

EXHIBIT LIST

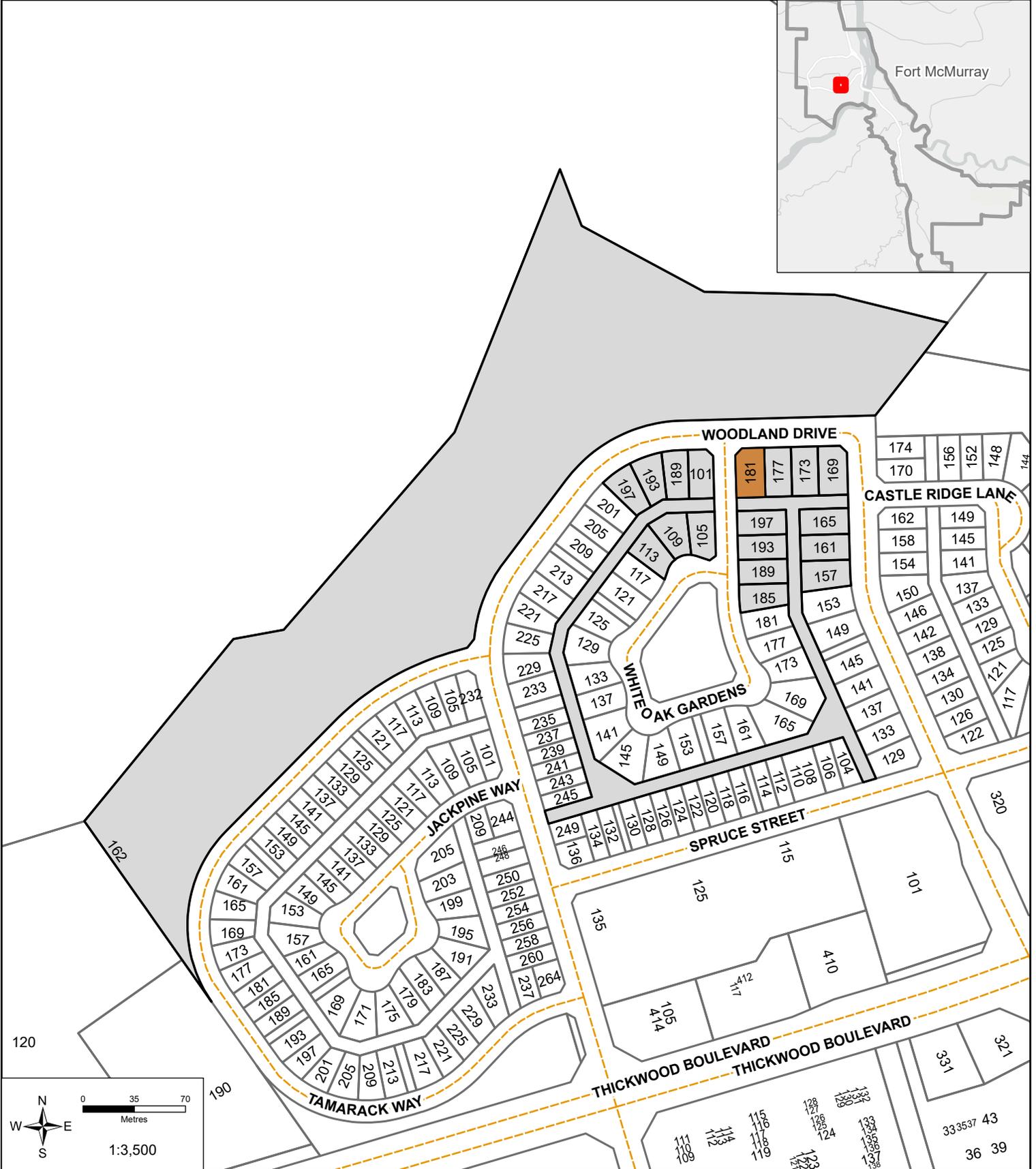
| File Number | Appellant |
|--------------------|---------------------------------|
| SDAB 2026-001 | Brian Ross, Ross Residence Inc. |

| Legal Description | Civic Address |
|--------------------------------|-----------------------------------|
| Lot 26, Block 49, Plan 7720073 | 181 Woodland Drive, Fort McMurray |

| Exhibit # | Description | Filing Date |
|------------------|------------------------------|--------------------|
| | Subject Area Map | 2026-01-19 |
| 1. | Notice of Appeal (3 pages) | 2026-02-12 |
| 2. | Planner's Report (141 pages) | 2026-03-04 |

SUBJECT AREA MAP

Notification



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

181 WOODLAND DRIVE
Lot 26, Block 49, Plan 7720073



Wood Buffalo TRIBUNALS

SUBDIVISION AND DEVELOPMENT APPEAL BOARD NOTICE OF APPEAL

RECEIVED

JAN 12 2025

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

Subdivision & Development Appeal Board

SDAB 2025-001

Section 1 - Property Information

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

| | | | |
|-----|-------|---------|-----|
| Lot | Block | Plan | ATS |
| 26 | 49 | 7720073 | |

Civic Address: 181 Woodland drive

Development Permit Number or type of Order: #2025-OP-00357.

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): Brian Ross (Ross Residence Inc.)

Agent's Name (if applicable): [Redacted]

Contact Name (if different) and position held: [Redacted]

Mailing Address: [Redacted]

City/Town: [Redacted]

Province: AB

Postal Code: [Redacted]

Telephone Number (Daytime): [Redacted]

Alternate Telephone Number: [Redacted]

Email Address: [Redacted]

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"/> Approval | <input type="checkbox"/> Notice of Order |
| <input type="checkbox"/> Condition of Approval | <input type="checkbox"/> Condition of Approval | |
| <input checked="" type="checkbox"/> Refusal | <input type="checkbox"/> 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 Approving Authority for the following reason(s):

We do not require additional parking spots, we have been in operations for 8 years and have never required parking. (Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

Date: Jan. 8/26

Signature of Appellant/Agent: [Redacted]

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

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

Signature of Registered Owner: [Redacted]

Please return the completed form and prescribed filing fee to:

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

Protection of Privacy

The personal information 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.



DEVELOPMENT PERMIT: #2025-DP-00357

Monday, December 22, 2025

BRIAN ROSS; and ASHLEIGH GOYETTE
181 WOODLAND DRIVE,
FORT MCMURRAY, AB T9K 1A3

Attention: Brian Ross

Dear Brian Ross,

RE: DEVELOPMENT DECISION: Group Home (7-Bedroom Sober Home Transitional Housing)

Civic Address: 181 Woodland Drive, Fort McMurray, AB T9K 1A3

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

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,

Access to Information Act s 20(1)

Elias Biolley-Villalobos, BURPI
Planner | Development Officer
M: DerbeElias.BiolleyVillalobos@rmwb.ca
T: 780-793-1017
Development Planning Branch
Planning & Development Services

Attachments:

Development Permit #2025-DP-00357 REFUSAL Group Home (7-Bedroom Sober Home Transitional Housing)

Notice of Appeal Application





DEVELOPMENT PERMIT:

#2025-DP-00357 REFUSAL

DATE: Monday, December 22, 2025

APPLICANT: Brian Ross

Civic Address: 181 Woodland Drive, Fort McMurray, Thickwood, AB T9K 1A3

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

DEVELOPMENT REFUSED: Group Home (7-Bedroom Sober Home Transitional Housing)
This Development was REFUSED by the Development Officer for the following reason(s):

Land Use Bylaw No. 99/059:

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

Section 18.1 The Municipal Planning Commission shall:

(c) if a proposed use of land or a building is not listed as a “Permitted Use”, “Discretionary Use – Development Officer” or “Discretionary Use – Planning Commission” in the Bylaw, the Municipal Planning Commission may determine that such a use is similar in character and purpose to a use listed under that land use district and may issue a development permit.

Section 131.5: Residential – Boarding House 1 stall/ rentable bedroom

Therefore, the Group Home is refused, as the proposed seven (7) bedrooms require a minimum of seven (7) parking stalls.

DATE OF DECISION:



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.

Jan 12 / 26
Date

Access to Information Act s
20(1)

Applicant's Signature



Development Planning Report Subdivision and Development Appeal Board SDAB 2026-001

| | |
|---|---|
| Application No.: | 2025-DP-00357 |
| Applicant & Appellant: | Brian Ross (Ross Residence Inc.) |
| Subject: | Refusal – Development Permit Application No. 2025-DP-00357 |
| Legal Description: | Lot 26, Block 49, Plan 772 0073 |
| Civic Address: | 181 Woodland Drive, Fort McMurray, AB T9K 1A3 |
| Land Use Designation: | R1 – Single Detached Residential District |
| Development Permit Application submission: | September 30, 2025 |
| Refusal – Development Permit Application Issuance: | December 22, 2025 |
| Development Permit Application Appeal Date: | January 12, 2026 |

Introduction

1. This appeal stems from the refusal of Development Permit Application No. 2025-DP-00357 for a Group Home (7-Bedroom Sober Home Transitional Housing) at 181 Woodland Drive, legally described as Lot: 26, Block: 49, Plan: 772 0073 (the 'Subject Property') (**Attachment #1**).
2. The proposed use is within the authority of the Development Authority to approve. Therefore, it is also within the authority of the Subdivision and Development Appeal Board to consider the appeal.
3. The Refusal of the Development Permit Application No. 2025-DP-00357 was advertised on the Municipality's Public Notice webpage (**Attachment #12 – Advertising**).

Chronology

4. The application stems from an enforcement file for operating without the appropriate Municipal approvals and permits.
5. The Development Authority contacted the property owner and Group Home operator, Brian Ross, that a complaint had triggered a property file review and concluded that the Group Home was operating without an approved development permit on June 2, 2025 (**Attachment #2 – Email thread**).
6. The Development Authority hosted a pre-application meeting with the Group Home

operator, Brian Ross, on behalf of Ross Residence Inc., on June 9, 2025, to discuss the development permitting process and requirements (**Attachment #3 – Email thread**).

7. Development Permit application 2025-DP-00357 for the subject property was submitted to Planning and Development Services by the applicant, Ross Residence Inc. on September 30, 2025.
8. On October 7, 2025, the Development Permit application was placed into circulation to be reviewed by internal departments and external agencies (**Attachment #4 – Circulation Email**). Additionally, a Notice to Adjacent property owners was mailed to residents within a 60.0m radius for their information and comments. Although informing residents before a decision is made is not required, the Development Authority decided to do so in the interest of transparency and community engagement (**Attachment #5 – Notice to Adjacent Property Owners**).
9. The applicant, Ross Residence Inc., hosted an open house session to address questions and concerns related to their Group Home applications (**Attachment #6 – Open House**). Residents and interested members of the public were invited to attend on Wednesday, October 15, 2025, between 6:00 PM and 8:00 PM, at 320 Parent Way, main floor boardroom, adjacent to Mary Brown's.
10. On November 20, 2025, the Development Authority sent the applicant the Review Memo and circulation comments and requested that the application be revised to reduce the number of bedrooms from seven (7) to four (4), in order to reflect the number of available parking stalls on the subject property (**Attachment #7 – Review Memo; and Attachment #8 – Circulation Comments**).
11. On December 5, 2025, the Development Authority met with the applicant, Ross Residence Inc., to review the parking stall requirements. During the meeting, the applicant confirmed that residents would not own or operate vehicles. The Development Authority also advised the applicant of the option to appeal if the application were to be refused. The applicant indicated that legal counsel would be sought and that a follow-up would be provided to the Development Authority regarding their decision (**Attachment #9 – Email thread**).
12. The Development Authority issued a refusal of Development Permit Application No. 2025-DP-00357 for a Group Home (7-Bedroom Sober Home Transitional Housing) on December 22, 2025 (**Attachment #10**).
13. A Notice of Appeal was filed on January 12, 2026 (**Attachment #11 – Notice of Appeal**).
14. On January 22, 2026, the Refusal of Development Permit Application No. 2025-DP-00357 was advertised on the Municipality's website. (**Attachment #12 – Advertising**).

