider the environment before printing this email.

From: [Phyllis Agyemang](#)
To: [REDACTED]
Cc: [Shailesh Makwana](#)
Subject: RE: 2025-DP-00399_380 Silin Forest Road
Date: Monday, January 19, 2026 2:03:00 PM
Attachments: [image001.png](#)
[2025-DP-00399_Refusal.pdf](#)

Good afternoon Jackie,

Further to our phone conversation this morning, please find the attached development permit refusal letter for your reference.

Since a complete application was not received before January 1, 2026, the application must be evaluated under the new Land Use Bylaw (26/001). Under this updated Bylaw, sea-cans are not permitted at your property.

You have the right to appeal this decision to the Subdivision and Development Appeal Board within 21 days of the date of this decision. **Your deadline to file an appeal is February 9, 2026.** If no appeal is submitted by that date, the decision of the Development Authority will be considered final and binding.

My supervisor is currently out of the office and will return during the week of January 26. I have booked a meeting for you, my supervisor, and myself on Tuesday, January 27 at 1:30 p.m. to discuss your concerns.

In the meantime, if you have any questions, please feel free to contact me. Otherwise, I look forward to meeting with you on **January 27, 2026.**

Cheers,

Phyllis Agyemang, BSc., MSc.
Planner II | Planning and Development Services |
T: 780-743-7084

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Please consider the environment before printing this email.



Permit Number
2021-DP-00501

July 13, 2022

Applicant

IMHOTEP ENGINEERING IMHOTEP CONSULTING (EDI

ATIA 20(1)

Owner

1872778 ALBERTA LTD.

ATIA 20(1)

RE: Food Service, Major Restaurant (Asian fast-food restaurant)
380 SILIN FOREST RD
Lot: 2A Block: 32 Plan: 8520960

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

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

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

IMPORTANT NOTE

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

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

- a. the requirements of the Safety Codes Act, Environment Protection and Enhancement Act and Natural Resources Conservation Board Act;
- b. the requirements of any other Federal, Provincial, or Municipal statute, regulation code or standard; and
- c. the conditions of any caveat, covenant, easement or other instrument affecting a building or land.

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

**REGIONAL MUNICIPALITY OF WOOD BUFFALO
Planning & Development Department**

per:

ATIA 20(1)

July 13, 2022

**Smriti Barman
Planner II
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Smriti.Barman@rmwb.ca**

Date

Applicant: IMHOTEP CONSULTING (EDDY NJOYA)

Issued : July 13, 2022

Development Permit

380 SILIN FOREST RD

Lot	Block	Plan	Section	Township	Range
2A	32	8520960	19	89	9

First Use or Change of Use

Food Service, Major Restaurant (Asian fast-food restaurant)

Advertising Date July 21, 2022

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

**Regional Municipality of Wood Buffalo
Planning & Development Department
per:**



Issued : July 13, 2022

Date

**Smriti Barman
Planner II
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Smriti.Barman@rmwb.ca**

Advisory Notes:

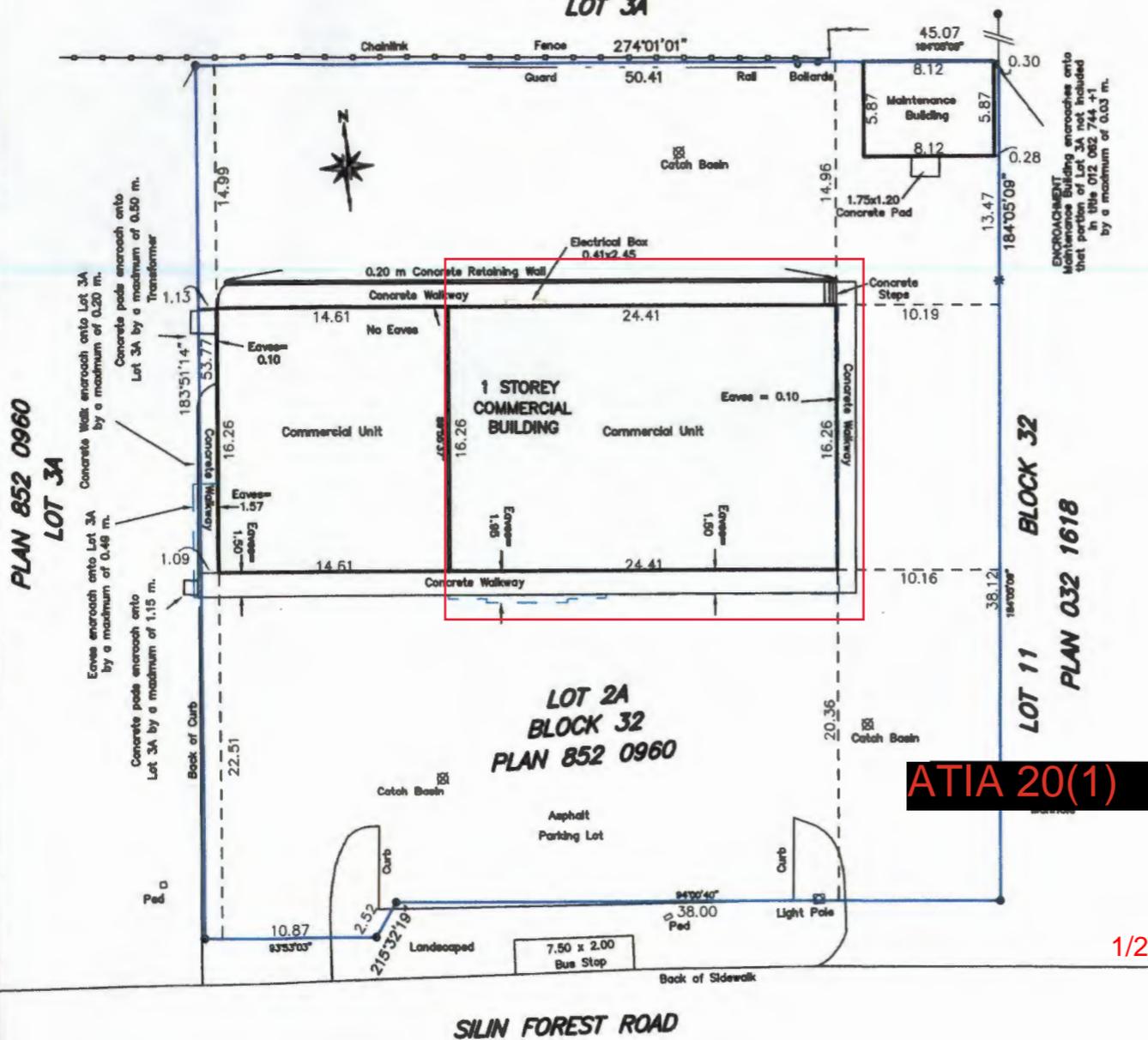
- 1 Any signage proposed for this development shall require a separate Development Permit application and approval.
- 2 All Federal, Provincial and Municipal statutes and regulations shall be met, including the Alberta Building Code.
- 3 A Utility Installation Permit may be required from the developer and shall be obtained from Engineering Services Division prior to installing underground utilities.
- 4 A Municipal Business License may be required for this development. Please contact the Licensing Enforcement Officer for information and an application, if required.
- 5 The Alberta Fire Code applies in and around buildings existing or being constructed on a site. Complete project plans and specifications, construction fire safety plans, and fire related activities requiring Fire Prevention Permits shall be reviewed by the Fire Authority prior to the commencement of any work related thereto. Inquiries and permit applications shall be submitted to the Fire Authority.
- 6 ATCO Gas has provided the following comments:
 - There is an existing ATCO Gas service in the area. If it should be necessary to lower, relocate, or make any alteration to our existing service due to this proposal, please contact ATCO Gas Service Admin Coordinator at 780-420-7514 to discuss a service alteration. Note all alteration costs will be borne by the developer / owner.
 - Due to the expansion/addition, the existing service size, meter space, and main size will need to be reviewed by ATCO Gas. It is recommended that the owner contact ATCO Gas Service Admin Coordinator at 780-420-7749 at their earliest convenience with their existing and future gas load and pressure requirements to enable adequate lead time to review if a service or main upgrade is required, the associated costs, and if necessary proceed with design and installation process.
 - Please contact Utility Safety Partners at 1-800-242-3447 to have the gas lines located at least 48 hours prior to excavation.

