

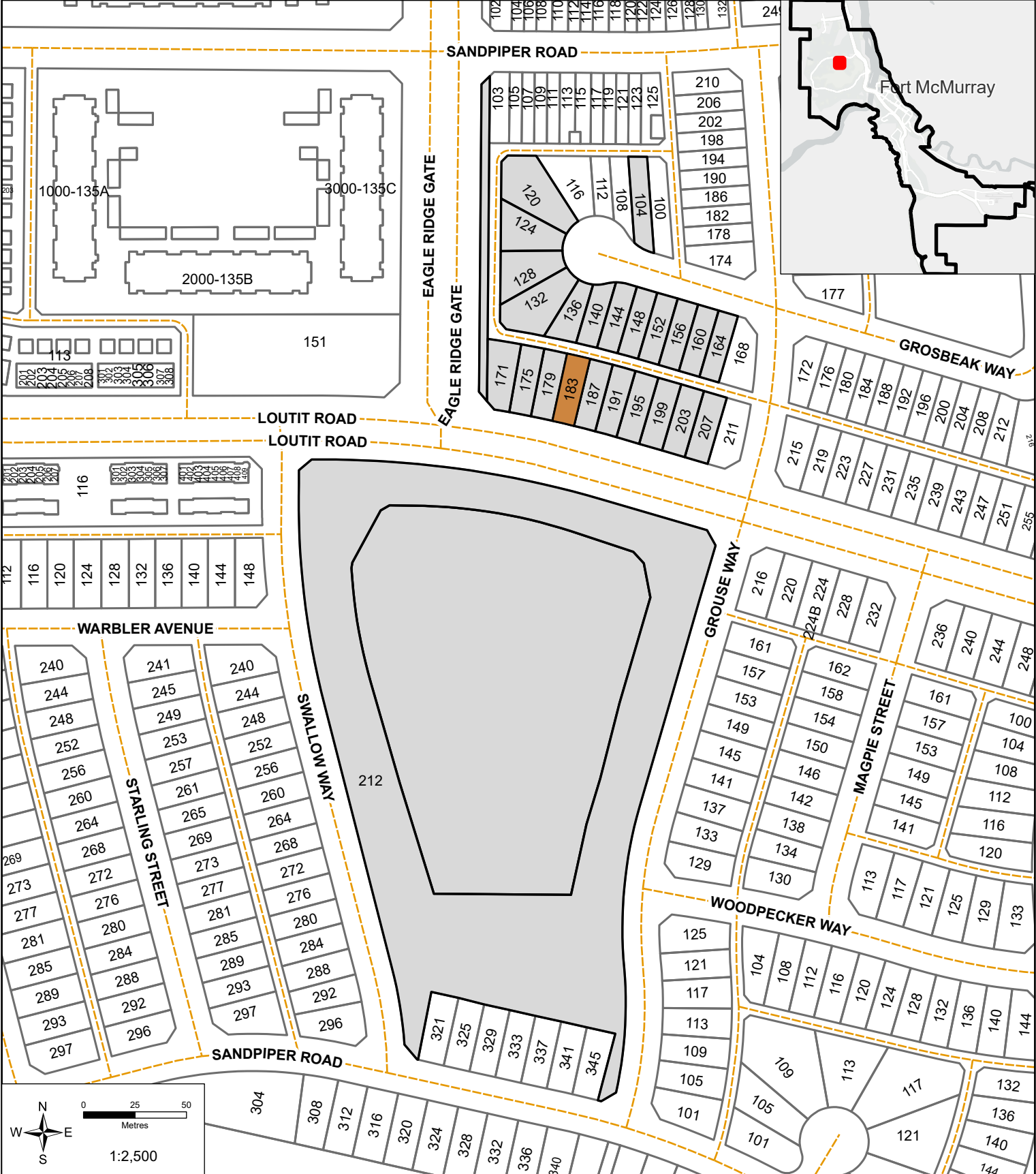
EXHIBIT LIST

File Number	Appellant
SDAB 2025-003	Taqui Hasan

Legal Description	Civic Address
Lot 37, Block 35, Plan 0725263	183 Loutit Road, Fort McMurray

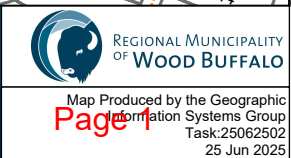
Exhibit #	Description	Filing Date
	Subject Area Map	2025-06-25
1.	Notice of Appeal (2 pages pages)	2025-06-24
2.	Evidence Disclosure – Appellant (5 pages)	2025-09-02
3.	Evidence Disclosure – Municipality (22 pages)	2025-09-03

SUBJECT AREA MAP Notification



-  Survey Parcels
 Adjacent Properties within 60 m
 Subject Area

**183 Loutit Road
Lot 37, Block 35, Plan 0725263**





Wood Buffalo TRIBUNALS

SUBDIVISION AND DEVELOPMENT APPEAL BOARD NOTICE OF APPEAL

In accordance with Section 678 and 686 of the Municipal Government Act and the Regional Municipality of Wood Buffalo Land Use Bylaw 98/09, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame.

Received by the
Subdivision and
Development Appeal
Board

June 24, 2025
File No. SDAB
2025-003

Section 1 - Property Information

Legal Land Description (Lot, Block, Plan or ATS 5/4 See Top-Right-Header)

Lot: 37 Block: 35 Plan: 0725263 ATS: NW 30, 89, 9, 4 SW 31, 82, 9, 4

Civic Address: 183 Louisa RD Fort McMurray, AB T9H 0L6

Development Permit Number or type of Order: 2022-DP-00214 2025-VC-00008

Section 2 - Appellant Information

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

Appellant Name (if the Appellant is a company, enter the complete legal name of the company): Taqi Hasan

Agent's Name (if applicable):

Contact Name (if different) and position held:

ATIA s. 20(1)

ATIA s. 20(1)

ATIA s. 20(1)

ATIA s. 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
☐ Approval	☐ Approval	☐ Notice of Order
☐ Condition of Approval	☐ Condition of Approval	
☐ Refusal	☐ Refusal	

☒ 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):

- Structure built
- Other garages in similar situation
- Does not encroach into lane

(Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

ATIA s. 20(1)

June 23, 2025

Date

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:

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 the appeal.

ATIA s. 20(1)

Signature of Registered Owner

Please return the completed form and prescribed filing fee to:

Clark 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@rmbwb.ca

Protection of Privacy

The personal information you provide on this form is being collected under the authority of section 33(c) of the Freedom of Information and 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 - SDAB, 7th Floor 9909 Franklin Avenue, Ft. McMurray AB T9H 2K4; or call 780-786-2222

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.