Appellant's Reasons for Appeal

15. The applicant has indicated the following reason for the appeal:

We do not require additional parking spots; we have been in operation for eight (8) years and have never required parking.

15. Development Authority's response:

- a) The Development Authority acknowledges that the subject property was subject to an enforcement file requiring either the submission of a development permit application or the cessation of operations. Therefore, the Group Home operation was in contravention of the Land Use Bylaw for eight (8) years.
- b) The Development Authority acknowledges that the anticipated parking demand is expected to be minimal. The subject property has a maximum capacity of four (4) parking stalls. At the time of refusal, the Development Authority was bound by the applicable parking regulations under the former Land Use Bylaw No. 99/059, which required one (1) parking stall per rental bedroom.
- c) The Development Authority recognizes the low-density, single-detached character of the R1 District, which is why the regulation requires one (1) parking stall per rentable bedroom. Any additional intensification beyond this standard is discretionary and subject to community engagement and review.

Discussion

16. The Subject Property is located in the Thickwood neighbourhood, within proximity to Whiteoaks Garden Community Garden and the Birchwood Trails at the corner lot of Whiteoak Garden and Woodland Drive. The subject property is zoned R1 – Single Detached Residential District (the "District"), which is intended to provide low-density residential development (**Attachment #13 – Neighbourhood Map**).

As such, the District designates higher volume developments such as *Basement Suites, Boarding Houses, Child Care Facilities, Educational Service Facility, and Group Homes*, as discretionary uses.

17. The immediate neighbourhood has obtained the following Home Business Development Permits, contributing to the intensification of the District:

| Development Permit | Address | Home Business |
|--------------------|---------------------|---------------------------|
| 2025-DP-00048 | 173 Woodland Drive | Beauty Salon |
| 2023-DP-00341 | 225 Woodland Drive | Personal Service Facility |
| 2017-DP-00471 | 122 Woodland Drive | Pet Sitting |
| 2017-DP-00558 | 169 Whiteoak Garden | Cakes by Andrea |
| 2016-DP-00489 | 120 Spruce Street | Leslie Siding Inc. |

(Attachment #13 – Neighbourhood Map)

18. The Subject Property lies within the Urban Service Area and is situated within an Established Neighbourhood and Residential area under the Municipal Development Plan (Bylaw No. 24/015). (**Attachment #14 – MDP Map 8**).

19. The subject property is within walking distance of the neighbourhood cores, providing access to goods and services and public transit stops, which are the following: **(Attachment #7; pages 5-6).**

- a) Route 1 Thickwood-Gregoire– Bus stop # 05037/ 05081/ 05081A
- b) Route 6 Thickwood-Timberlea – Bus stop # 05081/ 05081A

20. The Subject Property is also located within proximity to Frank Spragins High School and Hillcrest Montessori Elementary School along Tamarack Way and the Thickwood Boulevard Neighbourhood Core.

21. No major concerns and no responses were identified during the circulation period to internal and external agencies. The two (2) schools in the immediate area, located at 190 Tamarack Way, were circulated for review and comment. No comments were received from either school **(Attachment #8 – Circulation Comments).**

22. Following the issuance of the letter, Notice to Adjacent Property Owners, the Development Authority engaged with a total of thirty-one (31) residents through various communication methods:

- a) Seventeen (17) mail notification letters to residents within a 60m radius of the subject property.
- b) Twenty (20) emails were received from residents located both within and beyond the 60-metre radius of the subject property; and
- c) Ten (10) phone calls were received from residents located both within and beyond the 60-metre radius of the subject property.

(Attachment #15 – Engagement with Residents).

23. The Single Detached Dwelling was approved on August 24, 1977, and has the capacity to accommodate four (4) parking stalls: two (2) within the attached garage and two (2) on the driveway, with access from Whiteoak Garden.

24. The Development Authority acknowledges that the former Land Use Bylaw No. 99/059 does not provide parking stall requirements for Group Home use, nor does it grant variance authority for parking requirements.

25. The Development Authority is of the opinion that the proposed Group Home would have a similar impact on the District as a Boarding House. Accordingly, the following provisions of Land Use Bylaw No. 99/059 are considered applicable:

- a) Section 18.1(c) states that the Development Authority “*may determine that such a use is similar in character and purpose ... and may issue a development permit*”.
- b) Section 27.2(e) requiring special parking provisions.
- c) Section 131.5 Residential - Boarding House one (1) parking stall per rentable bedroom.

26. The following uses are defined accordingly: to

Land Use Bylaw No. 99/059:

- a) **GROUP HOME** means a development using a dwelling unit as a facility which is authorized, licensed or certified by a provincial authority to provide room and board for foster children or for physically, mentally, socially, developmentally or behaviorally challenged persons and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The residential character of the development shall be maintained with the occupants living together as a single housekeeping group using shared kitchen facilities. A group home may incorporate accommodations for resident staff as an accessory use.
- b) Land Use Bylaw Amendment No. 18/003
BOARDING HOUSE means a single detached dwelling in which three (3) or more persons, who do not own the single detached dwelling:
 - (a) Pay or are obligated to pay for the right to live in the single detached dwelling or portion of the single detached dwelling; or
 - (b) Receive any amount of compensation or benefit from a third party, including consideration paid directly to the owner or primary occupant of the single detached dwelling, for their right to live in the single detached dwelling or portion of the single detached dwelling.

Rationale:

- 27. The Refusal of the Development Permit Application No. 2025-DP-00357 was because the applicant, Ross Residence Inc., is operating a seven (7)-bedroom Group Home without the necessary parking stall requirements (**Attachment #16 – Application Drawings**).
- 28. In exercising its discretionary powers, the Development Authority is of the opinion that a seven (7) bedroom Group Home may have the following impact:
 - a) unduly interfere with the amenities of the neighbourhood; or
 - b) materially interfere with or affect the use, enjoyment or value of neighbouring properties.
- 29. The Land Use Bylaw No. 99/059 may be silent on parking requirements for Group Homes, as operators can vary significantly in their operational characteristics and corresponding land use impacts.
- 30. Ross Residence Inc. operates a boarding residence at the subject property, with institutional services and counselling provided off-site. It is acknowledged that the current residents do not own or operate vehicles. However, there is no assurance that future residents will not have personal vehicles requiring on-site parking accommodation.
- 31. The immediate neighbourhood hosts five (5) home businesses that increase traffic flow to access goods and services (i.e., baker and hair salon) (**Attachment #13 – Neighbourhood Map**).

32. Furthermore, complaints have been received, including concerns about the character and intensification of the neighbourhood (**Attachment #15 – Engagement with Residents**).

33. During engagement with immediate neighbourhood residents, it was confirmed that the subject property was being used as a group home without the appropriate permits. The Development Authority is of the opinion that, to address neighbourhood concerns, the development approval should be issued on a temporary basis until September 15, 2028. At the end of this period, the applicant would be required to reapply and undergo the development permit process again, thereby allowing the Development Authority to confirm that all concerns have been adequately addressed.

34. To address concerns raised by residents and minimize potential negative impacts, the Development Authority has provided the following specific development conditions:

Condition #1

This development is classified as a Group Home (7-Bedroom Sober Home Transitional Housing) and is a Discretionary Use in the R1 – Low Density Residential District.

Condition #2

This Development Permit has been approved on a temporary basis and shall not extend beyond September 15, 2028. A new Development Permit application will be required to obtain approval to continue the Group Home use.

Condition #3

The Group Home shall install and maintain functional exterior security camera(s) on the Single Detached Dwelling prior to the issuance of an Occupancy Permit, to enhance safety and security.

Condition #4

The Group Home must obtain authorization, licensing, or certification from the Provincial Authority to operate. They must adhere strictly to all pertinent Statutes and Regulations established by the Government of Alberta within six (6) months of the issuance of this Development Permit.

Condition #5

A maximum of four (4) on-site parking stalls shall be provided for this development. The required parking stalls shall be accessible from the public thoroughfare and be surfaced with asphalt, concrete, or a similar material. Street parking is prohibited.

35. The Development Authority is of the opinion that the proposed development permit conditions will allow the immediate neighbourhood to determine if the Group Home is compatible with the surrounding development and adjacent properties.

36. The Subdivision and Development Appeal Board has the authority to grant a variance on a discretionary use, with or without conditions, even though the proposed development does not comply with the Land Use Bylaw, if in its opinion, the following factors are met:

a) The proposed development would not,

- i. Unduly interfere with the amenities of the neighbourhood, or
 - ii. Materially interfere with or affect the use, enjoyment or value of the neighbouring parcels of land; and
- b) The proposed development conforms with the use prescribed for that land of building in the Land Use Bylaw.

(*Land Use Bylaw* at section 28 and section 687(3)(d) of the *Municipal Government Act* RSA 200 ch- M-26 [the *MGA*]).

Recommendation:

37. The Development Authority recommends that the Subdivision and Development Appeal Board uphold the Appeal with the following Development Permit conditions:

1. This development is classified as a Group Home (7-Bedroom Sober Home Transitional Housing) and is a Discretionary Use in the R1 – Low Density Residential District.
2. This Development Permit has been approved on a temporary basis and shall not extend beyond **September 15, 2028**. A new Development Permit application will be required to obtain approval to continue the Group Home use.
3. The Group Home shall install and maintain functional exterior security camera(s) on the Single Detached Dwelling prior to the issuance of an Occupancy Permit, to enhance safety and security.
4. The Group Home must obtain authorization, licensing, or certification from the Provincial Authority to operate. They must adhere strictly to all pertinent Statutes and Regulations established by the Government of Alberta within six (6) months of the issuance of this Development Permit.
5. A maximum of four (4) on-site parking stalls shall be provided for this development. The required parking stalls shall be accessible from the public thoroughfare and be surfaced with asphalt, concrete, or a similar material. Street parking is prohibited.
6. The Group Home shall maintain its residential character and remain in a good state of repair, including proper upkeep and cleanliness.
7. Construction materials, including garbage, shall be stored so as not to create a nuisance to neighbouring properties.
8. 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.
9. A minimum of thirty percent (30%) of the gross lot area shall consist of soft landscaping.
10. The garbage and waste material shall be stored in weather-proof and animal-proof containers and in a good state of repair compatible with the Single Detached Dwelling.
11. All on-site lighting shall be located, oriented, and shielded so as to restrict the unnecessary illumination of adjacent residential properties.
12. There shall be no unauthorized use of the adjacent Public Utility Lot (Lot: 71U, Block: 49, Plan: 772 0073) during the course of the approved development permit.
13. All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be

obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits

Attachments:

- 1) Subject Property Map
- 2) June 2, 2025 – Email thread
- 3) June 9, 2025 – Email thread
- 4) Circulation Email
- 5) Notice to Adjacent Property Owners
- 6) Open House
- 7) Review Memo
- 8) Circulation Comments
- 9) Email thread
- 10) Refusal – Development Permit Application No. 2025-DP-00357
- 11) Notice of Appeal
- 12) Advertising
- 13) Neighbourhood Map
- 14) MDP Map 8
- 15) Engagement with Residents
- 16) Application Drawings

REPORT TO SUBDIVISION AND DEVELOPMENT APPEAL BOARD FILE

Prepared By:

Access to Information Act s 20(1)

Elias Biolley-Villalobos
Planner/ Development Officer
Planning and Development Services

Date: March 4, 2026

Reviewed and
Supported By:

Access to Information Act s 20(1)

Shailesh Makwana
Supervisor
Planning and Development Services

Date: March 4, 2026

Presented to: Subdivision and Development Appeal Board

SUBJECT PROPERTY MAP Notification



-  Subject
-  Survey Parcels (Subject)
-  Survey Parcels

181 WOODLAND DRIVE
Lot: 26, Block: 49, Plan: 772 007



From: [Elias Biolley-Villalobos](#)
To: rossresidenceinc@gmail.com
Cc: [Curtis Kachale](#)
Subject: Sober Living House - 181 Woodland Drive & 116 Rogers Crescent
Date: Monday, June 2, 2025 2:46:00 PM
Attachments: [image001.png](#)

1. Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073
Land District: R1 – Single Detached Residential District
Owners: BRAIN ROSS and ASHLEIGH GOYETTE

2. Property

Civic Address: 116 Rogers Crescent, Thickwood, Fort McMurray
Legal Address: Lot: 12, Block: 21, Plan: 4948 TR
Land District: R1 – Single Detached Residential District
Owners: BRAIN ROSS and ASHLEIGH GOYETTE

Hello, Brian Ross,

Following our recent telephone conversation, please be advised that a complaint has been received, and a review of the property file has been completed. The findings are summarized below:

No documentation on file indicates that the property has been approved for use as a sober living facility. As such, it is currently operating in contravention of the Land Use Bylaw.