Conditions:

- 1 This development is classified as Food Service, Major Restaurant (Asian fast-food restaurant) which is a Discretionary Use in the C3 - Shopping Centre Commercial District.
- 2 Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to occupancy.
- 3 Construction materials, including garbage, shall be stored so as not to create a nuisance to neighbouring properties.
- 4 The building location, design and external finish shall be as indicated on the approved drawings. Any changes to the approved plans shall be submitted to the Development Officer for further approval, even if said changes are minor in nature and are consistent with the regulations applied to the site.
- 5 This development shall not, in any way, reduce the number of parking stalls available on the subject property.
- 6 A water meter permit may be required. Please contact Underground Services Division for details at 780-799-7493. 780-788-1456 ext. 5832
- 7 A utility connection permit may be required. Please contact Underground Services Division for details at 780-799-5823.
- 8 All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695.
- 9 Fire Prevention Branch has provided the following comments:
 1. Ensure kitchen equipment plan, specifications and equipment data submittals are included at building permit application phase.
 2. Ensure a suitable kitchen exhaust system and accompanying fire-extinguishing system are provided for the commercial cooking equipment as necessary. Full detailed design and installation drawings are to be included at building permit application phase.
 3. Ensure Class K cooking media fire extinguishers are installed within 30 ft (9.1 m) travel distance from the hazard to the extinguishers.
 4. Ensure electrical configurations are adequate and appropriate for the use of the space and equipment/appliances or modified/added as necessary. Heat-producing and major appliances must be powered directly from permanent electrical outlets WITHOUT the use of extension cords or relocatable power taps.
 5. Ensure emergency lighting and exit signs are modified as necessary for the new use of the space.
- 10 Underground Services has provided the following comments:

Note that hydrocarbon, grease and sediment traps shall be provided at all food processing establishments.

PLAN 852 0960
LOT 3A



ALBERTA LAND SURVEYOR'S
REAL PROPERTY REPORT

DESCRIPTION OF PROPERTY

LOT 2A AND PORTION OF LOT 3A, BLOCK
PLAN 852 0960

MUNICIPAL ADDRESS: 380 - 384 SILIN FOREST ROAD
REGIONAL MUNICIPALITY OF WOOD BUFFALO
FORT McMURRAY - ALBERTA

NOTES:

1. All dimensions are expressed in metres and decimals thereof.
2. Distances on curves are arc lengths.
3. All measurements are shown to the outside face of building foundation at ground level and are perpendicular to the property line.
4. R denotes radius.
5. P/L denotes property line.
6. Fdn denotes foundation.
7. calc. denotes calculated distance.
8. c.s. denotes countersunk.
9. Statutory iron posts found shown thus ●
10. Fd. No Mk. re-established left no mark shown thus . . . *
11. Fences are shown thus -□-□- and are within 0.20 of property line unless otherwise specified.
12. Eave lines are shown thus - - - - -
13. Subject property boundaries are shown thus - - - - -
14. Sheds are portable unless noted otherwise.
15. A title search was performed on the above noted land on Nov. 25, 2015. Certificate of Title No.: 042 040 387

Registrations: SEE ATTACHED LAND CERTIFICATES

SURVEYOR'S AFFIDAVIT:

- I, L. W. Edwards, Alberta Land Surveyor do hereby certify that:
1. The survey represented by this plan is true and correct and was made under my personal supervision.
 2. The survey was made in accordance with the Manual of Standard Practice.
 3. The survey was completed on the 13th day of Nov. 2015.
 4. The improvements as shown on this plan are entirely within the boundaries of the subject property except for the Maintenance building which encroaches a maximum of 0.03m onto Lot 3A, A concrete pad which extends onto Lot 3A a max. of 1.15m, a concrete transformer pad which extends a max. of 0.50m onto Lot 3A, a concrete walkway which extends a max. of 0.20m onto Lot 3A; and the Eave which extends a max. of 0.49m onto Lot 3A. No visible encroachments exist onto the said property from any improvements situated on an adjacent property, unless noted.
 5. No visible encroachments exist on registered easements or rights of way affecting the extent of the property, unless noted.