June 19, 2025

2025-VC-00008

Syed Taqi Hasan

REQUEST FOR VARIANCE

**183 LOUTIT ROAD
LOT 37, BLOCK 35, PLAN 072 5263**

Your application for a variance to reduce the rear yard (West Corner) setback from 1.0 meters to 0.23 meters (a 77% variance) and the rear yard (East Corner) setback from 1.0 meters to 0.31 meters (a 69% variance) has been **REFUSED**.

Section 50.5 (c) states "Notwithstanding Section 50.4, in all urban and hamlet residential districts, an accessory building shall be set back a minimum of 1.0 m from the side and rear property lines in a rear yard unless the accessory building is: (c) a detached garage with its vehicle door facing the lane in which case **a rear yard setback of either 1.0 or 6.0 m is required**. No intermediate setback between 1.0 m and 6.0 m shall be permitted."

Additionally, Section 28.4 (a) states "The Development Authority may allow a variance in regard to front, side and rear yard setback requirements of up to **fifty percent (50%)** for existing or new principal or accessory buildings, decks and signs and up to one hundred percent (100%) for principal buildings existing on the site prior to adoption of Bylaw 99/059."

The requested variance from 1.0 metres to 0.23m (West Corner) and 0.31m (East Corner) is outside the variance authority outlined in Land Use Bylaw 99/059 and, therefore, cannot be granted by the Development Officer under Land Use Bylaw 99/059.

A development appeal to the Subdivision and Development Appeal Board is commenced by filing a Notice of Appeal, containing reasons, with the Board within twenty-one (21) days of the date of this decision, that being, **July 10, 2025**.

The appeal can be sent to the Subdivision and Development Appeal Board at SDAB@rmwb.ca. We enclose a Notice of Appeal application. Contact the Subdivision and Development Appeal Board for the applicable application fees.

Yours truly,

ATIA s. 20(1)

**Development Officer
Planning and Development Services**

Planning & Development Department Tel: (780) 799-8695

From: ATIA s. 20(1)
To: [Subdivision and Development Appeal Board](#)
Subject: Evidence and summary for appeal
Date: Tuesday, September 2, 2025 8:56:54 PM
Attachments: [Pic 1.pdf](#)
[Pic 2.pdf](#)
[Pic 3.pdf](#)
[183 loutit property .pdf](#)

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

Main points for appeal:

- land survey is not required prior to build and most people would measure off the lane
- it is a common mistake as shown in pictures below
- adjacent garage was not in line so the garage was flagged
- structure is already up and would be very expensive to move
- does not encroach onto city property or negatively affect the alley







AS-BUILT PLAN FOR GARAGE AT BACK LANE



SCALE 1:1000
0 20 40 60 80 Metres

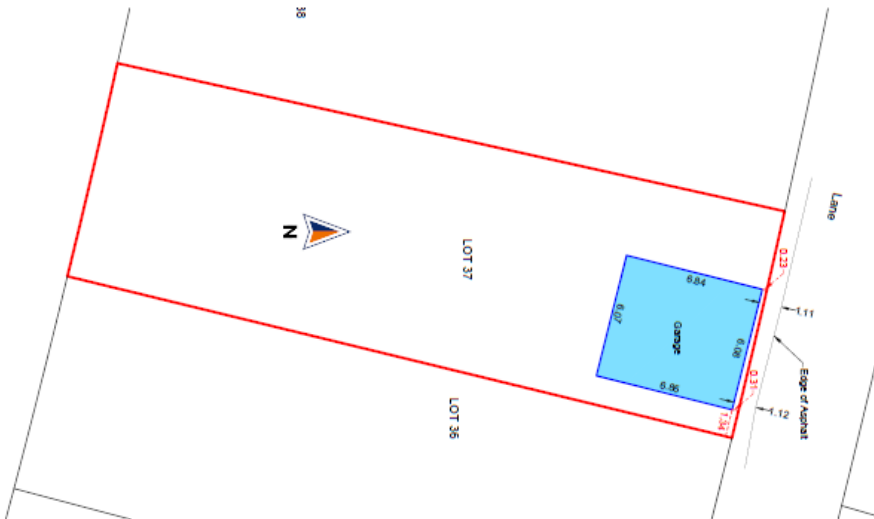
LEGEND AND NOTES:

Distances shown are in metres and decimals thereof.
Bearings are referenced to Plan 072 5263
Unless otherwise specified, setback dimensions are measured from the
sidewalk sitting perpendicular to property boundaries, and are shown thus:-----

Statutory iron post shown thus: ● and are at ground level unless otherwise indicated.
Found no Mark shown thus: ✖
Found iron Bar shown thus: ◆
Property line shown thus: -----
Building perimeter shown thus: -----
Edge of Asphalts shown thus: -----

ABBREVIATIONS:

FD Found
LB Iron Bar
MA Mark
R Radius



SCALE 1:200
0 5 10 15 Metres

To: Taqi Hassan
183 Louit Road
Fort McMurray, Alberta
Re: Lot 37, Block 35, Plan 072 5263
183 Louit Road, Fort McMurray

1. Ed Salmon, Alberta Land Surveyor, solemnly declare that
the survey represented by this plan was made under my
personal supervision.
2. the survey was made in accordance with good surveying
practices and in accordance with the provisions of the
Survey's Act.
3. the survey was performed on May 13, 2025 and that this
plan is true and correct, and is prepared in accordance with
the provisions of the Public Lands Act.
4. and I make this solemn declaration conscientiously believing
it to be true and knowing that it is of the same force and
effect as if made under oath.