The proposed use would require a Development Permit application under the definitions of either a boarding house or group home to operate lawfully.

Please confirm your availability for a meeting in person or online to discuss this matter further. Additionally, please be advised that Bylaw Services will conduct a site inspection tomorrow. Also, please submit additional information and documentation to assist you.

If you have any questions or require further clarification, feel free to contact me.

Land Use Bylaw – definition:

BOARDING HOUSE means a single detached dwelling in which three (3) or more persons, who do not own the single detached dwelling:

- a. Pay or are obligated to pay for the right to live in the single detached dwelling or portion of the single detached dwelling; or
- b. Receive any amount of compensation or benefit from a third party, including consideration paid directly to the owner or primary occupany of the single detached dwelling, for their right to live in the single detached dwelling or portion of the single

detached dwelling.

GROUP HOME is defined as a development using a dwelling unit as a facility which is authorized, licensed or certified by a provincial authority to provide room and board for foster children or for physically, mentally, socially, developmentally or behaviorally challenged persons and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The residential character of the development shall be maintained with the occupants living together as a single housekeeping group using shared kitchen facilities. A group home may incorporate accommodations for resident staff as an accessory use.

Thank you kindly.



Elias Biolley-Villalobos

Planner
Planning & Development

T: 780-793-1017 | rmwb.ca

Office: 9909 Franklin Avenue, Fort McMurray, AB, T9K
2K4

Fort McMurray | ᓄᓐᑕᓪᓴᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

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.

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

From: [Elias Biolley-Villalobos](#)
To: [ROSS RESIDENCE](#)
Subject: RE: Sober Living House - 181 Woodland Drive & 116 Rogers Crescent
Date: Monday, June 9, 2025 10:34:00 AM
Attachments: [image002.png](#)
[First-Use-or-Change-of-Use-Checklist.pdf](#)
[Boarding-House-Development-Permit-Application-Checklist.pdf](#)

1. Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Owners: BRAIN ROSS and ASHLEIGH GOYETTE

2. Property

Civic Address: 116 Rogers Crescent, Thickwood, Fort McMurray

Legal Address: Lot: 12, Block: 21, Plan: 4948 TR

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Owners: BRAIN ROSS and ASHLEIGH GOYETTE

Hello, Brian Ross,

Following our brief in-person meeting this morning, I am writing to summarize the key points we discussed:

1. The Planning and Development Authority is responsible for issuing permits related to the use and development of land within the Regional Municipality of Wood Buffalo (RMWB).
2. Based on the current use of your properties, a development permit is required for either a boarding house or a group home.
3. The permitting process involves submitting the necessary documentation, followed by a review and circulation period of no more than two weeks. If the permit is approved, it will be advertised for 21 days both online and via mail to properties within a 60.0-meter radius of the subject property because it's a discretionary use.
4. The current use aligns more closely with the definition of a **Group Home**, given that staff are present on-site to provide support. Some residents are local, while others are from outside the region.
5. In the event that neighbouring property owner(s) appeal the decision, the final determination on your application will rest with the Subdivision and Development Appeal Board (SDAB).
6. The Planning and Development Department has not been informed of the details concerning complaints submitted to Bylaw Services. For further clarification, please get in touch with Bylaw Services directly.
7. You mentioned you would like to reach out to the Mayor and your local Councillor, who could offer additional insights regarding the authorization of group homes in the municipality.
8. You mentioned you will be away for a few weeks before submitting the application.

Action Required:

Please confirm the expected date on which you plan to submit your development permit application.

Thank you kindly,



Elias Biolley-Villalobos

Planner
Planning & Development

T: 780-793-1017 | rmwb.ca
Office: 9909 Franklin Avenue, Fort McMurray, AB, T9K 2K4
Fort McMurray | ᓄᓐᑕᓴᓐᓄᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

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

From: Elias Biolley-Villalobos
Sent: Thursday, June 5, 2025 12:30 PM
To: ROSS RESIDENCE <rossresidenceinc@gmail.com>
Subject: Sober Living House - 181 Woodland Drive & 116 Rogers Crescent

Brian,

Yes, 9:30 AM works for me as well. The office is located at 9909 Franklin Avenue. Please proceed to the Planning and Development front counter and ask to speak with Elias.

In preparation, kindly provide the names and departments that assisted you in the Sober Living House. Also, any additional information and details.

Cheers,



Elias Biolley-Villalobos

Planner
Planning & Development

T: 780-793-1017 | rmwb.ca
Office: 9909 Franklin Avenue, Fort McMurray, AB, T9K 2K4
Fort McMurray | ᓄᓐᑕᓴᓐᓄᓐ | Nistawâyâw | Etídlj Kué
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How did we do? Provide anonymous feedback on your experience with RMWB Planning & Development Services to help us improve our services. [Planning & Development Services Customer Satisfaction Survey](#) | [Participate Wood Buffalo \(rmwb.ca\)](#)

From: ROSS RESIDENCE <rossresidenceinc@gmail.com>

Sent: Thursday, June 5, 2025 10:26 AM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Subject: Meeting

Good morning. I will be at the provincial building this coming Monday morning for quick meeting at 9 am. Would 9:30 am work for you to meet with me? And where are you located exactly?

Sent from [Outlook for iOS](#)

From: ROSS RESIDENCE <rossresidenceinc@gmail.com>
Sent: Tuesday, June 3, 2025 12:38 PM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Cc: Curtis Kachale <Curtis.Kachale@rmwb.ca>
Subject: Re: Sober Living House - 181 Woodland Drive & 116 Rogers Crescent

See you at 1:30.

Sent from [Outlook for iOS](#)

From: ROSS RESIDENCE <rossresidenceinc@gmail.com>
Sent: Monday, June 2, 2025 3:23:05 PM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Cc: Curtis Kachale <Curtis.Kachale@rmwb.ca>
Subject: Re: Sober Living House - 181 Woodland Drive & 116 Rogers Crescent

Perfect that will work

Sent from [Outlook for iOS](#)

From: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Sent: Monday, June 2, 2025 3:05:01 PM
To: ROSS RESIDENCE <rossresidenceinc@gmail.com>
Cc: Curtis Kachale <Curtis.Kachale@rmwb.ca>
Subject: RE: Sober Living House - 181 Woodland Drive & 116 Rogers Crescent

Hi Brian,

I am available tomorrow after 1:30 pm. I have cc'd Peace Officer Curtis Kachale to confirm the site inspections.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Community Development Planning
T: 780-793-1017 M: DerbeElias.BiolleyVillalobos@rmwb.ca | rmwb.ca

From: ROSS RESIDENCE <rossresidenceinc@gmail.com>
Sent: Monday, June 2, 2025 2:52 PM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Cc: Curtis Kachale <Curtis.Kachale@rmwb.ca>
Subject: Re: Sober Living House - 181 Woodland Drive & 116 Rogers Crescent

Actually. I'm available anytime tomorrow afternoon

Sent from [Outlook for iOS](#)

From: ROSS RESIDENCE <rossresidenceinc@gmail.com>
Sent: Monday, June 2, 2025 2:50:22 PM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Cc: Curtis Kachale <Curtis.Kachale@rmwb.ca>
Subject: Re: Sober Living House - 181 Woodland Drive & 116 Rogers Crescent

I can come meet you tomorrow. What time will your bylaw like to come inspect the property?

Sent from [Outlook for iOS](#)

From: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Sent: Monday, June 2, 2025 2:46:47 PM
To: rossresidenceinc@gmail.com <rossresidenceinc@gmail.com>
Cc: Curtis Kachale <Curtis.Kachale@rmwb.ca>
Subject: Sober Living House - 181 Woodland Drive & 116 Rogers Crescent

1. Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073
Land District: R1 – Single Detached Residential District
Owners: BRAIN ROSS and ASHLEIGH GOYETTE

2. Property

Civic Address: 116 Rogers Crescent, Thickwood, Fort McMurray
Legal Address: Lot: 12, Block: 21, Plan: 4948 TR
Land District: R1 – Single Detached Residential District
Owners: BRAIN ROSS and ASHLEIGH GOYETTE

Hello, Brian Ross,

Following our recent telephone conversation, please be advised that a complaint has been received, and a review of the property file has been completed. The findings are summarized below:

No documentation on file indicates that the property has been approved for use as a sober living facility. As such, it is currently operating in contravention of the Land Use Bylaw.

The proposed use would require a Development Permit application under the definitions of either a boarding house or group home to operate lawfully.

Please confirm your availability for a meeting in person or online to discuss this matter further. Additionally, please be advised that Bylaw Services will conduct a site inspection tomorrow. Also, please submit additional information and documentation to assist you.

If you have any questions or require further clarification, feel free to contact me.

Land Use Bylaw – definition:

BOARDING HOUSE means a single detached dwelling in which three (3) or more persons, who do not own the single detached dwelling:

- a. Pay or are obligated to pay for the right to live in the single detached dwelling or portion of the single detached dwelling; or
- b. Receive any amount of compensation or benefit from a third party, including consideration paid directly to the owner or primary occupany of the single detached dwelling, for their right to live in the single detached dwelling or portion of the single detached dwelling.

GROUP HOME is defined as a development using a dwelling unit as a facility which is authorized, licensed or certified by a provincial authority to provide room and board for foster children or for physically, mentally, socially, developmentally or behaviorally challenged persons and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The residential character of the development shall be maintained with the occupants living together as a single housekeeping group using shared kitchen facilities. A group home may incorporate accommodations for resident staff as an accessory use.

Thank you kindly.



Elias Biolley-Villalobos

Planner
Planning & Development

T: 780-793-1017 | rmwb.ca
Office: 9909 Franklin Avenue, Fort McMurray, AB, T9K
2K4
Fort McMurray | ᓄᓐᑕᓪᓴᓐᓴᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

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

From: [Elias Biolley-Villalobos](#)
Bcc: [RCMP](#); [Bylaw Services](#); [Alberta Health \(NorthZone.EnvironmentalHealth@albertahealthservices.ca\)](#); [info@fmmacad.com](#); [abn.circulation@telus.com](#); [constructionftm@sjrb.ca](#); [Gas Land Department](#); [ATCO Gas](#); [RES Fire Prevention Branch](#); [Assessment Taxation](#); [UGSResponse](#); [ATCO Electric](#)
Subject: CIRCULATION – 2025-DP-00357 – Sober Living House
Date: Tuesday, October 7, 2025 3:05:00 PM
Attachments: [image001.png](#)
[Drawings - 2025-DP-00357.pdf](#)

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Owners: BRAIN ROSS and ASHLEIGH GOYETTE

Hello,

Planning and Development Services has received a Development Permit application for a Group Home at the subject property in Fort McMurray. The applicant is *Ross Residence (Brian Ross)*, and the Group Home will accommodate adult male residents aged 18 and over. The facility will have daily professional supervision on-site, with periodic evening visits. The maximum occupancy is six (6) residents, with one resident per bedroom (three on the main floor and three in the basement).

Please note that this group home is currently operational.