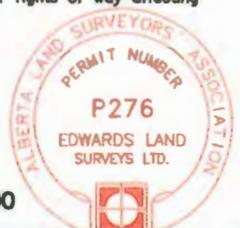
ATIA 20(1)

Signed at Fort McMurray this 13th day of Nov. 2015.

ATIA 20(1)

ALBERTA LAND SURVEYOR

SCALE: 1:300



member of ALBERTA LAND SURVEYORS' ASSOCIATION

©L.W. Edwards
Alberta Land Surveyor 2015

NOTE: THIS PLAN IS THE SECOND PART OF A REAL PROPERTY REPORT AND IS INEFFECTIVE IF DETACHED FROM THE FIRST PART.

CLIENT: Thickwood Heights Shopping Center BUILDING TYPE: Commercial

EDWARDS LAND SURVEYS LTD.

30 Gregoire Lake Estates Fort McMurray, Alberta T9H 5S1
Phone: (780) 334-9822
Cell: (780) 881-9181 Fax: (780) 334-2202

DWG: 32-2A.dwg

DATE: Nov. 24, 2015

FILE: ELS15013-002

REV

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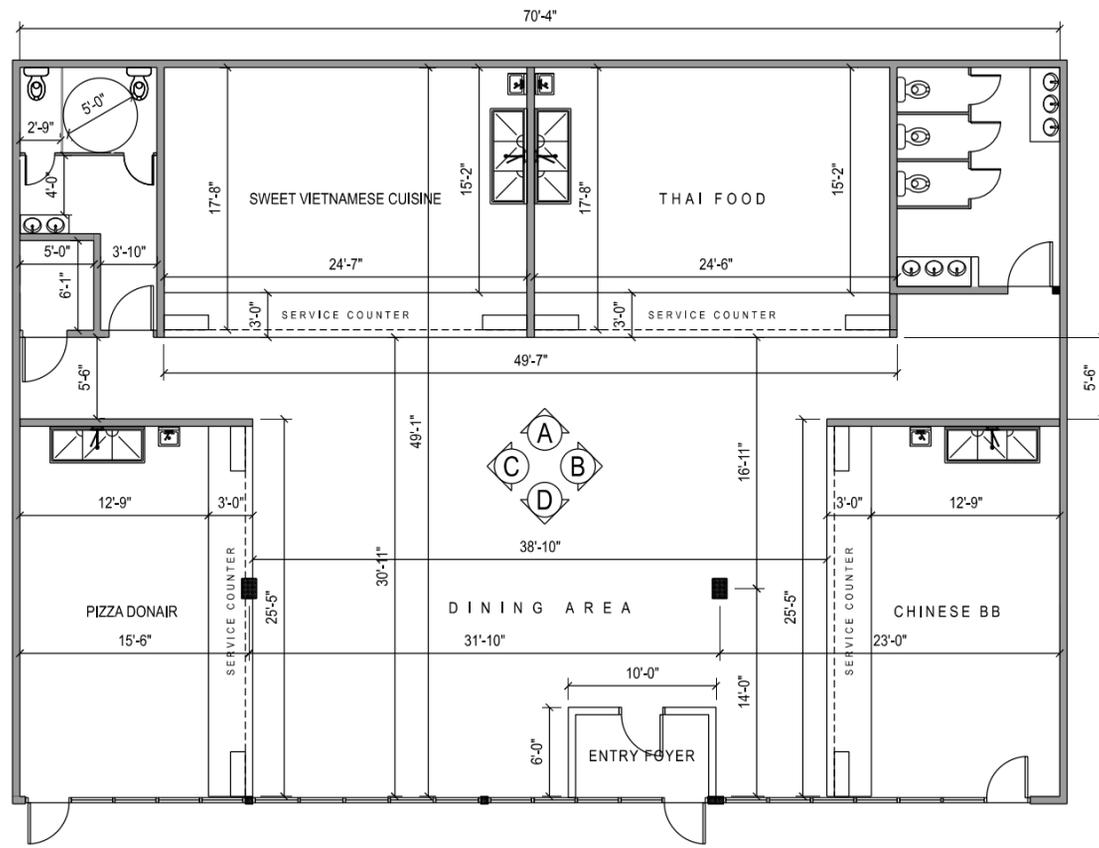
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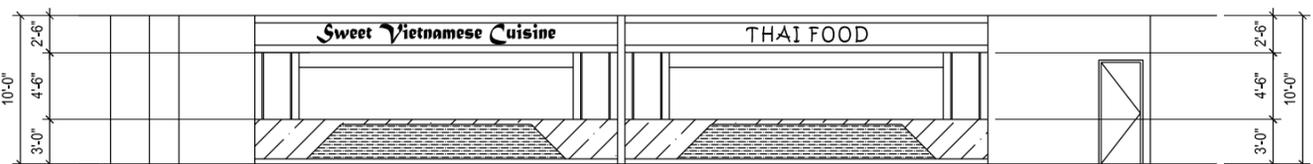
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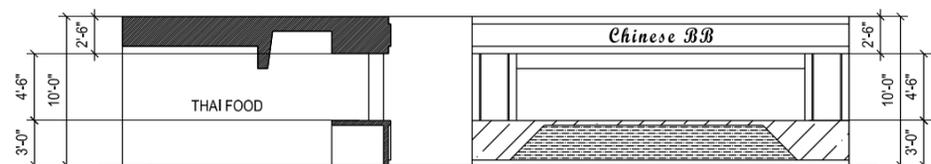
ATIA 20(1)