Dated Fort McMurray, Alberta
this 13th Day of May, 2025



Edward Salmon, A.L.S.
© Copyright Centaline Geomatics Ltd 2025



 Unit 301, 408 Macleod Blvd Fort McMurray, AB T8C 6K1 Phone: (780) 780-1100	DWG FILE: 25FM-4003-XA6-700
	DWG: E3
	CHK: E3
	Date: May 13, 2025 Page: Plot
Ref File No.	Plot1

Planning and Development Department Report

Subdivision and Development Appeal Board SDAB 2025-003

File:	2025-003
Appellant(s):	Syed Taqi Hasan
Subject:	Appeal of Variance 2025-VC-00008 for Development Permit 2024-DP-00026 Re: Rear Garage
Legal Description:	Lot 37 Block 35 Plan 0725263
Civic Address:	183 Loutit Road
Land Use Designation:	R1S - Single Family Small Lot Residential District

Introduction

1. This appeal arises from the refusal of Variance 2025-VC-00008, which was associated with the previously approved Development Permit 2024-DP-00026. The Development Permit was for the construction of an Accessory Building (detached garage) with the vehicle door oriented toward the rear lane.
2. Development Permit 2024-DP-00026 originally approved a rear setback from the property line of 1.0 metres for the detached garage (**see Attachment 1**).
3. Upon construction, the actual rear setbacks measured 0.23 metres at the west corner and 0.31 metres at the east corner, representing a 77% and 69% reduction, respectively, from the approved setback. (**see Attachment 2**).
4. Following the completion of primary construction, a Variance application was submitted to legalize the as-built rear setbacks (**see Attachment 3**).
5. The Variance application was refused by the Development Authority of the Regional Municipality of Wood Buffalo (RMWB) under Section 28.4(a) of Land Use Bylaw 99/059 (the "LUB"), which limits the Development Authority's variance power to a maximum of 50% from the bylaw requirement of 1.0 metres (**See Attachment 4**).

Chronology

1. February 14, 2024: Planning and Development received Development Permit Application 2024-DP-00026 for the construction of a rear detached garage accessory building at 183 Loutit Road.

2. February 29, 2024: A planner approved Development Permit 2024-DP-00026, including a rear setback of 1.0 metres.
3. May 15, 2025: Planning and Development received a second variance request, Variance Certificate Application 2025-VC-00008, relating to the as-built rear setbacks for Development Permit 2024-DP-00026. The requested variances were:
 - West corner setback of 0.23 metres (representing a 77% reduction)
 - East corner setback of 0.31 metres (representing a 69% reduction)

Note: A previous Variance was applied for on August 09, 2024 (2024-VC-00018) but was refused.
4. June 19, 2025: A Planner refused the Variance Application 2025-VC-00008. Relevant information and rationale were provided to the applicant.
5. June 19, 2025: The applicant/property owner was notified that Variance Application 2025-VC-00008 was refused. The reasons for the refusal were communicated, along with information about the right to appeal the decision to the Subdivision and Development Appeal Board (SDAB).

Summary Discussion

1. The Subject property is in the R1S - Single Family Small Lot Residential District. **(See Attachment 5)**
2. Accessory Buildings are Permitted Uses in the R1S – Single Family Small Lot Residential District.
3. Development Permit 2024-DP-00026 was approved February 29, 2024 for an accessory building (rear detached garage) with a setback of 1.0 metres.
4. Upon inspection, the garage was found to have been constructed with the following non-compliant setbacks:
 - West corner: 0.23 metres
 - East corner: 0.31 metres

These setbacks do not meet the required minimum of 1.0 metres according to Section 50.5 (c) of Land Use Bylaw 99/059
5. Variance Certificate 2025-VC-00008 was submitted to address the non-compliant setbacks. It was refused on June 19, 2025. The variance application requested approval for:
 - A 0.23 metre setback at the west corner (a 77% reduction from the required 1.0 metre)
 - A 0.31 metre setback at the east corner (a 69% reduction from the required 1.0 metre)

6. Section 50.5 of Land Use Bylaw 99/059 states that:

“Notwithstanding Section 50.4, in all urban and hamlet residential districts, an accessory building shall be set back a minimum of 1.0 m from the side and rear property lines in a rear yard unless the accessory building is: (c) a detached garage with its vehicle door facing the lane in which case a rear yard setback of either 1.0 or 6.0 m is required. **No intermediate setback between 1.0 m and 6.0 m shall be permitted. (See Attachment 6)**

7. Section 28.4 of Land Use Bylaw 99/059 states that:

“In approving an application for the development permit pursuant to Section 28.1, the Development Authority shall adhere to the following: (a) The Development Authority may allow a variance in regard to front, side and rear yard setback requirements of up to **fifty percent (50%) for existing or new principal or accessory buildings**, decks and signs and up to one hundred percent (100%) for principal buildings existing on the site prior to adoption of Bylaw 99/059”

8. Because Variance Certificate 2025-VC-00008 requests reductions of more than 50%, the Development Authority does not have the discretion to approve the requested variances under Section 28.4.

Development Authority's Position

9. Per Section 28.2 (a) (i), the Development Authority has determined that the proposed **variance would not result in a development that will unduly interfere with the amenities of the neighbourhood**, as it does not encroach on municipal or private land or block/impede access to neighbourhood amenities.
10. Per Section 28.2 (a) (ii), The Development Authority has determined **that the proposed variance would not materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land**, as it does not encroach on neighbouring properties and the variance does not allow for the backyard garage to be closer to any neighbouring properties than what the bylaw allows.
11. Per section 28.2.(b) The Development Authority has determined that the **proposed variance conforms with the use prescribed for the land or building in this Bylaw**, as an accessory building is a permitted use in the district.
12. Per section 28.2.(c) The Development Authority has determined that the proposed variance would **keep the development consistent** with the general purpose or character of the district, as the property remains a residential use and rear access garages are located on most of the adjacent properties.

REPORT TO SUBDIVISION AND DEVELOPMENT APPEAL BOARD
FILE 2025-03

13. The garage has already been constructed, and a site inspection confirmed that its current location and setbacks do not create any visual impacts along the rear lane and are consistent with existing developments (**See Attachment 7**).

Recommendation

14. THAT the Subdivision and Development Appeal Board overturn the refusal of Variance Certificate 2025-VC-00008 and grant approval.

Prepared by: ATIA s. 20(1)

Jesse Tjepkema

Planner II, Development Permitting

Reviewed by: ATIA s. 20(1)

Lee-Anne Kumka

Supervisor, Development Permitting

Presented to: Subdivision and Development Appeal Board

Attachments

1. 2024-DP-00026 Development Permit with approved Site Plan
2. As Built Site Plan
3. 2025-VC-00008 Variance Certificate Application
4. Variance Bylaw
5. Zoning Map
6. Accessory Building Bylaw
7. Site Inspection



Permit Number
2024-DP-00026

February 29, 2024

Applicant

Owner

SYED TAQI HASAN

ATIA s. 20(1)

ATIA s. 20(1)

RE: 20'X22' Detached Garage.
183 LOUTIT ROAD
Lot: 37 Block: 35 Plan: 0725263

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 \$500.00.

Attachment 1

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 s. 20(1)

February 29, 2024

Date

Brett Williamson
Planner I
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Brett.Williamson@rmwb.ca



Permit Number
2024-DP-00026

Applicant: SYED TAQI HASAN

Issued : February 29, 2024

Development Permit

183 LOUTIT ROAD

Lot	Block	Plan	Section	Township	Range
37	35	0725263	30	89	9

Accessory Structure (i.e. Shed, Detached Garage)

20'X22' Detached Garage.