The applicant and property owner’s contact information is the following:

- Telephone: (587) 357-7677
- Email: rossresidenceinc@gmail.com
- Website: <https://rossresidenceinc.wixsite.com/rossresidence>

The drawings and documents are attached for your review.

Your feedback on this matter is requested by **Monday, October 20, 2025, at 4:30 pm.**

Please do not hesitate to contact me at 780-793-1017 or DerbeElias.BiolleyVillalobos@rmwb.ca if you have any questions or concerns.

If no comments are received by the due date, it will be assumed that there are no concerns regarding this application, and approval will be considered.

Aerial Image:



Thank you kindly.



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Elias Biolley-Villalobos

Planner
Planning & Development Services

T: 780-793-1017 | rmwb.ca

Office: 9909 Franklin Avenue, Fort McMurray, AB,
T9K 2K4

Fort McMurray | ᓄᓐᑕᓐᓴᓐᓴᓐ | Nistawâyâw | Etídlj Kué
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Date of Posting:
October 6, 2025

NOTICE TO ADJACENT PROPERTY OWNERS

Development Permit Application 2025-DP-00357 for a Group Home

Civic address

181 Woodland Dr, Fort McMurray, AB T9K 1V6

Legal Land Description

Lot: 26, Block: 49, Plan: 772 0073

You are notified of this development application as a resident within a 60-meter radius of the subject property. Planning and Development Services has received an application for a Group Home at the subject property in Thickwood. The applicant is Ross Residence (Brian Ross), and the Group Home residents are adult males eighteen plus (+18). In addition, the maximum occupancy of the Group Home is seven (7) residents, with one resident per bedroom.

Your feedback on this matter is requested by **Monday, October 20, 2025, at 4:30 PM.**

Please do not hesitate to contact me at 780-793-1017 or DerbeElias.BiolleyVillalobos@rmwb.ca if you have any questions or concerns.

If no comments are received by the due date, it will be assumed that there are no concerns regarding this application, and approval will be considered.

Sincerely,

Elias Biolley-Villalobos
Planner | Development Officer
DerbeElias.BiolleyVillalobos@rmwb.ca
T 780-793-1017
Development Planning Branch
Planning & Development Services

| Owner 1 | Owner 1 Address | Owner 2 |
|---------|-------------------------------------|------------|
| 1 | 109 WHITEOAK GARDEN, FORT MCMURRAY | ATIA 20(1) |
| 2 | 193 WHITEOAK GARDENS, FORT MCMURRAY | ATIA 20(1) |
| 3 | 113 WHITEOAK GARDEN, FORT MCMURRAY | ATIA 20(1) |
| 4 | 197 WOODLAND DRIVE, FT. MCMURRAY | ATIA 20(1) |
| 5 | 105 WHITEOAK GARDEN, FORT MCMURRAY | ATIA 20(1) |
| 6 | 101 WHITE OAK GARDEN, FORT MCMURRAY | ATIA 20(1) |
| 7 | 189 WOODLAND DRIVE, FORT MCMURRAY | ATIA 20(1) |
| 8 | 193 WOODLAND DRIVE, FORT MCMURRAY | ATIA 20(1) |
| 9 | 157 WOODLAND DRIVE, FORT MCMURRAY | ATIA 20(1) |
| 10 | 161 WOODLAND DRIVE, FORT MCMURRAY | ATIA 20(1) |
| 11 | 165 WOODLAND DRIVE, FORT MCMURRAY | ATIA 20(1) |
| 12 | 169 WOODLAND DRIVE, FORT MCMURRAY | ATIA 20(1) |
| 13 | 173 WOODLAND DRIVE, FORT MCMURRAY | ATIA 20(1) |
| 14 | 177 WOODLAND DRIVE, FORT MCMURRAY | ATIA 20(1) |
| 15 | 181 WOODLAND DRIVE, FORT MCMURRAY | ATIA 20(1) |
| 16 | 197 WHITEOAK GDNS, FORT MCMURRAY | ATIA 20(1) |
| 17 | 189 WHITEOAK GARDEN, FORT MCMURRAY | ATIA 20(1) |
| 18 | 185 WHITEOAK GARDEN, FORT MCMURRAY | ATIA 20(1) |

SUBJECT AREA MAP Notification



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

181 WOODLAND DRIVE
Lot 26, Block 49, Plan 7720073

From: [Elias Biolley-Villalobos](#)
To: [ROSS RESIDENCE](#)
Subject: RE: Sober Living House - 181 Woodland Drive & 116 Rogers Crescent
Date: Wednesday, October 8, 2025 1:50:00 PM

Got it, I will share this with residents who reach out to me.

Please ensure that you share it as well to help achieve a good turnout.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Planning and Development Services
T: 780-793-1017

From: ROSS RESIDENCE <rossresidenceinc@gmail.com>
Sent: Tuesday, October 7, 2025 6:08 PM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Subject: Re: Sober Living House - 181 Woodland Drive & 116 Rogers Crescent

Open house. October 15 at 6-8 pm. 320 parent way main floor board room. Next to Mary browns. !!!

Sent from [Outlook for iOS](#)

From: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Sent: Tuesday, October 7, 2025 3:43:09 PM
To: ROSS RESIDENCE <rossresidenceinc@gmail.com>
Subject: RE: Sober Living House - 181 Woodland Drive & 116 Rogers Crescent

1. Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073
Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home

2. Property

Civic Address: 116 Rogers Crescent, Thickwood, Fort McMurray
Legal Address: Lot: 12, Block: 21, Plan: 4948 TR
Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home

Hello, Brian,

Following our telephone call, the two (2) dp applications are in circulation for two (2) weeks, and the deadline is **Tuesday, October 21, 2025**.

I look forward to receiving the details for the Open House so I can share with residents.

Cheers,

Elias Biolley-Villalobos, BURPI
Planner | Planning and Development Services
T: 780-793-1017

From: ROSS RESIDENCE <rossresidenceinc@gmail.com>
Sent: Monday, October 6, 2025 1:05 PM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Subject: Re: Sober Living House - 181 Woodland Drive & 116 Rogers Crescent

hope This will get it started.

Sent from [Outlook for iOS](#)

From: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Sent: Friday, October 3, 2025 4:41:41 PM
To: ROSS RESIDENCE <rossresidenceinc@gmail.com>
Subject: RE: Sober Living House - 181 Woodland Drive & 116 Rogers Crescent

Hi Brian Ross,

Following our brief voicemail call, I wanted to update you and encourage you to consider hosting an Open House event for residents who may have concerns/ questions about the Group Homes.

1. Please remember to provide a floor plan for the basement of 116 Rogers Crescent;
2. I have circulated a notice letter to the surrounding properties within 60m radius from the two (2) group homes; and
3. Please consider hosting an **Open House** event for residents who may want to appeal the permit decision.

I look forward to your response.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Thursday, October 2, 2025 10:41 AM
To: ROSS RESIDENCE <rossresidenceinc@gmail.com>
Subject: RE: Sober Living House - 181 Woodland Drive & 116 Rogers Crescent
Importance: High

Subject Property

From: [Elias Biolley-Villalobos](#)
To: "ROSS RESIDENCE"
Subject: RE: Sober Living House - 181 Woodland Drive & 116 Rogers Crescent
Date: Thursday, November 20, 2025 4:25:00 PM
Attachments: [Planners Review – 2025-DP-00357.pdf](#)
[Circulation comments 2025-DP-00357.pdf](#)
[image001.ipq](#)
[Land Use Memorandum – 116 Rogers Crescent.pdf](#)

1. Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073
Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home
Development Permit Application: 2025-DP-00357

2. Property

Civic Address: 116 Rogers Crescent, Thickwood, Fort McMurray
Legal Address: Lot: 12, Block: 21, Plan: 4948 TR
Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home
Approved Development Permit: 2025-DP-00358

Hello, Brian Ross,

Following my voicemail earlier this week, I have some updates for you:

1. The Group Home for 116 Rogers Crescent has been approved and advertised today.
2. A Land Use Memorandum was issued for the rear accessory building at 116 Rogers Crescent because it requires a Development Permit application.
3. The Group Home for 181 Woodland Drive requires revisions and modifications before it can be considered for approval:
 - a. The property has a maximum capacity of four (4) parking stalls.
 - b. The property is not eligible for an additional driveway because it is a residential lot with only one (1) driveway.
 - c. Please revise your application to four (4) bedrooms for approval.
 - d. If you do not wish to change the bedrooms to four (4), you can appeal this decision to the Subdivision and Development Appeal Board.

I look forward to your response.

Attachments:

1. Planners Review – 2025-DP-00357
2. Circulation comments – 2025-DP-00357
3. Land Use Memorandum – 116 Rogers Crescent

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting

Memo

Date: November 20, 2025
To: Brian Ross <rossresidenceinc@gmail.com>
From: Elias Biolley; Planner II, Planning & Development
Subject: Development Permit Application 2025-DP-00357 Review Feedback

Subject Property:

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073
Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home

Planning Review

The planning review comments are as follows:

1. The subject property has capacity for a maximum of four (4) parking stalls: two (2) driveway and two (2) attached garage.
 - a. Parking Stall requirements: 1 stall per rentable bedroom
 - i. Proposed Group Home seven (7) bedrooms requires seven (7) parking stalls.
 - ii. Parking stall dimensions: $2.30\text{m} \times 5.80 = 13.34\text{m}^2$
 1. Seven (7) parking stalls for residents.
 2. Staff parking not included.
 3. Street parking is strictly prohibited.
 - b. Reduce seven (7) bedrooms to four (4) bedrooms.
 - c. A Boulevard Crossing Permit is not eligible because one (1) driveway is permitted in Residential Lots. Group Homes are considered Residential lots.
2. Install functional security cameras around the exterior of the single detached dwelling to enhance safety and security.



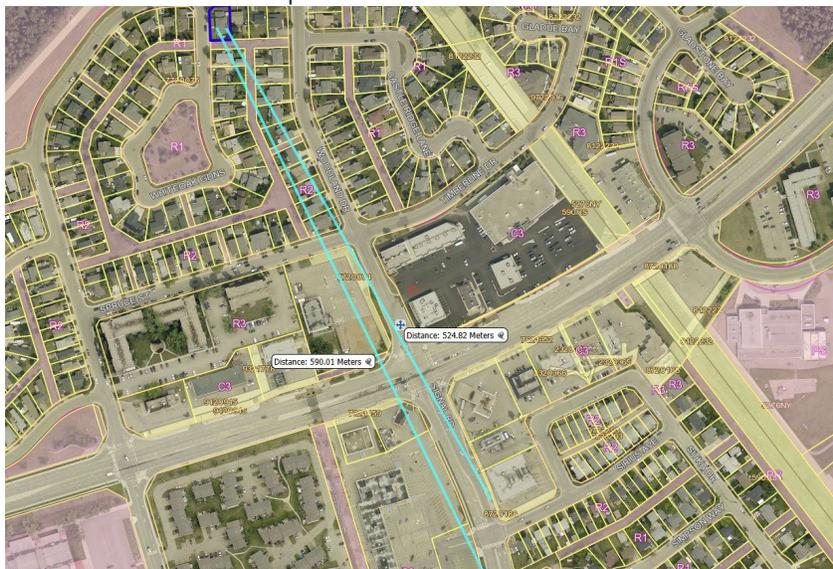
3. Other considerations:

- **Developments without Development Permit:**
 - Potential accessory building indicated on aerial image.
- **Chronological Approved Development Permits:**
 - 1) 2008-1337 – Addition (Veranda: 3.45m x 4.48m)
 - 2) 1977/342 – Single Family Dwelling – dated August 24, 1977
- **Encroachment:** no visible encroachments.
- **Adjacent to Public Utility Lot (PUL):** Lot: 71U, Block: 49, Plan: 772 0073
- **Easement:** 1.52m wide URW Plan 772 0075 – front yard.
- **Statutory Plans Review:**
- Area Structure Plan – No asp in Thickwood
- Municipal Development Plan
 - 1.1.4 Diverse and Attainable Housing Choices
 - a) The Municipality will support **innovative housing options** that accommodate a **variety of housing needs**, incomes, and **lifestyles**. In particular, the Municipality will encourage housing innovations that respond to Wood Buffalo’s northern climate, promote affordability, and/or increase local vibrancy and desirability.
 - b) The Municipality will collaborate with social profits and other organizations in Wood Buffalo in advocating to senior levels of government for investment in affordable housing.
 - 1.1.4.c Diverse and Attainable Housing Choices
 - c) Where possible, The Municipality will support innovative housing options that accommodate a variety of housing needs, incomes, and lifestyles. In particular, the Municipality will encourage housing innovations that respond to Wood Buffalo’s northern climate, promote affordability, and/or increase local vibrancy and desirability.
- **Affordability** – Housing affordability is defined in many different ways, with individual municipalities often creating their own local approach. One of the most common measures of housing affordability is the 30% shelter cost to income ratio.
 - 1) 1.2.5 Maintain High Standards in Emergency Response and Preparedness
 - a) The Municipality will identify emergency mitigation measures and update emergency action plans accordingly.
 - 2) 6.2.1 Urban Service Area Development Concept
 - d) **Priority Neighbourhoods** will offer a range of housing choices to accommodate higher average densities than Established Neighbourhoods, provide a mix of residential with other uses (e.g., commercial, recreational, institutional etc.), and achieve a compact form.