2/2

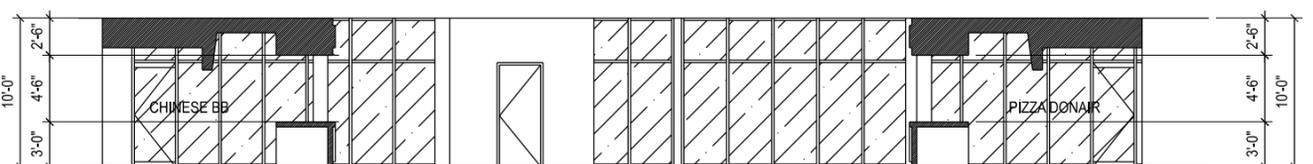
FLOOR PLAN



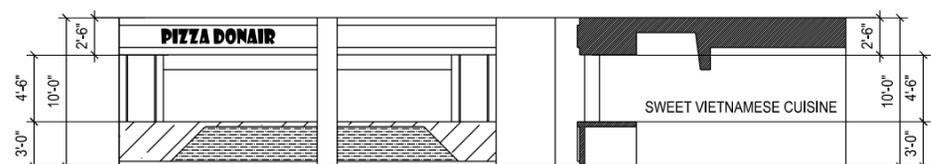
ELEVATION-SECTION 'A'



ELEVATION-SECTION 'B'



ELEVATION-SECTION 'D'



ELEVATION-SECTION 'C'

GENERAL NOTES

REFERENCE DRAWINGS	
DRAWING TITLE	DRAWING NUMBER

REV	DATE	DESCRIPTION	BY	CHK	ENG	APP
0	01 06 22	ISSUED FOR PERMIT	VA	VT	MK	EN
A	01 08 21	ISSUED FOR PERMIT	VA	VT	MK	EN

PERMIT TO PRACTICE
 IMHOTEP CONSULTING GROUP.
 SIGNATURE _____
 DATE _____
 PERMIT NUMBER: P 11403
THE ASSOCIATION OF PROFESSIONAL ENGINEERS, GEODIST AND GEOPHYSICISTS OF ALBERTA.



THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF IMHOTEP ENGINEERING. MAY NOT BE COPIED, REPRODUCED OR USED IN WHOLE OR IN PART IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF IMHOTEP. USE OF THIS DRAWING IS PERMITTED ONLY FOR THE PURPOSE FOR WHICH IT IS ISSUED BY IMHOTEP AND IT MUST BE RETURNED IMMEDIATELY UPON REQUEST.

TITLE
JACKY RESTAURANT
 380 SILIN FOREST RD
 FLOOR PLAN

DRAWN BY	CHECKED BY	ENGINEERED	APPROVED
SCALE	DRAWING NO.	REV.	



REGIONAL MUNICIPALITY OF WOOD BUFFALO

Planning & Development Services
Regional Municipality of Wood Buffalo
Office: 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4
T: 780-793-1043 E: permit.inquiries@rmwb.ca

Development Permit Application Form

OFFICE USE ONLY
DP #
Fee:
Receipt No:

Purpose: A Development Permit Application is used to obtain approval to develop or use either land or a building within the RMWB. Developments exempt from requiring a development permit can be found in the Land Use Bylaw.

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

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

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

PLEASE PRINT

Applicant and Owner Information:

Applicant Name: 1872778 ALBERTA LTD
Mailing Address: ATIA 20(1)
Postal Code: ATIA 20(1)
Daytime Phone: ATIA 20(1) Alternate: Fax:
Email Address: ATIA 20(1)
Registered Owner(s): Yue Wen He
Mailing Address: ATIA 20(1)
Postal Code: ATIA 20(1)
Daytime Phone: ATIA 20(1) Alternate: Fax:
Email Address: ATIA 20(1)

Property Information

Legal Land Description: Lot: Block: Plan:
Alberta Township Grid System: LSD Sec TWP Range W4M
Civic Address: 380 Silin Forest Road
Project Description: Commercial storage (Sea-can and Trailer)

Has development commenced? Yes No



Existing Use of Land or Building: Commercial use
Size of Proposed Development (m²):
Estimated Construction Start Date: Oct 2025 End Date: Oct 2025
Estimated Construction Cost: \$1,000

Detailed Property Information

Lot Area: Building Area²:
Accessory Coverage³ 320 Ft Site Coverage⁴: 5%
Building Type: Commercial Number of Storeys: 1 Storey

Credit Card Information

Credit Card #: ATIA 20(1) Card Type: ATIA 20(1)
Card Holders Name: YI DAN ZHANG Expiry Date: ATIA 20(1) CVV: ATIA 20(1)

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

I, Yue Wen He hereby certify that
I am the registered owner, or
I am the agent authorized to act on behalf of the registered owner
and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