- 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:

ATIA s. 20(1)

Issued : February 29, 2024

Date

Brett Williamson
Planner I
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Brett.Williamson@rmwb.ca

Attachment 1

Permit: 2024-DP-00026

183 LOUTIT ROAD
Lot: 37 Block: 35 Plan: 0725263

Advisory Notes:

- 1 That any damage to the sidewalk or curb caused by this development will be the full responsibility of the applicant.
- 2 The developer/applicant shall be responsible for the clean up and removal of substances or materials tracked on the street resulting from the development and construction on this site. Such clean up shall be continuous throughout the development and construction process.
- 3 There shall be no unauthorized use of any adjoining Public Utility Lot or Reserve Land during the course of the approved development/construction.
- 4 All Federal, Provincial and Municipal Statutes and Regulations shall be met, including the Alberta Building Code.

Conditions:

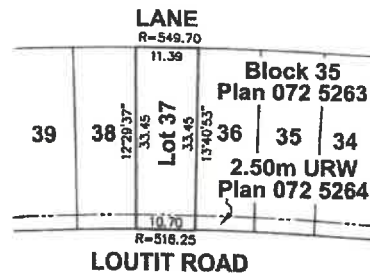
- 1 This development shall be classified as an Accessory Building and is a Permitted Use in the R1S - Single Family Small Lot Residential District.
- 2 The building location, orientation, capacity and/or use shall be as indicated on the approved drawings. Any changes to the approved plans shall be submitted to the Development Officer for further approval.
- 3 A minimum of 30% gross lot area, plus all adjoining Municipal Boulevards shall be soft landscaping.
- 4 The construction materials, including garbage, shall be stored so as to not create a nuisance to neighbouring properties.
- 5 The Accessory Building and Deck shall not be located on any easements and/or utility right of ways.
- 6 The Accessory Building shall not be used as a dwelling unit.
- 7 An Accessory Building shall be similar to and compliment the principal building in exterior material, colour and appearance.
- 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.

2022-DP-00214

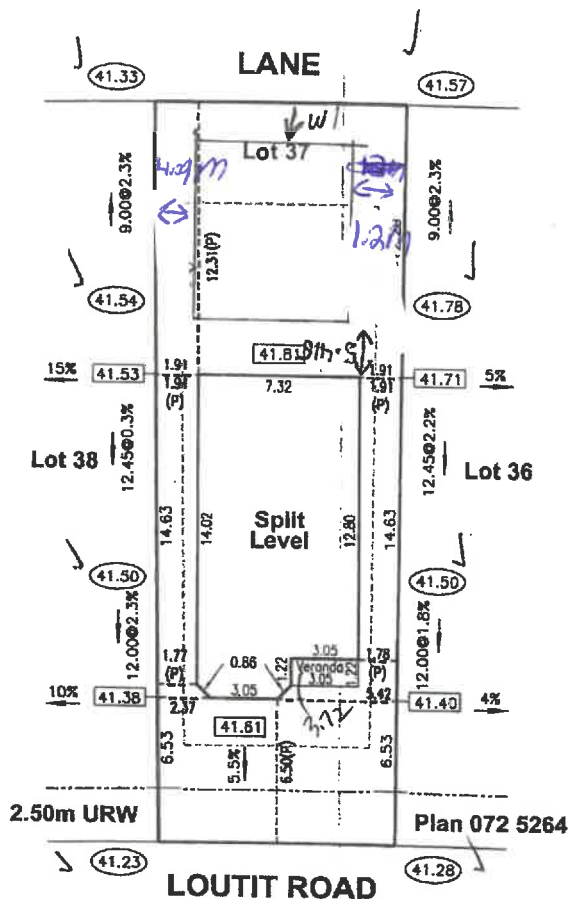
PLAN SHOWING PROPOSED BUILDING LOCATION
 Lot 37 Block 35 Plan 072 5263
 Subdivision: Eagle Ridge Phase 2 Address: 183 Loutit Road
 REGIONAL MUNICIPALITY OF WOOD BUFFALO
 FORT McMURRAY - ALBERTA

ATIA s. 20(1)

2024-DP-00026 Page 1/3



KEY PLAN
 Scale= 1:1000



STAKE-OUT DIMENSIONS
 Scale: 1:250

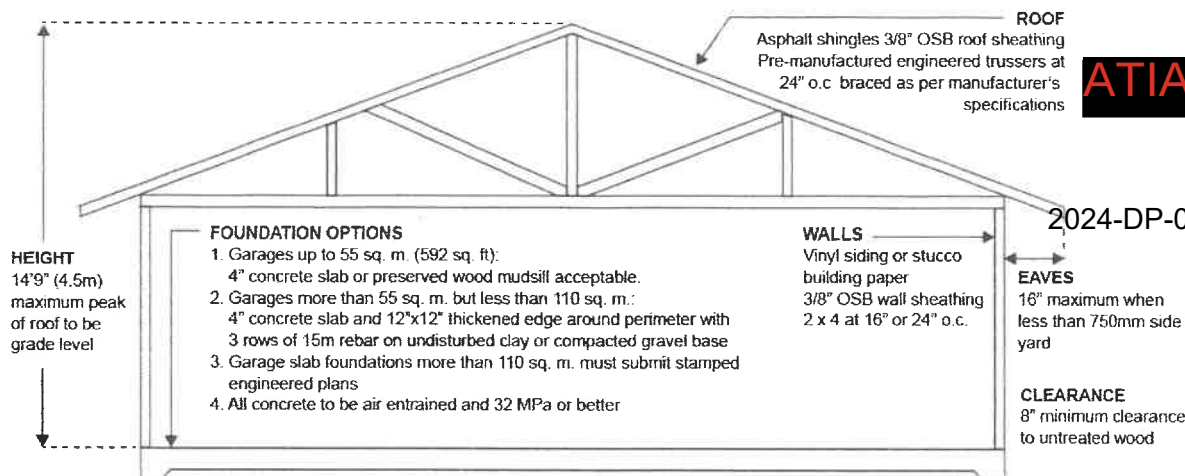
PROPOSED ELEVATIONS	DESIGN	NOTES:
Bottom of Footing	40.28	1. All measurements are expressed in metres.
Finished Floor	43.47	2. All measurements are shown to outside face of building foundation wall at ground level.
Top of Concrete Wall	42.01	3. The plan and design elevations are subject to the local approving authority.
Front of House	41.61	4. No title search was performed on the above noted land.
Rear of House	41.81	5. Design lot grades are shown thus (000.00)
		6. Interpolated grades are shown thus (000.00)
		7. Perpendicular distances are shown thus (P)
		8. Building Envelope shown thus
		9. Utility Right of Way shown thus
		10. Contiguers shown thus
		11. Dimensions marked with * must be verified by builder prior to construction.
		12. Client to confirm lot grades and foundation wall height.
		13. All dimensions to be confirmed by owner prior to construction.
		14. A two working day grace period (after stakeout) shall be granted prior to excavation.
AREAS	Sqm	BUILDER/OWNER: Cherrywood Homes Alberta Ltd.
Lot:	369.56	BUILDING TYPE: Split Level
Proposed House and Garage:	104.79	BUILDING MODEL: The Winfield+2
Site Coverage:	28.4%	DRAWING: 27611P0.dwg
		JOB NUMBER: 27611
CHALLENGER FORT McMURRAY (780) 743-8897		2
GEOGRAPHICS LTD. Fair (780) 743-9785		1
164-101 Signal Road		0
Fort McMurray, Alberta T9H 4N6		21/02/08
		Original Issue
		KK MS/KS