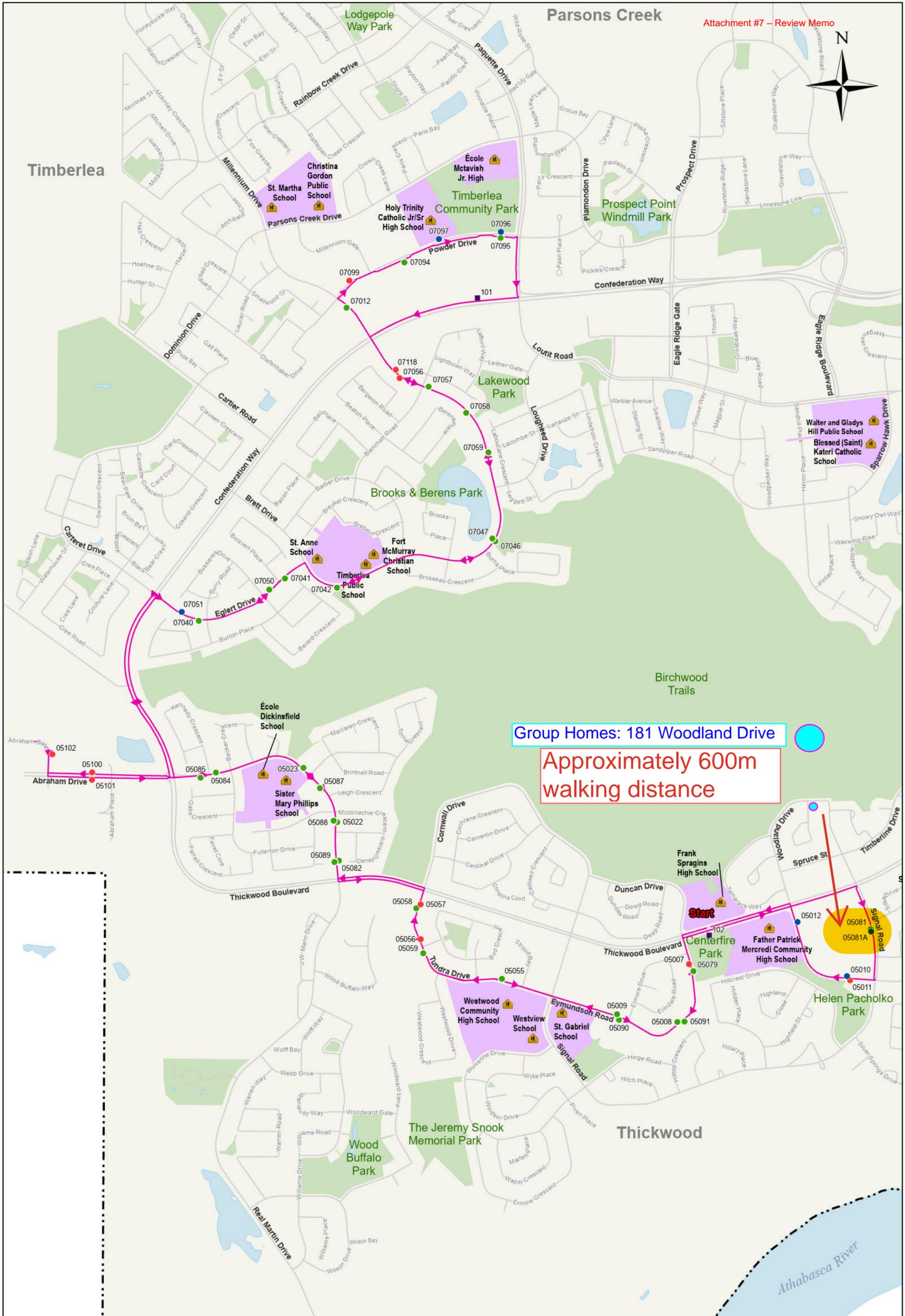
- Transit Nodes** are high concentration areas of transit interconnectivity. These are locations where rapid transit service is prioritized and often where intermodal connections can be easily or quickly made (such as to inter-regional bus service, domestic and international flights, taxis, or active transportation networks).



- Neighbourhood Core located at Signal and Silin Forest Rd – access to goods and services – Pedestrian friendly.
- Bus stop within walking distance.
 - Bus stop – 05037 – 524m
 - Bus stop – 05081 – 590m



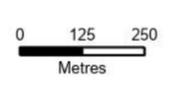
Planning recommends revisions before approval is considered.



Group Homes: 181 Woodland Drive
Approximately 600m walking distance

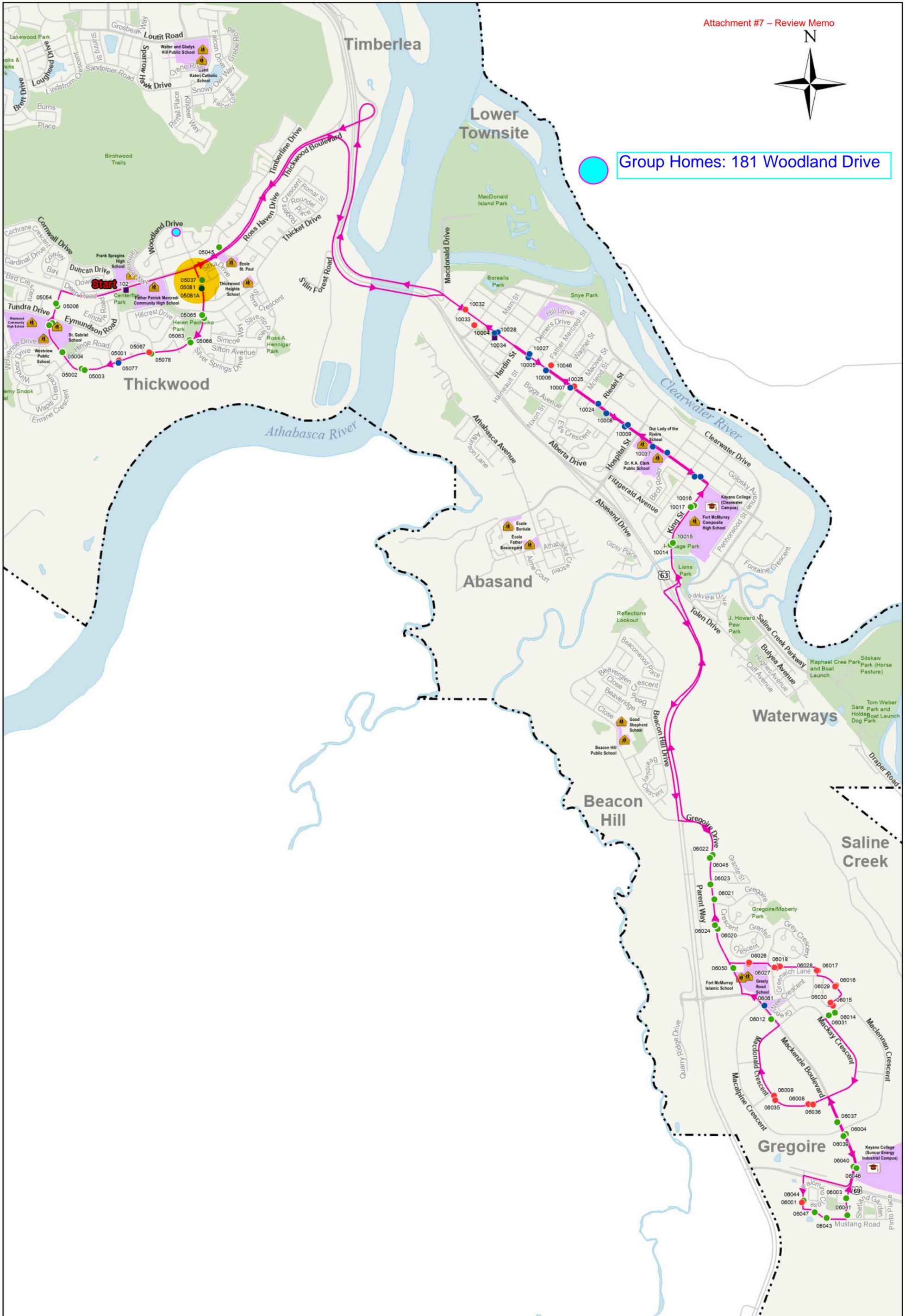
ROUTE 6 THICKWOOD - TIMBERLEA

- Heated Shelter
- Transit Stops
- Terminal
- Unheated Shelter
- School
- College Campus
- Learning Centre
- Community Boundary
- Education Facility
- Park
- Water Feature
- Bus Route
- Road



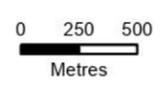


Group Homes: 181 Woodland Drive



ROUTE 1 THICKWOOD - GREGOIRE

- Heated Shelter
- Transit Stops
- Terminal
- Unheated Shelter
- School
- College Campus
- Learning Centre
- Bus Route
- Road
- Community Boundary
- Education Facility
- Park
- Water Feature



From: [Nelson Contreras](#)
To: [Elias Biolley-Villalobos](#)
Cc: [Nasir Qureshi](#)
Subject: RE: CIRCULATION – 2025-DP-00357 – Sober Living House
Date: Monday, November 17, 2025 9:36:04 AM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)

Good morning Elias,

Referencing the 2025 DSS, Section 4.15.1.2, it was stated that more than 1 driveway to a single-family residential lot is not permitted.

Thanks,

Nelson Contreras, P. Eng.
Engineering Technician
Development | Engineering
Planning & Development Services
T: 780-799-8668 | M: 780-714-0864

From: Nasir Qureshi <Nasir.Qureshi@rmwb.ca>
Sent: Thursday, November 13, 2025 9:10 AM
To: Nelson Contreras <NELSON.Contreras@rmwb.ca>
Cc: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Subject: FW: CIRCULATION – 2025-DP-00357 – Sober Living House

Hi Nelson,

Could you please provide feedback?

Thank you,



Nasir Qureshi, MBA, P.Eng.
Development Engineering
Planning & Development Services

T: 780-743-7860 | M: **780-881-2283** | rmwb.ca
9909 Franklin Avenue
Fort McMurray | ᓄᓐᑕᓐᓴᓐᓴᓐ | Nistawâyâw | Elídlj 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: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Sent: November 13, 2025 7:30 AM

From: [Julie Murphy](#) on behalf of [Bylaw Services](#)
To: [Elias Biolley-Villalobos](#)
Subject: RE: CIRCULATION – 2025-DP-00357 – Sober Living House
Date: Wednesday, October 8, 2025 1:38:51 PM
Attachments: [image003.png](#)

No issue for bylaw.