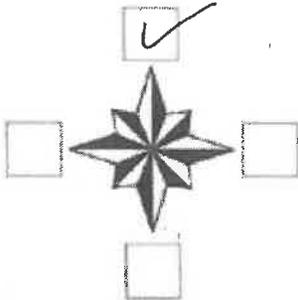
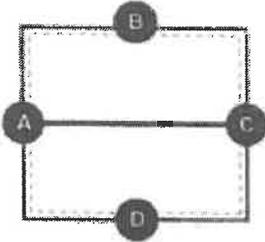
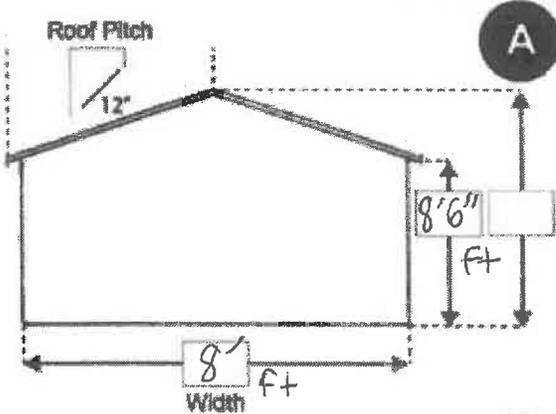
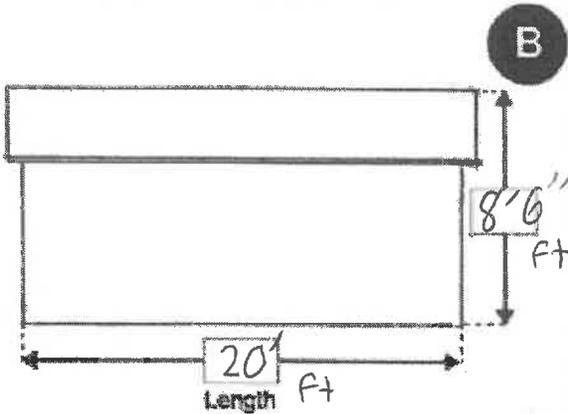
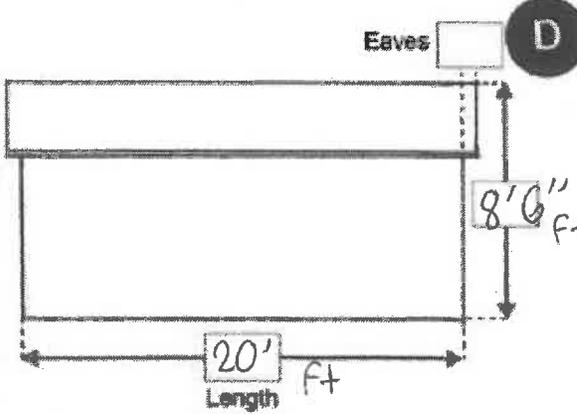
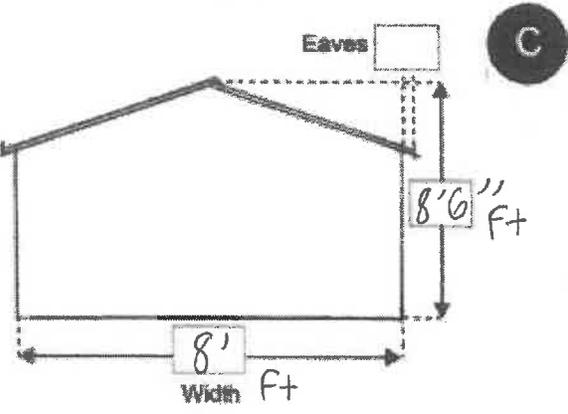
ATIA 20(1)
Signature

Oct 26, 2025
Date

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

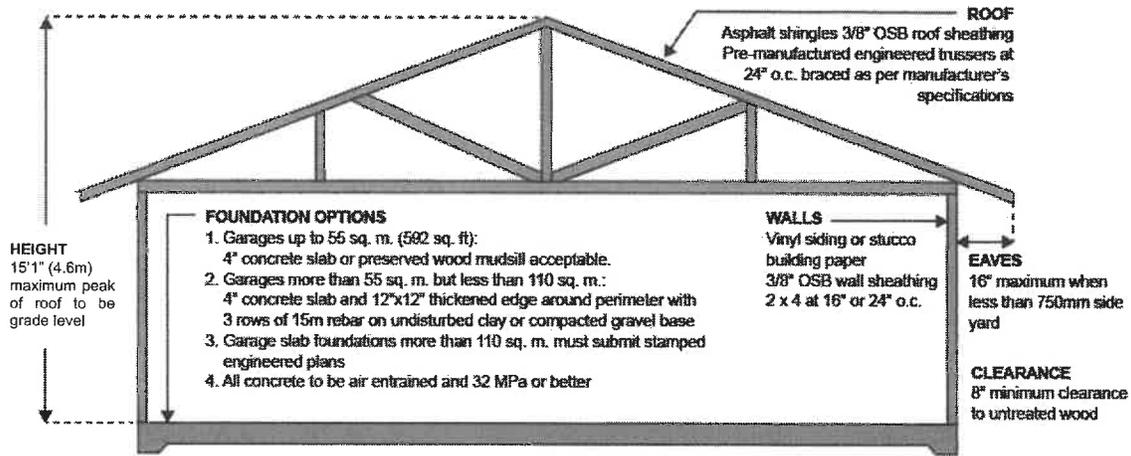
2 Total includes attached garages, cantilevers, decks, porches, and/or verandas
3 If applicable, note the area of the shed or detached garage
4 The percentage of the lot area covered by proposed and existing structures

Accessory Structure: Detached Garages and Accessory Structure

<p>Key Map</p> <p><input type="checkbox"/> Please indicate North on the north arrow relative to the site plan view</p>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <input checked="" type="checkbox"/>  <input type="checkbox"/> </div> <div style="text-align: center;"> <p>Site Plan View</p>  </div> </div>
<p>Elevation View: Please show all doors and windows with their width and length dimensions</p>	
<p>Roof Pitch</p>  <p style="text-align: center;">12°</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%; text-align: center;"> <p>A</p>  <p>8' Ft Width</p> <p>8'6" Ft</p> </div> <div style="width: 45%; text-align: center;"> <p>B</p>  <p>20' Ft Length</p> <p>8'6" Ft</p> </div> </div>	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%; text-align: center;"> <p>D</p> <p>Eaves <input type="checkbox"/></p>  <p>20' Ft Length</p> <p>8'6" Ft</p> </div> <div style="width: 45%; text-align: center;"> <p>C</p> <p>Eaves <input type="checkbox"/></p>  <p>8' Ft Width</p> <p>8'6" Ft</p> </div> </div>
<p>Accessory Building Specifications</p> <p>Name: <u>Sea-can and Trailer</u> DP # _____</p> <p>Civic Address: <u>380 Silin Forest Road</u> Legal Address: <u>Lot 2A, Block 32,</u> <u>Plan 852 0960</u></p>	