Attachment 1



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

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



ATIA s. 20(1)

2024-DP-00026 Page 2/3

Accessory Building Specifications

Name: Syed Taqi Hasan
Civic Address: 183 Louisa RD

DP #

Legal Address: Lot 37 Block 35 Plan 02 B263

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: 18 feet
Depth: 11.5" # of Pys: 3
☐ Built Up ☐ Engineered

Garage Door Size:

16 x 9

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)



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

Planning & Development Department

Regional Municipality of Wood Buffalo

Office: 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4

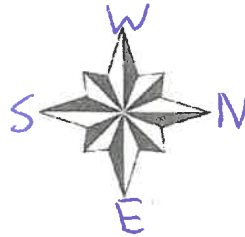
T: 780-799-8695 F: 780-743-7874 E: current.planning@rmwb.ca

ATIA s. 20(1)

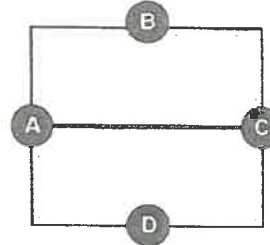
2024-DP-00026 Page 3/3

Key Map

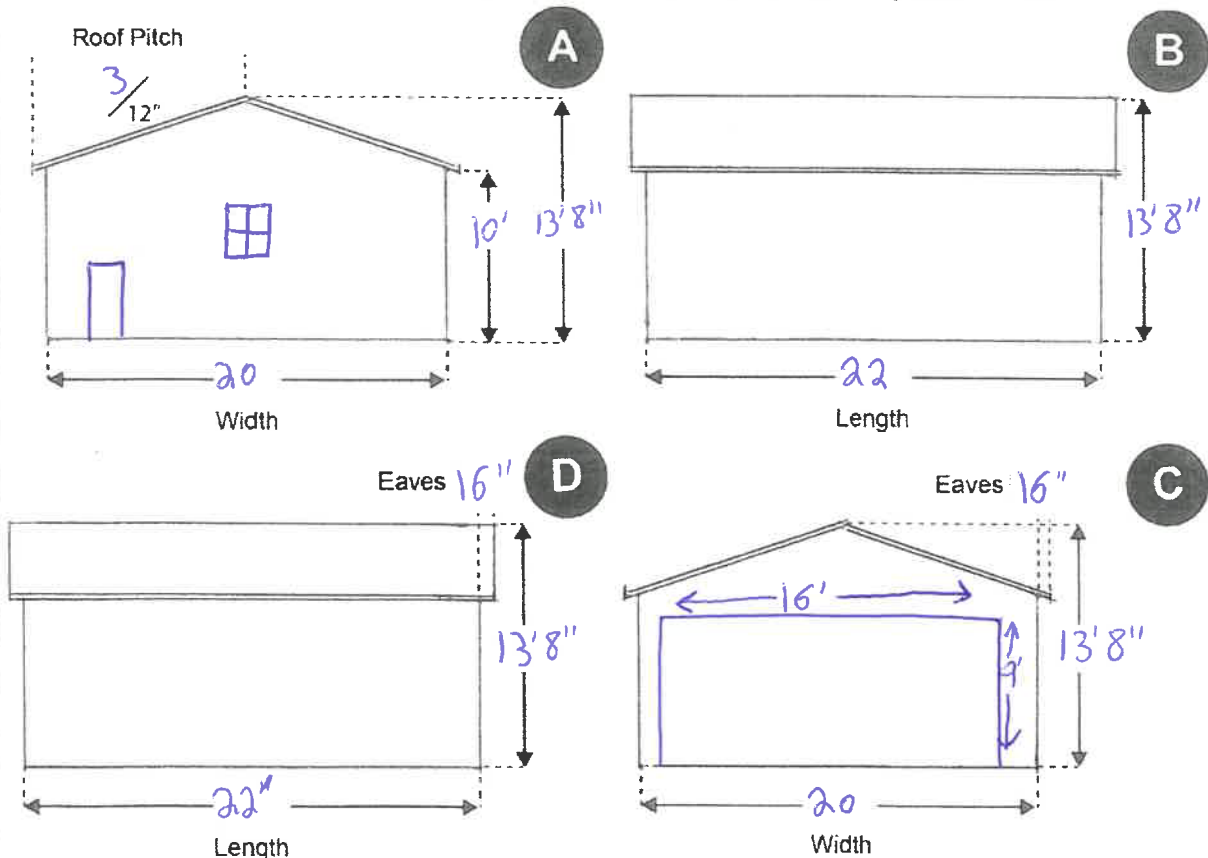
☐ Please indicate North on the north arrow relative to the site plan view



Site Plan View



Elevation View: Please show all doors and windows with their width and length dimensions