Julie

From: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Sent: Tuesday, October 7, 2025 3:06 PM
Subject: CIRCULATION – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073
Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home
Owners: BRAIN ROSS and ASHLEIGH GOYETTE

Hello,

Planning and Development Services has received a Development Permit application for a Group Home at the subject property in Fort McMurray. The applicant is *Ross Residence (Brian Ross)*, and the Group Home will accommodate adult male residents aged 18 and over. The facility will have daily professional supervision on-site, with periodic evening visits. The maximum occupancy is six (6) residents, with one resident per bedroom (three on the main floor and three in the basement).

Please note that this group home is currently operational.

The applicant and property owner's contact information is the following:

- Telephone: (587) 357-7677
- Email: rossresidenceinc@gmail.com
- Website: <https://rossresidenceinc.wixsite.com/rossresidence>

The drawings and documents are attached for your review.

Your feedback on this matter is requested by **Monday, October 20, 2025, at 4:30 pm.**

Please do not hesitate to contact me at 780-793-1017 or DerbeElias.BiolleyVillalobos@rmwb.ca if you have any questions or concerns.

If no comments are received by the due date, it will be assumed that there are no concerns regarding this application, and approval will be considered.

From: [Elias Biolley-Villalobos](#)
To: ["danny.tulk@fmprsd.ab.ca"](mailto:danny.tulk@fmprsd.ab.ca)
Subject: Notification – 2025-DP-00357 – Sober Living House
Date: Friday, February 27, 2026 10:07:00 AM

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073
Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant has decided to appeal the Development Authority's decision. The Subdivision and Development Appeal Board (SDAB) application number is SDAB 2026-001.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

From: no-reply@rallycms.ca <no-reply@rallycms.ca>
Sent: Tuesday, October 7, 2025 2:34 PM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Subject: Website Submission: Contact - frankspragins.fmpsdschools.ca

This is an automated message. Please do not reply to this email.

Thank you for using our contact form. Here is a copy of the email for your records.

Form Submission Info

Name: Elias Biolley-Villalobos

Email: DerbeElias.BiolleyVillalobos@rmwb.ca

Phone:

Message: Subject Property Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073 Land District: R1 – Single Detached

Residential District Discretionary- Planning Commission: Group Home Owners: BRAIN ROSS and ASHLEIGH GOYETTE Hello, Planning and Development Services has received a Development Permit application for a Group Home at the subject property in Fort McMurray. The applicant is Ross Residence (Brian Ross), and the Group Home will accommodate adult male residents aged 18 and over. The facility will have daily professional supervision on-site, with periodic evening visits. The maximum occupancy is six (6) residents, with one resident per bedroom (three on the main floor and three in the basement). Please note that this group home is currently operational. The applicant and property owner's contact information is the following: • Telephone: (587) 357-7677 • Email: rossresidenceinc@gmail.com • Website: <https://rossresidenceinc.wixsite.com/rossresidence> The drawings and documents are attached for your review. Your feedback on this matter is requested by Monday, October 20, 2025, at 4:30 pm. Please do not hesitate to contact me at 780-793-1017 or DerbeElias.BiolleyVillalobos@rmwb.ca if you have any questions or concerns. If no comments are received by the due date, it will be assumed that there are no concerns regarding this application, and approval will be considered. Aerial Image: Thank you kindly. Elias Biolley-Villalobos Planner Planning & Development Services T: 780-793-1017 | rmwb.ca Office: 9909 Franklin Avenue, Fort McMurray, AB, T9K 2K4 Fort McMurray | ᓄᓐᓕᓐᓐᓐᓐᓐᓐ | Nistawâyâw | Etłdlj Kué Alberta T9H 2K4 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: [Elias Biolley-Villalobos](#)
To: ["info@fmmacad.com"](mailto:info@fmmacad.com)
Subject: RE: CIRCULATION – 2025-DP-00357 – Sober Living House
Date: Friday, February 27, 2026 9:27:00 AM
Attachments: [image003.png](#)

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
 Legal Address: Lot: 26, Block: 49, Plan: 772 0073
 Land District: R1 – Single Detached Residential District
 Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant has decided to appeal the Development Authority’s decision. The Subdivision and Development Appeal Board (SDAB) application number is SDAB 2026-001.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
 Planner | Development Permitting
 Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Tuesday, October 7, 2025 3:06 PM
Subject: CIRCULATION – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
 Legal Address: Lot: 26, Block: 49, Plan: 772 0073
 Land District: R1 – Single Detached Residential District
 Discretionary- Planning Commission: Group Home
 Owners: BRAIN ROSS and ASHLEIGH GOYETTE

Hello,

Planning and Development Services has received a Development Permit application for a Group Home at the subject property in Fort McMurray. The applicant is *Ross Residence (Brian Ross)*, and the Group Home will accommodate adult male residents aged 18 and over. The facility will have daily professional supervision on-site, with periodic evening visits. The maximum occupancy is six (6)



November 20, 2025

Brian Ross

181 Woodland Drive
Fort McMurray, AB T9K1V6

Re: 2025-DP-00357

Please find attached the list of comments from internal departments and franchise utilities regarding your Group Home.

Please note that this list of replies is provided for your information purposes; other conditions may apply prior to approval.

Please feel free to contact me if you require information or assistance.

Yours truly,

Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo



Objections, Outstanding Issues or Special Requirements

2025-DP-00357

Review Comment:

| Circulated To | Status | Circulated Date | Status Date | Comment |
|----------------------|---------------|------------------------|--------------------|----------------|
| Underground Service | Approved | Oct. 8, 2025 | Oct.8, 2025 | |
| Fire Prevention | Approved | Oct. 9, 2025 | Oct.17, 2025 | |



| | | | | |
|----------------|----------|---------------|--------------|--|
| Alberta Health | Approved | Nov. 17, 2025 | Nov.20, 2025 | <p>1. If a Phase 1 Environmental Site Assessment (ESA) report has been submitted in support of this application, AHS wishes to have an opportunity to review the document as it becomes available. This would allow for the evaluation of any potential environmental and public health concerns related to past or present land use of property and surrounding areas.</p> <p>2. Ensure activities associated with construction and operation of the site are maintained in accordance with the Alberta Public Health Act Nuisance and General Sanitation Regulation (AR 243/2003) which states:</p> <p>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</p> <p>3. Social Care Facilities, including adult group homes, must adhere to the requirements of the Alberta Public Health Act including the Alberta Housing Regulation and Minimum Housing and Health Standards. The plans also indicate the presence of a sauna in the basement level – if this is operational the Public Swimming Pools Regulation and Pool Standards must be adhered to. Please use the following link to access all the regulations and standards; Health Enforcement Orders Alberta Health Services.</p> <p>4. The bedroom window sizes were not specified in the plans and should be reviewed to ensure they meet the size requirements for emergency egress. All rooms used for sleeping are also required to have openable windows for ventilation. Ensure all required smoke detectors are also present/functioning.</p> <p>5. The basement plans also showed a bathroom, which requires natural and/or mechanical ventilation. The plans do not indicate a window in the basement bathroom.</p> <p>6. The description provided with this application did not outline the plans for food preparation for clients – if this will be self-service or provided for clients by food handlers – this may impact the food facility requirements.</p> <p>7. An approval inspection with a Public Health Inspector is required for social care facilities including adult group homes prior to beginning operations. Please call the SHE Contact Centre at: 1-833-476- 4743 or submit an online request at the following link to schedule an inspection; Contact Environmental Public Health · Alberta Health Services</p> |
|----------------|----------|---------------|--------------|--|



| | | | | |
|----------------------|----------|--------------|--------------|---|
| Safety Codes | Approved | Oct. 9, 2025 | Oct.9, 2025 | <p>8. It is imperative that the applicant abide by the appropriate Alberta Building Codes, Fire Codes and Public Health Legislation during all stages of development and operation.</p> <p>9. If any evidence of contamination or other issues of public health concern is identified at any phase of development, AHS wishes to be notified.</p> <p>Please call (780) 742-6114 or e-mail Kari.Boschee@ahs.ca if you have any questions.</p> <p>This group home can be considered as a C residential occupancy as per article Article 9.10.2.2.1) of the 2023 National Building Code/Alberta Edition.</p> <p>Children's custodial homes and convalescent homes for ambulatory occupants living as a single housekeeping unit in a dwelling unit with sleeping accommodation for not more than 10 persons are permitted to be classified as residential occupancies (Group C)</p> <p>If residents require services that are defined in the National Building Code/Alberta Edition as "Care" which means the provision of services other than treatment by or through care facility management to residents who require these services because of cognitive, physical or behavioural limitations, than Home-type care B4 requirements as per article 9.10.2.2.2) of the 2023 NBC/AE would be applicable. (as listed below)</p> <p>2) Home-type care B4 occupancies with sleeping accommodation for not more than 10 persons shall</p> <p>a) comply with the applicable requirements of Part 9 relating to detached houses (see Note A-9.10.2.2.(2)(a)), and b) except as provided in Sentences (3) and (4), be i) sprinklered in conformance with NFPA 13D, "Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes," and ii) provided with a minimum 30-minute water supply for the sprinkler system.</p> |
| Solid Waste Services | Approved | Oct. 8, 2025 | Nov.20, 2025 | |



| | | | | |
|------------------------------|----------|--------------|-------------|--|
| Water Treatment Branch | Approved | Oct. 8, 2025 | Oct.8, 2025 | |
| Waste Water Treatment Branch | Approved | Oct. 8, 2025 | Oct.8, 2025 | |



Kari Boschee
BSc BEH(AD) CPHI(C)
Public Health Inspector II
Alberta Health Services – North Zone
Fort McMurray
Direct: (780) 742-6114
Email: Kari.Boschee@ahs.ca

October 20, 2025

Elias Biolley-Villalobos, BURPI
Planner | Planning and Development Services
9909 Franklin Avenue, Fort McMurray, AB T9H 2K4
T: 780-793-1017

Dear Mr. Biolley-Villalobos:

Re: Development Permit: 2025-DP-00357 – Sober Living House
Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073
Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home
Owners: BRAIN ROSS and ASHLEIGH GOYETTE

After reviewing the materials provided with this development permit application, AHS SHE understands that this application will involve utilizing an existing 2 story residential home as a social care facility (group home) providing living accommodations, food preparation space in addition to mental and social health services. The existing residential home is located within the municipality of Fort McMurray and is connected to the municipal drinking water and sewer systems. Some minor renovations may be required to convert the residential home into the adult group home. This facility is proposed to house 6 full-time clients – all will be adult males. This facility will be managed by Ross Residence Inc.

Alberta Health Services – Environmental Public Health has received and reviewed the above referenced application for development (2025-DP-00357) and has the following comments, a response is required if development progresses:



1. If a Phase 1 Environmental Site Assessment (ESA) report has been submitted in support of this application, AHS wishes to have an opportunity to review the document as it becomes available. This would allow for the evaluation of any potential environmental and public health concerns related to past or present land use of property and surrounding areas.

2. Ensure activities associated with construction and operation of the site are maintained in accordance with the Alberta Public Health Act Nuisance and General Sanitation Regulation (AR 243/2003) which states:

No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.

3. Social Care Facilities, including adult group homes, must adhere to the requirements of the Alberta Public Health Act including the Alberta **Housing Regulation and Minimum Housing and Health Standards**. The plans also indicate the presence of a sauna in the basement level – if this is operational the **Public Swimming Pools Regulation and Pool Standards** must be adhered to. Please use the following link to access all the regulations and standards; [Health Enforcement Orders | Alberta Health Services](#).

4. The bedroom window sizes were not specified in the plans and should be reviewed to ensure they meet the size requirements for emergency egress. All rooms used for sleeping are also required to have openable windows for ventilation. Ensure all required smoke detectors are also present/functioning.

5. The basement plans also showed a bathroom, which requires natural and/or mechanical ventilation. The plans do not indicate a window in the basement bathroom.

6. The description provided with this application did not outline the plans for food preparation for clients – if this will be self-service or provided for clients by food handlers – this may impact the food facility requirements.