Accessory Structure: Basic Safety Code Information

To be completed and attached to the Building Permit Application Form



Accessory Building Specifications

Name: Yue Wen He (Sea-can and Trailer) DP# _____

Civic Address: 380 Silin Forest Road Legal Address: _____

Roofing Material

- Asphalt Shingles
- Cedar, Pine Shakes/Shingles
- Metal Roofing
- Other (specify) _____

Roofing Sheathing

- Min. 3/8" OSB or plywood
NOTE: OSB or plywood less than 1/2" requires H clips and bridge blocking
- 1/2" OSB or plywood
- Other (specify) _____

Roof Framing

- Pre-manufactured Engineered Truss
- Stick Build Rafters (provide details)

Exterior Finish

- Vinyl Siding
- Stucco
- Metal Siding
- Other (specify) _____

Foundation

- 4" Slab with Thickened Edges
- Strip footing & 4' frost wall

Interior Development

NOTE: A separate permit is required for each of these items (if applicable)

- Electrical
- Gas
- Plumbing
- Other (specify): _____

Wall Sheathing

- 3/8" OSB
- 3/8" plywood
- 1/2" plywood
- 1/2" OSB
- Other (specify): _____

Wall Framing

- 2 x 4 @ 16" o.c.
- 2 x 4 @ 24" o.c.
- 2 x 6 @ 16/24" o.c.
- Insulated walls and ceilings

Garage Door Beam

Length: _____

Depth: _____ # of Plys: _____

- Built Up
- Engineered

Garage Door Size: _____

Please Note:

Windows cannot be placed in a wall that is closer than 4 feet to a neighbour's property.

If the roof framing members transfer roof loading to the overhead garage door beam, please specify the size of the garage door beam.

Garage door beams without roof loading must be minimum size 2 - 2 x 12 c/w a minimum of 3" bearing

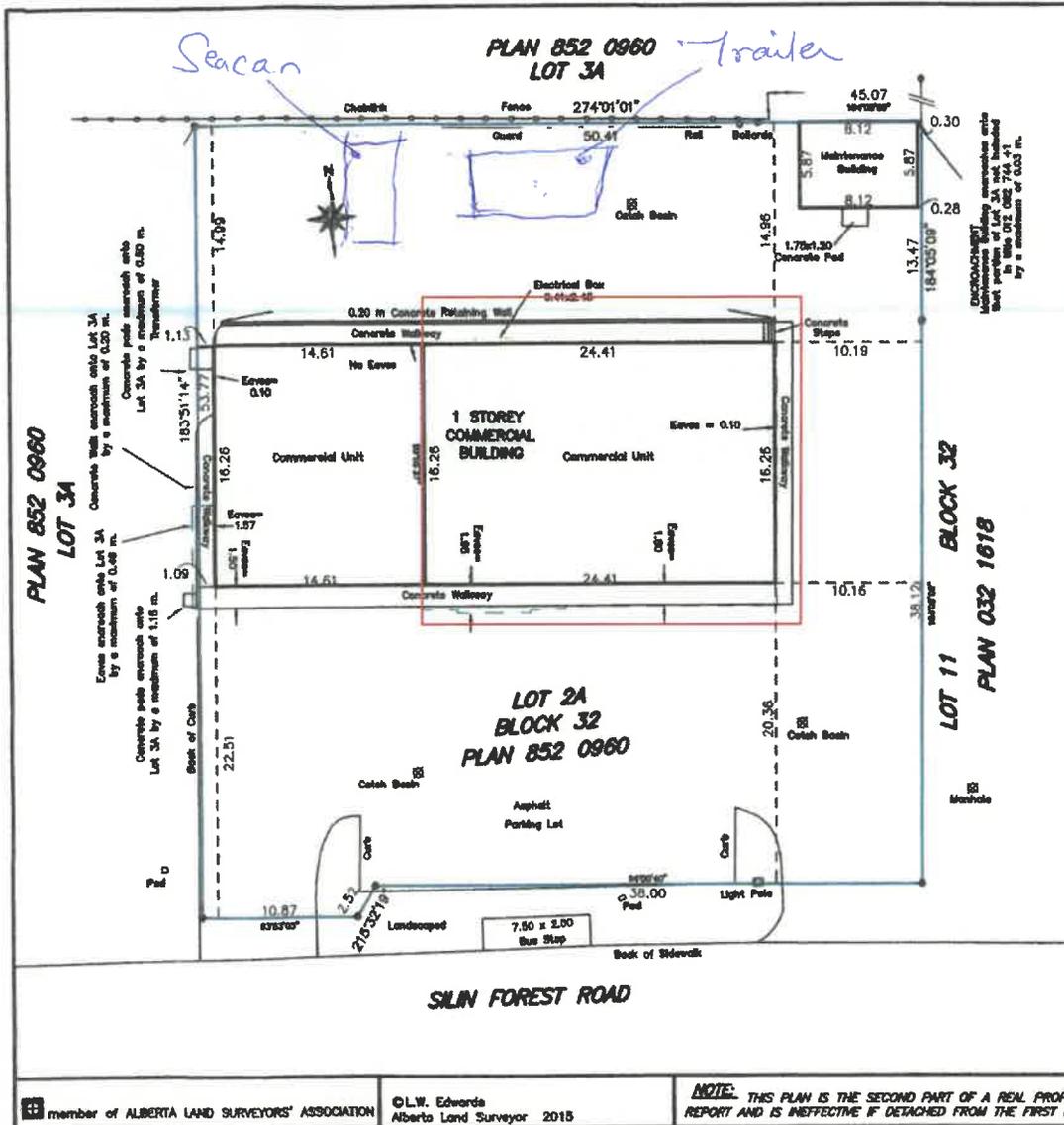
Maximum size of detached garage on a slab thickening foundation is 110 sq. m. with truss span not exceeding 85m. Oversized garage will require review and approval by a Safety Codes Officer.

Walls to be secured to slab with 2.5mm anchor bolts at 2.4m on center maximum.

Cannot build over an underground gas line.