Accessory Building Specifications

Name: Syed Taqi Hasan

DP #

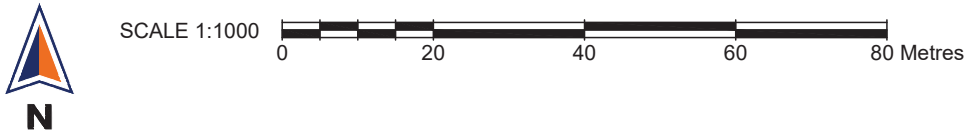
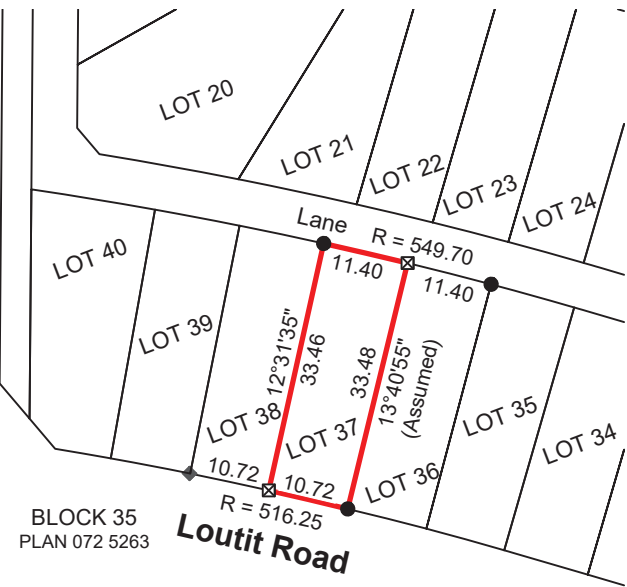
Civic Address: 183 Loutit RD

Legal Address:

Lot 37 Block 35 plan# 072 5263

The personal information on this form is collected under the authority of Section 33 (c) of the *Alberta Freedom of Information and Protection of Privacy Act*. The personal information will be used as contact information and to process your application. If you have any questions regarding the collection or use of this information contact the Supervisor, Support Services, Planning and Development, Jubilee Centre 9909 Franklin Ave T9H 2K4, or call (780) 788-1590.

AS-BUILT PLAN FOR GARAGE AT BACK LANE



LEGEND AND NOTES:

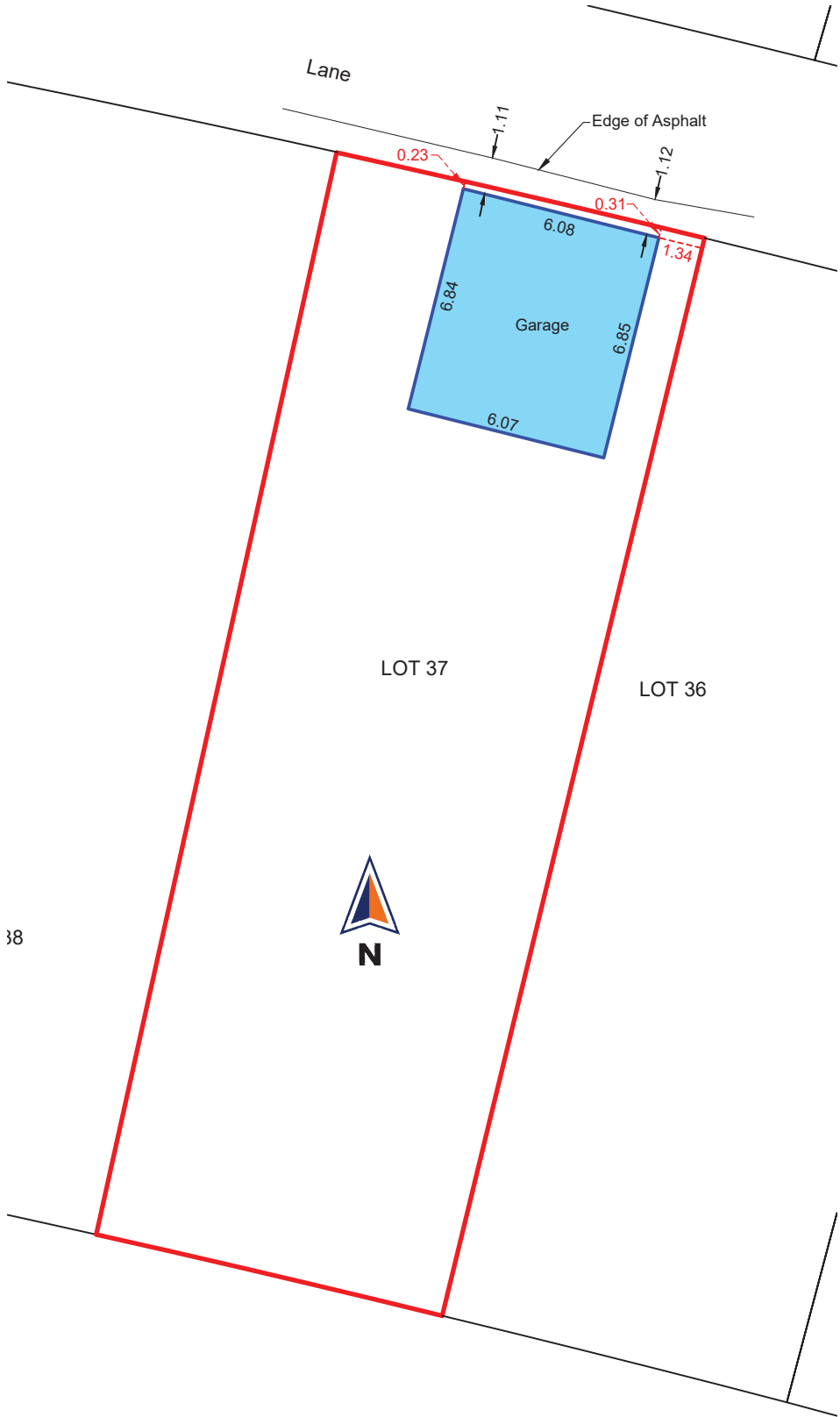
Distances shown are in meters and decimals thereof.
Bearings are referenced to Plan 072 5263
Unless otherwise specified, setback dimensions are measured from the stucco siding perpendicular to property boundaries. and are shown thus:---

Statutory Iron post shown thus: ● and are at ground level unless otherwise indicated.
Found no Mark shown thus: ☒
Found Iron Bar shown thus: ◆

Property line shown thus
Building Perimeter shown thus
Edge of Asphalts shown thus

ABBREVIATIONS:

Fd. Found
I. Iron Post
I.B. Iron Bar
Mk. Mark
R Radius

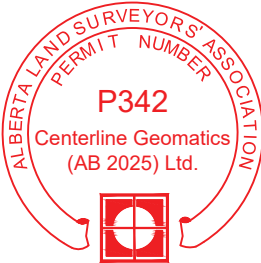


To: Taqi Hassan
183 Loutit Road
Fort McMurray, Alberta
Re: Lot 37, Block 35, Plan 072 5263
183 Loutit Road, Fort McMurry