7. An approval inspection with a Public Health Inspector is required for social care facilities including adult group homes prior to beginning operations. Please call the SHE Contact Centre at: 1-833-476-4743 or submit an online request at the following link to schedule an inspection; [Contact Environmental Public Health · Alberta Health Services](#)
8. It is imperative that the applicant abide by the appropriate Alberta Building Codes, Fire Codes and Public Health Legislation during all stages of development and operation.
9. If any evidence of contamination or other issues of public health concern is identified at any phase of development, AHS wishes to be notified.

Please call (780) 742-6114 or e-mail Kari.Boschee@ahs.ca if you have any questions.

Sincerely,

Access to Information Act s 20(1)



Kari Boschee, BSc, BEH(AD), CPHI(C)
Public Health Inspector II/Executive Officer
Public Health/Environmental Public Health
Alberta Health Services – North Zone

From: [Elias Biolley-Villalobos](#)
To: [ROSS RESIDENCE](#)
Subject: RE: Sober Living House - 181 Woodland Drive
Date: Monday, January 5, 2026 9:52:00 AM
Attachments: [Refusal_2025-DP-00357_181_Woodland_Drive.pdf](#)
Importance: High

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073
Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home
Development Permit Application: 2025-DP-00357

Good morning, and Happy New Year, Mr. Brian Ross,

I have attached the refusal form with the appeal form to be completed and signed. If you need assistance, please feel free to visit the office to submit your appeal. Otherwise, please complete the form and send me an email, and I will forward it to Legislative Services.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1071

From: ROSS RESIDENCE <rossresidenceinc@gmail.com>
Sent: Monday, January 5, 2026 8:11 AM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Subject: Re: Sober Living House - 181 Woodland Drive

Good morning Elias.

My days were off by one and I am back in office this morning. Hope you had a great Christmas and new years.

I am writing you this morning to confirm I will not revise my application and would like to go through whatever process I need to.

Pls keep in mind I am away from **January 19-25**. Then again **Feb 1 -13**. Look forward to hearing from you in regard to the next steps !!

Sent from [Outlook for iOS](#)

From: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Sent: Monday, December 22, 2025 10:09:51 AM
To: ROSS RESIDENCE <rossresidenceinc@gmail.com>
Subject: RE: Sober Living House - 181 Woodland Drive

Hello, Brian Ross,

I am following up with the email message from Friday.

Please provide clear confirmation of your decision.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1071

From: Elias Biolley-Villalobos
Sent: Friday, December 19, 2025 4:43 PM
To: 'ROSS RESIDENCE' <rossresidenceinc@gmail.com>
Subject: RE: Sober Living House - 181 Woodland Drive
Importance: High

Once it is confirmed that you will not revise your application to reduce the number of bedrooms from seven (7) to four (4), I will proceed with issuing a formal development permit refusal.

You may appeal this decision using the contact information that will be provided in the refusal notice.

I look forward to your response.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1071

From: ROSS RESIDENCE <rossresidenceinc@gmail.com>
Sent: Friday, December 19, 2025 3:43 PM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Subject: Re: Sober Living House - 181 Woodland Drive

I think I'd like to appeal. What are the next steps? I am also away Until January 6. Is that a going to be an issue. Also I will be away February 1-12. 2026.

Sent from [Outlook for iOS](#)

From: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Sent: Friday, December 19, 2025 1:50:12 AM
To: ROSS RESIDENCE <rossresidenceinc@gmail.com>
Subject: RE: Sober Living House - 181 Woodland Drive

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home
Development Permit Application: 2025-DP-00357

Hi Brian Ross,

I hope you are well.

I am following up on our last in-person discussion. **What was the outcome with your Lawyer**, or did you want to appeal a potential DP refusal?

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1071

From: Elias Biolley-Villalobos
Sent: Friday, December 5, 2025 8:16 AM
To: ROSS RESIDENCE <rossresidenceinc@gmail.com>
Subject: RE: Sober Living House - 181 Woodland Drive & 116 Rogers Crescent

Yes, that works for me.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1071

From: ROSS RESIDENCE <rossresidenceinc@gmail.com>
Sent: Friday, December 5, 2025 7:10 AM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Subject: Re: Sober Living House - 181 Woodland Drive & 116 Rogers Crescent

Good morning. I can make myself **available for 10 am**. Hope this time works?

Sent from [Outlook for iOS](#)

From: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Sent: Thursday, December 4, 2025 5:25:06 PM
To: ROSS RESIDENCE <rossresidenceinc@gmail.com>
Subject: RE: Sober Living House - 181 Woodland Drive & 116 Rogers Crescent

Hi Brian Ross,

I look forward to meeting with **you tomorrow**. Please confirm the time I should expect you.

Thank you kindly.

DEVELOPMENT PERMIT: #2025-DP-00357

Monday, December 22, 2025

BRIAN ROSS; and ASHLEIGH GOYETTE
181 WOODLAND DRIVE,
FORT MCMURRAY, AB T9K 1A3

Attention: Brian Ross

Dear Brian Ross,

RE: DEVELOPMENT DECISION: Group Home (7-Bedroom Sober Home Transitional Housing)

Civic Address: 181 Woodland Drive, Fort McMurray, AB T9K 1A3

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

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,

Access to Information Act s 20(1)

Elias Biolley-Villalobos, BURPI
Planner | Development Officer
M: DerbeElias.BiolleyVillalobos@rmwb.ca
T: 780-793-1017
Development Planning Branch
Planning & Development Services

Attachments:

Development Permit #2025-DP-00357 REFUSAL Group Home (7-Bedroom Sober Home Transitional Housing)

Notice of Appeal Application

DEVELOPMENT PERMIT:

#2025-DP-00357 REFUSAL

DATE: Monday, December 22, 2025

APPLICANT: Brian Ross

Civic Address: 181 Woodland Drive, Fort McMurray, Thickwood, AB T9K 1A3

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

DEVELOPMENT REFUSED: Group Home (7-Bedroom Sober Home Transitional Housing)
This Development was REFUSED by the Development Officer for the following reason(s):

Land Use Bylaw No. 99/059:

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

Section 18.1 The Municipal Planning Commission shall:

(c) if a proposed use of land or a building is not listed as a “Permitted Use”, “Discretionary Use – Development Officer” or “Discretionary Use – Planning Commission” in the Bylaw, the Municipal Planning Commission may determine that such a use is similar in character and purpose to a use listed under that land use district and may issue a development permit.

Section 131.5: Residential – Boarding House 1 stall/ rentable bedroom

Therefore, the Group Home is refused, as the proposed seven (7) bedrooms require a minimum of seven (7) parking stalls.

DATE OF DECISION:

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



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

| Section 1 – Property Information | | | | |
|--|--|--|---|-------------|
| Legal Land Description:(i.e. Lot, Block, Plan or ATS 1/4 Sec-Twp-Rng-Mer) | | | | |
| Lot | Block | Plan | ATS | |
| Civic Address | | | | |
| Development Permit Number or type of Order | | | | |
| 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) | | | | |
| Agent ¹ 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 | | |
| 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"/> Approval | <input type="checkbox"/> Notice of Order | | |
| <input type="checkbox"/> Condition of Approval | <input type="checkbox"/> Condition of Approval | | | |
| <input type="checkbox"/> Refusal | <input type="checkbox"/> Refusal | | | |
| <input type="checkbox"/> I/We are the Applicant or Land Owner of the subject property | | | | |
| <input type="checkbox"/> 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): | | | | |
| (Attach a separate page if required) | | | | |

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

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 this Appeal.

Signature of Registered Owner

Please return the completed form and prescribed filing fee to:

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

Protection of Privacy

The personal information 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



**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
NOTICE OF APPEAL**

JAN 12 2025

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

**Subdivision & Development
Appeal Board**

SDAB 2025-001

Section 1 – Property Information

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

| | | | |
|-----|-------|---------|-----|
| Lot | Block | Plan | ATS |
| 26 | 49 | 7720073 | ATS |

Civic Address: 181 Woodland drive

Development Permit Number or type of Order: #2025-OP-00357.

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): Brian Ross (Ross Residence Inc.)

Agent's Name (if applicable): [Redacted] Contact Name (if different) and position held: [Redacted]

Mailing Address: [Redacted] City/Town: [Redacted] Province: [Redacted] Postal Code: [Redacted]

Telephone Number (Daytime): [Redacted] Alternate Telephone Number: [Redacted] Email Address: [Redacted]

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):
 We do not require additional parking spots, we have been in operations for 8 years and have never required parking.
 (Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

Date: Jan. 8/26 Signature of Appellant/Agent: [Redacted]

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

Registered Owner: I/We hereby give permission to the Regional Municipality of Wood Buffalo to do a site inspection and take photographs of the property as necessary for the purpose of this appeal.
 Signature of Registered Owner: [Redacted]

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

Protection of Privacy
 The personal information 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.



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

DEVELOPMENT PERMIT: #2025-DP-00357

Monday, December 22, 2025

BRIAN ROSS; and ASHLEIGH GOYETTE
181 WOODLAND DRIVE,
FORT McMURRAY, AB T9K 1A3

Attention: Brian Ross

Dear Brian Ross,

RE: DEVELOPMENT DECISION: Group Home (7-Bedroom Sober Home Transitional Housing)

Civic Address: 181 Woodland Drive, Fort McMurray, AB T9K 1A3

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

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,

Access to Information Act s 20(1)

Elias Biolley-Villalobos, BURPI
Planner | Development Officer
M: DerbeElias.BiolleyVillalobos@rmwb.ca
T: 780-793-1017
Development Planning Branch
Planning & Development Services

Attachments:

Development Permit #2025-DP-00357 REFUSAL Group Home (7-Bedroom Sober Home Transitional Housing)

Notice of Appeal Application





REGIONAL MUNICIPALITY
OF WOOD BUFFALO

DEVELOPMENT PERMIT:

#2025-DP-00357 REFUSAL

DATE: Monday, December 22, 2025

APPLICANT: Brian Ross

Civic Address: 181 Woodland Drive, Fort McMurray, Thickwood, AB T9K 1A3

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

DEVELOPMENT REFUSED: Group Home (7-Bedroom Sober Home Transitional Housing)
This Development was REFUSED by the Development Officer for the following reason(s):

Land Use Bylaw No. 99/059:

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

Section 18.1 The Municipal Planning Commission shall:

(c) if a proposed use of land or a building is not listed as a “Permitted Use”, “Discretionary Use – Development Officer” or “Discretionary Use – Planning Commission” in the Bylaw, the Municipal Planning Commission may determine that such a use is similar in character and purpose to a use listed under that land use district and may issue a development permit.

Section 131.5: Residential – Boarding House 1 stall/ rentable bedroom

Therefore, the Group Home is refused, as the proposed seven (7) bedrooms require a minimum of seven (7) parking stalls.

DATE OF DECISION:

Access to Information Act s
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.