Direction of Trusses

- Trusses parallel to overhead door opening
- Trusses perpendicular to overhead door opening
- Other Foundation (details, engineering)



**ALBERTA LAND SURVEYOR'S
REAL PROPERTY REPORT**
DESCRIPTION OF PROPERTY
**LOT 2A AND PORTION OF LOT 3A, BLOCK
PLAN 852 0960**
MUNICIPAL ADDRESS: 380 - 384 SILIN FOREST ROAD
REGIONAL MUNICIPALITY OF WOOD BUFFALO
FORT McMURRAY - ALBERTA

- NOTES:**
- All dimensions are expressed in metres and decimals thereof.
 - Distances on curves are arc lengths.
 - All measurements are shown to the outside face of building foundation at ground level and are perpendicular to the property line.
 - R denotes radius.
 - P/L denotes property line.
 - Fdn denotes foundation.
 - calc. denotes calculated distance.
 - s.s. denotes countersink.
 - Statutory iron posts found shown thus
 - Fd. No. file re-established left no mark shown thus
 - Fences are shown thus —□—□— and are within 0.20 of property line unless otherwise specified.
 - Eave lines are shown thus — — — — —
 - Subject property boundaries are shown thus — — — — —
 - Sheds are portable unless noted otherwise.
 - A title search was performed on the above noted land on Nov. 25, 2015. Certificate of Title No.: 042 040 387

Registration: SEE ATTACHED LAND CERTIFICATES

SURVEYOR'S AFFIDAVIT:

I, L. W. Edwards, Alberta Land Surveyor do hereby certify that:

- The survey represented by this plan is true and correct and was made under my personal supervision.
- The survey was made in accordance with the Manual of Standard Practice.
- The survey was completed on the 13th day of Nov. 2015.
- The improvements as shown on this plan are entirely within the boundaries of the subject property except for the Maintenance building which encroaches a maximum of 0.03m onto Lot 3A, a concrete pad which extends onto Lot 3A a max. of 1.15m, a concrete transformer pad which extends a max. of 0.80m onto Lot 3A, a concrete walkway which extends a max. of 0.20m onto Lot 3A; and the Eave which extends a max. of 0.40m onto Lot 3A.
- No visible encroachments exist onto the said property from any improvements situated on an adjacent property, unless noted.
- No visible encroachments exist on registered easements or rights of way affecting the extent of the property, unless noted.

Signed at Fort McMurray this 13th day of Nov. 2015.
ATIA 20(1)



ALBERTA LAND SURVEYOR SCALE: 1:300

CLIENT: Thicketwood Heights Shopping Center	BUILDING TYPE: Commercial
EDWARDS LAND SURVEYS LTD.	
30 Gregoire Lake Estates Fort McMurray, Alberta T9H 6S1	
Phone: (780) 334-9622	Cell: (780) 881-9181 Fax: (780) 334-2202
DWG: 32-2A.dwg	DATE: Nov. 24, 2015
FILE: ELS18013-002	

member of ALBERTA LAND SURVEYORS' ASSOCIATION

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Alberta Land Surveyor 2015

NOTE: THIS PLAN IS THE SECOND PART OF A REAL PROPERTY REPORT AND IS INEFFECTIVE IF DETACHED FROM THE FIRST PART.

ATTACHMENT 11

6.10. C3 – Community Commercial District

6.10.1. Purpose

The purpose of this district is to provide opportunities for a mix of land uses including retail, entertainment, small office commercial, and residential. It will be located centrally in the community with easy accessibility to the surrounding neighbourhoods. Use of the Community Commercial District is limited to parcels adjacent to arterial roads in the Urban Service Area.

6.10.2. <u>Permitted uses</u>	6.10.3. <u>Discretionary uses</u>
(a) <u>Accessory building</u> (b) <u>Animal care services, minor</u> (c) <u>Drinking establishment</u> (d) <u>Health facility, minor</u> (e) <u>Office</u> (f) <u>Personal service facility</u> (g) <u>Public utility</u> (h) <u>Recreation facility, indoor</u> (i) <u>Religious assembly</u> (j) <u>Restaurant, major</u> (k) <u>Restaurant, minor</u> (l) <u>Retail, convenience</u> (m) <u>Retail, general</u>	(a) <u>Apartment</u> (b) <u>Automotive vehicle sales or rental*</u> (c) <u>Cannabis retail store*</u> (d) <u>Child care facility</u> (e) <u>Commercial guest accommodation</u> (f) <u>Commercial school, minor</u> (g) <u>Drive through</u> (h) <u>Mobile food vendor</u> (i) <u>Liquor store*</u> (j) <u>Live-work unit</u> (k) <u>Nightclub</u> (l) <u>Parking lot</u> (m) <u>Parking structure</u> (n) <u>Service station, minor</u> (o) <u>Shopping centre</u> (p) <u>Similar use</u> (q) <u>Special event*</u>
*Notice Posting	

6.10.4. Site Standards

The following standards shall apply to every development in this district.

Site Standard	Provision
(a) <u>Lot</u> area	Minimum: 1.0ha Maximum: 5.0ha
(b) <u>Lot width</u> (minimum)	30.0m
(c) <u>Front yard setback</u>	Minimum: 3.0m Maximum: 3.0m for up to 50% of frontage Maximum: 5.0m for up to 50% of frontage
(d) <u>Rear yard setback</u> (minimum)	7.5m where <u>abutting</u> a residential district 6.0m in all other cases
(e) Side <u>yard setbacks</u> (minimum)	3.0m
(f) <u>Height</u> (maximum)	12.0m for <u>buildings</u> containing exclusively commercial uses 20.0m not exceeding 6 <u>storeys</u> in all other cases
(g) <u>Landscaping</u> (minimum)	10%
(h) <u>Floor area ratio</u> (maximum)	1.5
(i) Residential density (maximum)	60 <u>dwelling units</u> per hectare

Land Use Bylaw 26/001 Definitions

1.9. Definitions

1.9.1. Every word, phrase or expression that is defined in this section has that meaning wherever it is used in this Bylaw.