- I, Ed Salmon, Alberta Land Surveyor, solemnly declare that
- the survey represented by this plan was made under my personal supervision,
 - the survey was made in accordance with good surveying practices and in accordance with the provisions of the *Surveys Act*,
 - the survey was performed on May 12, 2025 and that this plan is true and correct, and is prepared in accordance with the provisions of the *Public Lands Act*,
 - and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Dated Fort McMurray, Alberta,
this 13 th Day of May, 2025

ATIA s. 20(1)



Edward Salmon, A.L.S.
© Copyright Centerline Geomatics Ltd. 2025

CENTERLINE
GEOMATICS

Unit 301, 400 MacKenzie Blvd
Fort McMurray, AB, T9H 4C41
Phone: 780-801-1660

DWG FILE: 25FM-003-XAB-R00

DWG : ES

CKD : ES

Date : May 13, 2025

Ref. File No.:

Page 20

Plan/1



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

Variance Application Form

OFFICE USE ONLY

VC # 2025-VC-00008

Fee: 225.00

Receipt No: 4115118

Purpose: A Variance Application is used to receive an exception to Land Use Bylaw regulations. Variances may be granted for accessory building coverage, building setbacks, building height, lot coverage or an addition to a non-conforming building. Variances are granted on a discretionary basis to address limitations on a property.

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

PLEASE PRINT

☐ Applicant and Owner Information:

Applicant Name: Taqi Hasan

Mailing Address: ATIA s. 20(1)

Postal Code: ATIA s. 20(1)

Daytime Phone: ATIA s. 20(1)

Alternate:

Fax:

Email Address: ATIA s. 20(1)

Registered Owner(s): Taqi Hasan

Mailing Address:

Postal Code:

Daytime Phone:

Alternate:

Fax:

Email Address:

☐ Property Information

Legal Land

Description¹:

Lot: 37

Block: 35

Plan: 072563

Alberta Township Grid System:

LSD

Sec 30

TWP 89

Range 9

W4M

Civic Address: 183 Loutit Dr

Certificate of Title Number:

☐ Variance Information

Variance Requested:

80% Rear Set back

Requesting to remain 0.23metre and 0.31metre

¹ Civic Address Translator: <http://internetapps.woodbuffalo.ab.ca/electronicpermitting/CivicTranslator.aspx>



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

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

Registered Owner

I/We hereby give permission to the Regional Municipality of Wood Buffalo to do a site inspection and take photographs of this property as necessary for the purpose of consideration in this variance application.

ATIA s. 20(1)

Signature of Registered Owner

I, Tagi Hasan

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 s. 20(1)

Signature

May 15/2025

Date

The personal information on this form is collected under the authority of Section 33 (c) of the *Alberta Freedom of Information and Protection of Privacy Act*. The personal information will be used as contact information and to process your application. If you have any questions regarding the collection or use of this information contact the Supervisor, Customer Experience, Planning & Development, Jubilee Centre, 9909 Franklin Avenue, T9H 2K4, or call (780) 793-1043.

Attachment 4

- (c) the development permit was issued in error,
the Development Officer may suspend or cancel the notice of decision or the development permit by notice, in writing to the holder of it. **(BL 00/011)**
- 27.12 The Development Authority may with any development permit issued pursuant to this Bylaw, require the applicant to provide a start and completion date for the proposed development to the satisfaction of the Development Authority. **(BL 06/030)**
- Once construction of a development has commenced, it shall continue with reasonable dispatch. If in the opinion of the Development Officer, the development is not being constructed with reasonable dispatch, the Development Officer may suspend or cancel the notice of decision or the development permit by notice in writing to the holder of it. When a development permit ceases to be valid, a new development permit is required before further development may proceed. Such application shall be dealt with as if it were a first application and there shall be no obligation to approve such application on the basis that a previous application had been approved for that development. **(BL 04/012)**
28. **Variance Authority (BL 02/081)**
- 28.1 Variance to Regulations
- 28.2 The Development Authority may, subject to Section 28.2, allow a variance and approve a development permit for a permitted or discretionary issue, with or without conditions, which does not comply with the regulations of this Bylaw provided that the Development Authority determines that:
- (a) the proposed variance would not result in a development that will:
 - (i) unduly interfere with the amenities of the neighbourhood;
 - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land;
 - (iii) A variance is a reasonable response to the physical characteristics of the lot which are not generally common to other lots in the immediate vicinity of the proposed use. **(BL 08/001)**
 - (b) the proposed development conforms with the use prescribed for the land or building in this Bylaw;
 - (c) the development would be consistent with the general purpose or character of the district; and
 - (d) there are mechanisms to mitigate the effects on adjacent lots.
- 28.3 Limitation of Variance
- 28.4 In approving an application for the development permit pursuant to Section 28.1, the Development Authority shall adhere to the following:
- (a) The Development Authority may allow a variance in regard to front, side and rear yard setback requirements of up to fifty percent (50%) for existing or new principal or accessory buildings, decks and signs and up to one hundred percent (100%) for principal buildings existing on the site prior to adoption of Bylaw 99/059.

- (b) The Development Authority may allow a variance to increase the permitted building height by ten percent. (10%).
- (c) The Development Authority may allow a variance to increase the permitted lot coverage by:
 - (i) up to five percent (5%) of the maximum total lot coverage; and
 - (ii) up to two percent (2%) of the maximum lot coverage for accessory buildings.
- (d) The Development Authority may allow a variance and issue a development permit for an addition to a not-conforming building, provided that the addition complies with this Bylaw.

(BL 02/081)

- (e) The Development Authority should consider any known concerns and opinions of area residents and landowners.
- (f) **DELETED (BL 03/056, BL 08/001)**

28.5 A variance will not be allowed if the granting of the variance results in a development which does not meet the requirements of the Subdivision and Development Regulation (AR 43/2002, or amendments thereto.)

28.6 In the event that a variance is granted, the Development Authority shall specify the nature of the approved variance in the development permit approval.