Accessory Building means a detached permanent or temporary building on a parcel which is subordinate to and incidental to that of the principal building or principal use. Accessory buildings include but are not limited to garages, sea-cans, sheds, quonsets, gazebos, and pergolas.

Sea-Can means a standardized reusable steel shipping container used for the storage and movement of materials and products.

5. PART 5 GENERAL REGULATIONS

5.1. Accessory Buildings

- 5.1.1. An accessory building shall not:
- be approved or developed on a parcel prior to the development of the principal building or use on the parcel;
 - be used as a dwelling unit unless approved as a secondary suite or a security suite; and,
 - be located in a front yard in a residential district in the Urban Service Area.
- 5.1.2. In a residential district, the maximum lot coverage for all accessory buildings on a lot shall be:
- within the Urban Service Area, fifteen percent (15%) of the lot area to a maximum of 100.0sq m, whichever is lesser;
 - in all other residential districts fifteen percent (15%) of the lot area to a maximum of:
 - 250.0sq m for parcels under 0.7ha; or,
 - 350.0sq m for parcels 0.7ha and larger
 whichever is lesser.
- 5.1.3. In all districts, accessory buildings are subject to the side yard setback and rear yard setback provisions of that district, with the following exceptions:
- in all residential districts in the urban service area, an accessory building shall be setback a minimum of 1.0m from the side and rear lot lines;
 - a detached garage with its vehicle door facing the lane in which case a rear yard setback of either 1.0m or 6.0m is required. However, lots with a 1.0m utility right of way in the rear yard must have a minimum rear yard setback of 1.0m up to a maximum of 2.0m so that the garage eave does not encroach the utility right of way;
 - a mutual garage erected on a common lot line, in which case the side yard setback may be reduced to zero, provided the common wall is a firewall;
 - an accessory building of less than 2.0m in height, in which case the side yard setback and rear yard setback may be reduced to zero; and,
 - an accessory building located on a corner lot, in which case a minimum exterior side yard setback of 3.0m is required from the lot line abutting the road that is not a lane.
- 5.1.4. Where vehicular access to a detached garage is from a street, there shall be a minimum front yard setback of 6.0m.
- 5.1.5. Maximum height restrictions for accessory buildings are as follows:
- 4.6m in all residential districts within the Urban Service Area, except in the case of a detached garage suite;
 - 4.6m in all residential districts within the Rural Service Area on lots smaller than 0.405ha;
 - 7.0m in all residential districts within the Rural Service Area on lots 0.405ha or larger; and,
 - in all other districts, as specified by the site provisions for the district.
- 5.1.6. An accessory building shall be located a minimum of 1.0m from the principal building on a lot.
- 5.1.7. Notwithstanding Part 5, Section 5.1.6, where there is rear lane access, there will be a minimum separation distance of 4.6m between the principal building and the detached garage.
- 5.1.8. An accessory building on a lot in a residential district shall be similar and complement the principal building in appearance such as, but not limited to, roof design, exterior material, appearance, and colour.
- 5.1.9. Where amenity space including but not limited to decks, balconies, and sunrooms is proposed for an accessory building the setbacks for a principal building in that district shall apply.
- 5.1.10. When an accessory building is a sea-can, the following shall apply:
- Sea-cans are not allowed in the Urban Service Area except in institutional districts and in industrial districts.
 - Sea-cans located in industrial districts and institutional districts are a discretionary use and shall be screened from any roads to the satisfaction of the Development Authority.

- (c) Sea-cans are a discretionary use in the Rural Service Area and shall be screened from any roads to the satisfaction of the Development Authority.
- (d) The Development Authority may require a sea-can be similar to and complement the principal building in exterior material, colour and appearance.
- (e) Sea-cans shall not be unsightly and shall be finished to the satisfaction of the Development Authority.

5.1.11. When an accessory building is a quonset, the following applies:

- (a) A quonset is a discretionary use in the following districts:
 - i. Light Industrial District;
 - ii. Medium Industrial District;
 - iii. Heavy Industrial District;
 - iv. Public Service District;
 - v. Airport District;
 - vi. Urban Expansion District; and
 - vii. Rural District.
- (b) A quonset shall only be approved for storage use.

5.2. Active Frontage

5.2.1. Where the at-grade level of an apartment is developed with a non-residential use:

- (a) For buildings adjacent to a road, the primary entry door to each unit shall be provided from the building façade adjacent to the road.
- (b) The front yard setback may be used for commercial uses including but not limited to patios or retail spill-out.
- (c) For buildings on corner lots, the building façade facing a road shall be activated using elements such as but not limited to windows, entry doors, patios, awnings and architectural features.
- (d) Transparent windows and doors shall be provided along a minimum of twenty percent (20%) of the at-grade building façade.

5.2.2. The at-grade storey shall have a minimum vertical distance of at least 4.5m.

5.2.3. An additional entry door shall be provided where there is a rear parking area.

5.2.4. There shall be a minimum 2.5m barrier free sidewalk along the frontage facing the public streets.

5.3. Adult Entertainment Facility

5.3.1. A development permit for an adult entertainment facility shall not be approved within:

- (a) 150m from the boundary of a residential district;
- (b) 150m from a lot containing a dwelling unit within a commercial district;
- (c) 150m from a lot containing a child care facility, recreation facility, indoor, elementary school, junior high school, high school, or religious assembly; or,
- (d) 150m from any other adult entertainment facility.

5.4. Agricultural Uses

5.4.1. Fencing, screening or other forms of spatial separation shall be provided to the satisfaction of the Development Authority to:

- (a) ensure the on-site confinement of animals; and
- (b) to reduce noise or visual impact on surrounding properties.

5.4.2. Pigeons are not permitted in any land use district unless the person keeping them is in good standing with the Canadian Racing Pigeon Club or the Canadian Pigeons Fanciers association and the birds are banded with a seamless association band on their leg.

5.4.3. Wild boars are not permitted to be kept in any land use district.

5.4.4. Manure or any manure by-product shall be managed to limit manure runoff onto adjacent lands or to a waterbody to the satisfaction of both the Development Authority and the Regional Health Authority.