(BL 00/011, BL 02/081)

~~29. Notification of Decision~~

~~29.1 When a development permit application is approved, the Development Officer or designate shall:~~

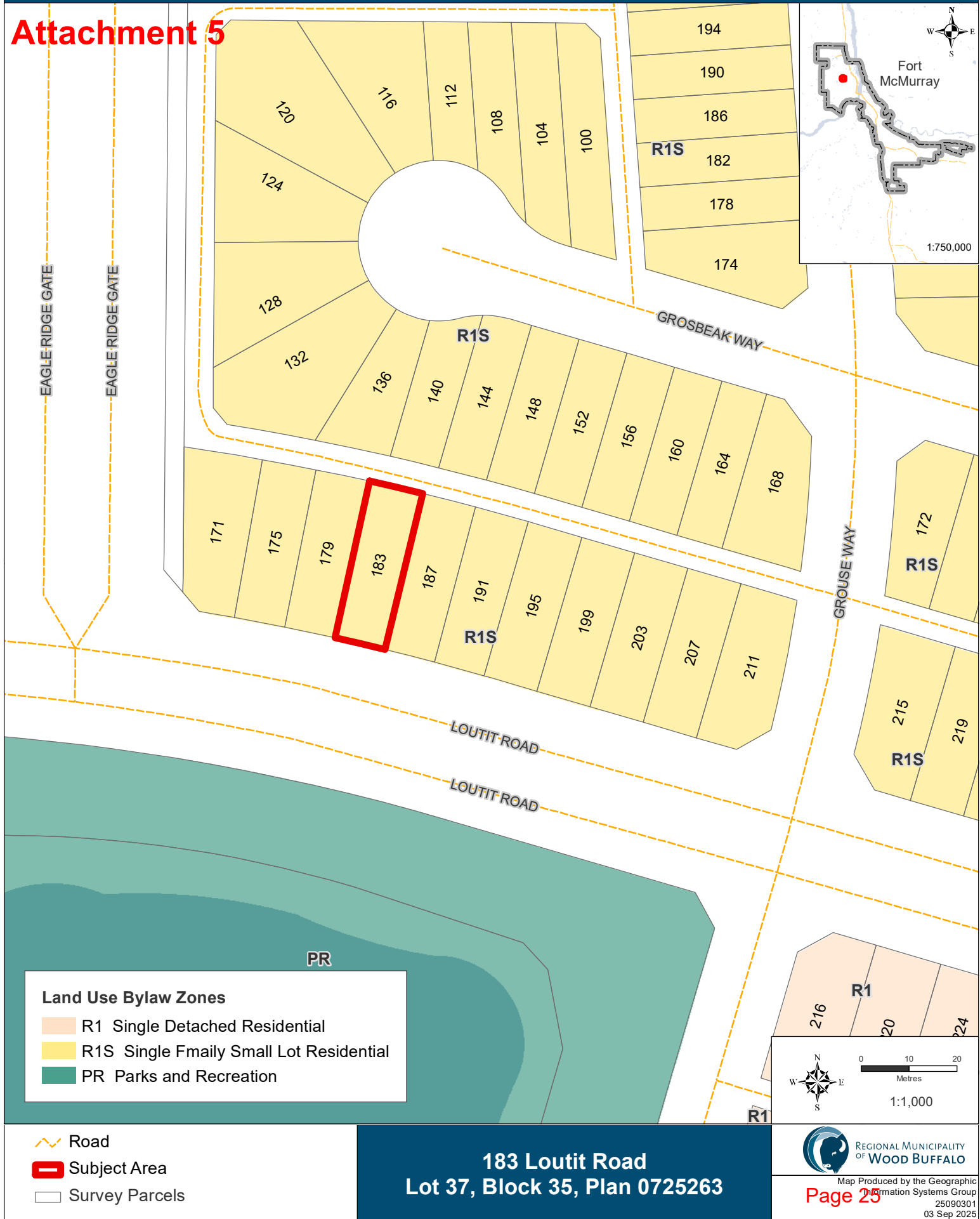
- ~~(a) communicate in writing, a notice of decision to the applicant or his agent, and make a copy available of the approval in the Municipal Office;~~
- ~~(b) for permitted uses involving the imposition of variances, “Discretionary Uses – Development Officer” and “Discretionary Uses – Planning Commission”, publish a notice locally. Such notice shall state the location and address of the property for which the application has been made, the nature of the approval, and the decision of the Development Authority;~~
- ~~(c) for “Discretionary Uses - Planning Commission”, mail a notice of decision to adjacent landowners or other affected parties or land owners as determined by the Development Authority. **(BL 06/030)**~~

~~29.2 When a development permit application is refused, the Development Officer shall:~~

- ~~(a) communicate in writing a notice of decision to the application or his agent stating the reasons for the refusal;~~
- ~~(b) for “Discretionary Uses – Development Officer” and “Discretionary Uses Planning Commission”, publish a notice locally. Such notice shall state the location and address of the property for which the application has been made, the nature of the refusal and the decision of the Development Authority.~~

SUBJECT PROPERTY MAP - LAND USE Notification

Attachment 5



PART 5 - General Regulations

48. Applicability

48.1 This Part shall apply to all land use districts under this Bylaw.

49. Adult Entertainment Facility

49.1 These provisions are intended to provide locations for Adult Entertainment Facilities in order to:

- (a) minimize potential hazards due to traffic congestion, visual distractions and other dangers;
- (b) protect surrounding uses from the potential adverse effects of adult entertainment establishments

49.2 A site containing an adult entertainment facility shall be located minimum of;

- (a) 150.0 m from the boundary of a residential district;
- (b) 150.0 m from a lot containing an apartment building within a commercial district;
- (c) 150.0 m from a lot containing child care facilities, arenas, elementary schools, junior high schools, high schools, public parks, municipal buildings, senior citizens housing, religious assemblies;
- (d) 25.0 m from any other adult entertainment facility

49.3 Notwithstanding Section 49.2(a), land may be designated as residential land use district within 150.0 m of an existing Adult Entertainment Facility. **(BL 01/043)**

(BL 00/070)

50. Accessory Buildings and Uses

50.1 An accessory building shall not be used as a dwelling unit but may be used as a security suite.

50.2 In an urban district, an accessory building shall not be located in a front yard.

50.3 An accessory building shall not be located on an easement or utility right-of-way. **(BL 04/012)**

50.4 In all districts, an accessory building is subject to the side and rear yard setback regulations of that district.

50.5 Notwithstanding Section 50.4, in all urban and hamlet residential districts, an accessory building shall be set back a minimum of 1.0 m from the side and rear property lines in a rear yard unless the accessory building is:

- (a) less than 2.0 m in height, unless the accessory building would be located on an easement in which case Section 66.1 applies; **(BL 00/011)**
- (b) a mutual garage erected on common property line and the common wall is a firewall;
- (c) a detached garage with its vehicle door facing the lane in which case a rear yard setback of either 1.0 or 6.0 m is required. No intermediate setback between 1.0 m and 6.0 m shall be permitted;



Attachment 7



Attachment 7



Attachment 7