Jan 12 / 26
Date

Access to Information Act s
20(1)

Applicant's Signature



Development Permits - Jan. 22, 2026

- Jan 20, 2026

- Public Notices

Date of Notice: January 22, 2026

Appeal to be filed by: February 12, 2026

**Development Permit
Number**

Development

**Civic Address
Lot/Block/Plan**

THE FOLLOWING DEVELOPMENT PERMITS WERE APPROVED:

| | | |
|---------------|---|--|
| 2025-DP-00458 | <p style="text-align: center;">First Use or Change of Use</p> <p>Business Support Services Facility (BI- Discretionary Use) Graphic Design and Printing)</p> | Plan 8221466 |
| 2025-DP-00443 | <p style="text-align: center;">Project Accommodation</p> <p>Leismer Lodge (670 Persons Capacity) at 55.79704, -111.35829 NE 29-78-9 W4M and SE 32-78-9 W4M (DML 070083)</p> | Section 32, Township 78, Range 9 |
| 2025-DP-00430 | <p style="text-align: center;">Group Home Change of Use</p> | <p style="text-align: center;">157 Pickles Crescent Lot 40, Block 15, Plan 0425749 Section 36, Township 89, Range 10</p> |

THE FOLLOWING DEVELOPMENT PERMITS WERE REFUSED:

| Development Permit Number | Development | Civic Address Lot/Block/Plan |
|---------------------------|---|--|
| 2025-DP-00357 | Group Home 7-Bedroom Sober Home Transitional Housing | 181 Woodland Drive Lot 26, Block 49, Plan 772 0073 |

| | | |
|---------------|---|---|
| 2025-DP-00408 | Group Home 3-Bedroom children Group Home | 3 Alberta Drive Lot 20, Block 1, Plan 3738 NY |
|---------------|---|---|

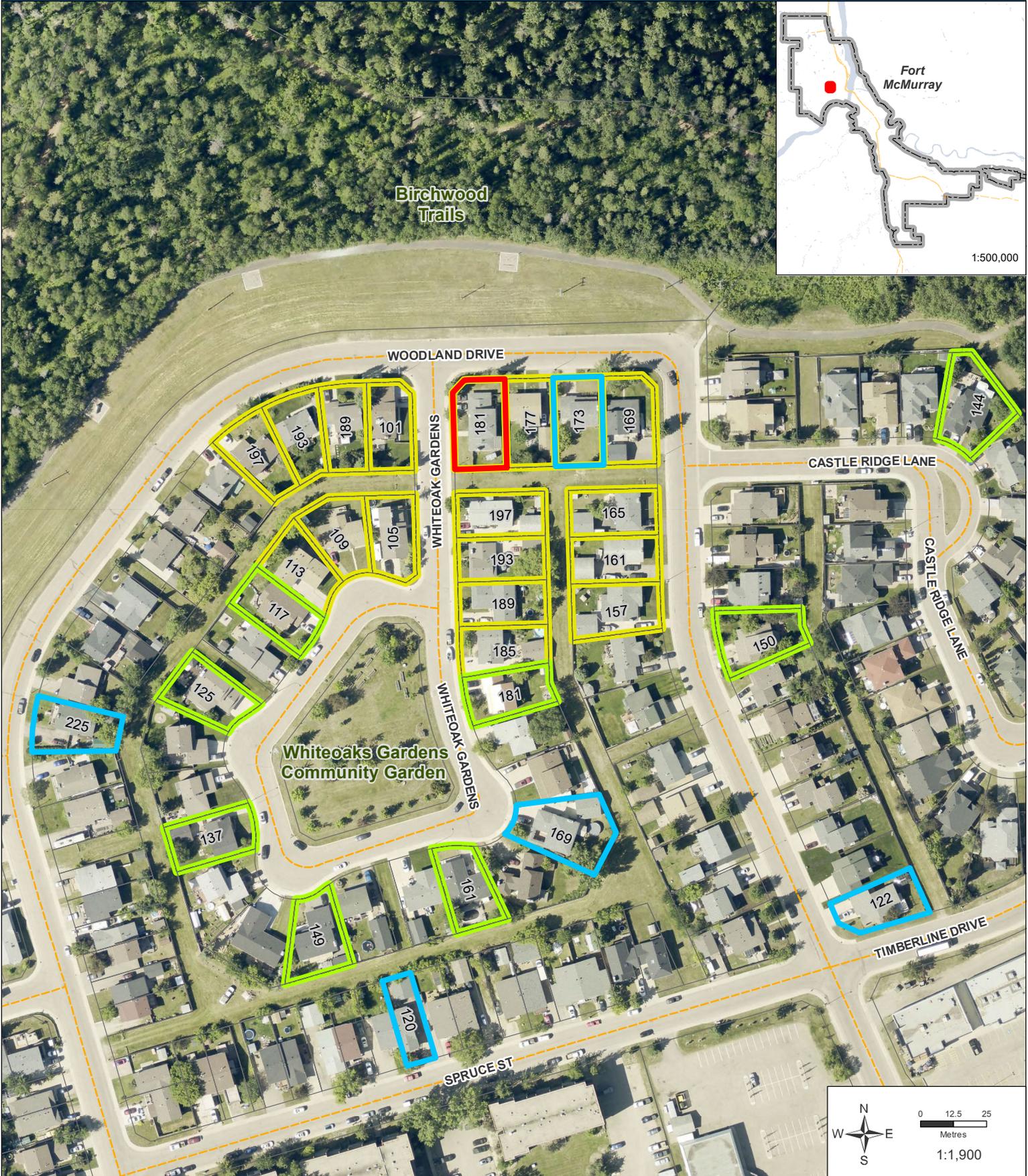
For Information on the appeal process please contact the Clerk of the Appeal Board:

Subdivision and Development Appeal Board

9909 Franklin Avenue Fort McMurray AB T9H 2K4

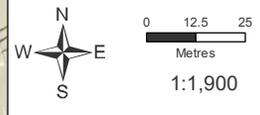
T: 780 743 7001 F: 780 743 7028 Email SDAB@rmwb.ca

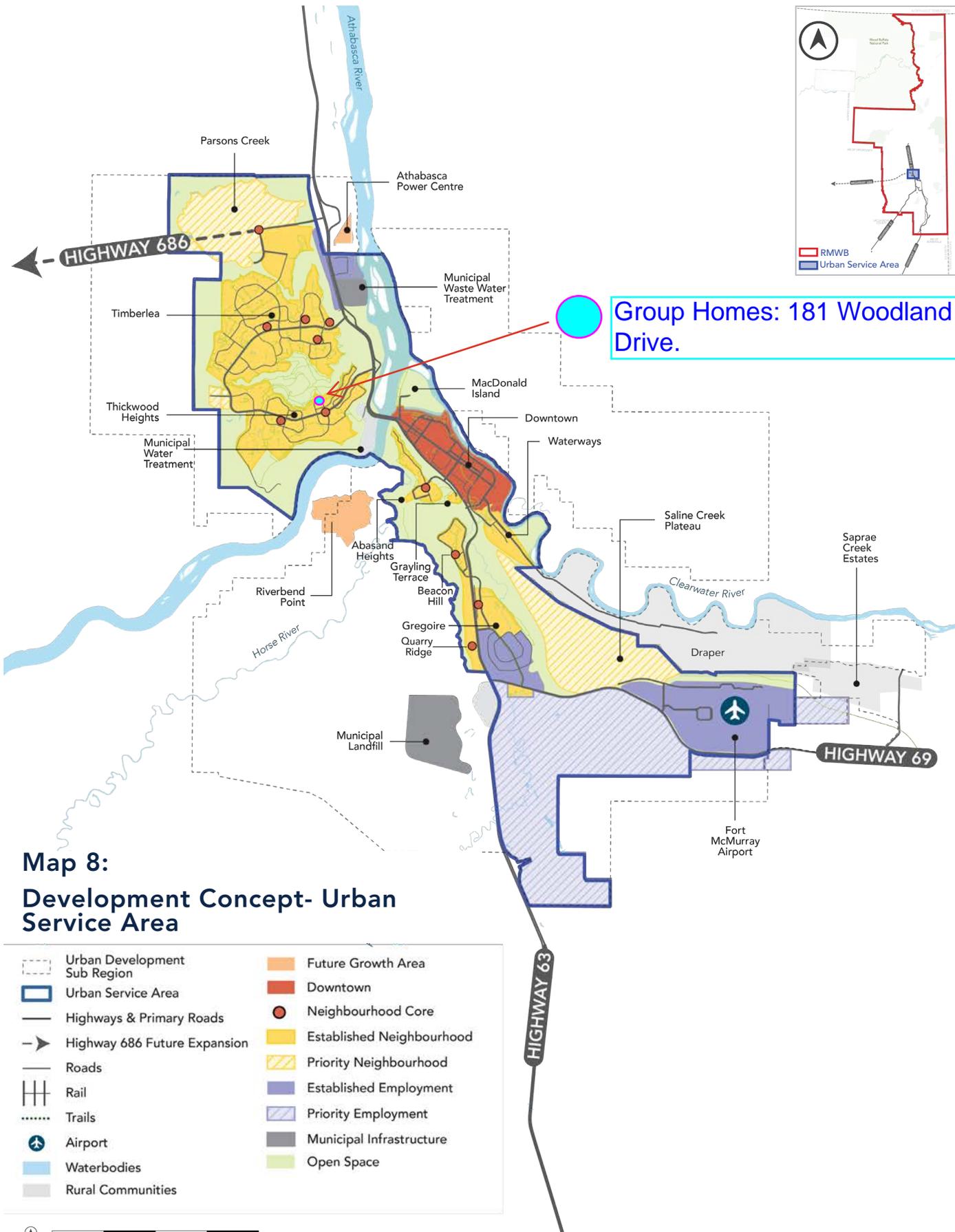
Neighbourhood Map Notification



- Subject Area
- Municipal Engagement within a 60 m radius
- Home Business
- Resident Engagement with the Municipality beyond a 60 m radius
- Survey Parcels

181 WOODLAND DRIVE
Lot: 26, Block: 49, Plan: 772 0073





Map 8:
Development Concept- Urban Service Area

| | | | |
|--|------------------------------|--|---------------------------|
| | Urban Development Sub Region | | Future Growth Area |
| | Urban Service Area | | Downtown |
| | Highways & Primary Roads | | Neighbourhood Core |
| | Highway 686 Future Expansion | | Established Neighbourhood |
| | Roads | | Priority Neighbourhood |
| | Rail | | Established Employment |
| | Trails | | Priority Employment |
| | Airport | | Municipal Infrastructure |
| | Waterbodies | | Open Space |
| | Rural Communities | | |



Group Homes: 181 Woodland Drive.

| # | # | Address | Owners | Owners Contact | Concerns | Mode of Communication |
|----|---|-----------------------|--|---|---|------------------------------|
| 1 | ✓ | 101 Whiteoak Garden | <div style="background-color: black; color: red; font-size: 2em; text-align: center; padding: 5px;"> ATIA 20(1)ATIA 20(1)ATIA 20(1) </div> | <div style="background-color: black; width: 100%; height: 100%;"></div> | <div style="background-color: black; width: 100%; height: 100%;"></div> | Notice Letter/ CALLER/ Email |
| 2 | ✓ | 101 Whiteoak Garden | | | | Notice Letter/ Email |
| 3 | ✓ | 181 Whiteoak Garden | | | | CALLER |
| 4 | ✓ | 117 Whiteoak Garden | | | | CALLER/ Email |
| 5 | ✓ | 185 Whiteoak Garden | | | | Notice Letter/ Email |
| 6 | ✓ | 177 Woodland Drive | | | | Notice Letter/ CALLER/ Email |
| 7 | ✓ | 137 Whiteoak Garden | | | | CALLER |
| 8 | ✓ | 137 Whiteoak Garden | | | | CALLER/ Email |
| 9 | ✓ | 161 Whiteoak Garden | | | | Email |
| 10 | ✓ | 173 Woodland Drive | | | | Notice Letter/ Email |
| 11 | ✓ | 144 castle ridge lane | | | | Email |
| 12 | ✓ | [REDACTED] | | | | Email |
| 13 | ✓ | 105 Whiteoak Garden | | | | Notice Letter/ CALLER |
| 14 | ✓ | [REDACTED] | | | | Email |
| 15 | ✓ | [REDACTED] | | | | Email |
| 16 | ✓ | 189 Whiteoak Garden | | | | Notice Letter/ Email |
| 17 | ✓ | 125 Whiteoak Garden | | | | CALLER/ Email |
| 18 | ✓ | 197 Woodland Drive | | | | Notice Letter/ CALLER/ Email |
| 19 | ✓ | [REDACTED] | | | | Email |
| 20 | ✓ | 150 Woodland Drive | | | | CALLER |
| 21 | | 109 Whiteoak Garden | | | | Notice Letter/ No response |
| 22 | | 193 Whiteoak Garden | | | | Notice Letter/ No response |
| 23 | | 113 Whiteoak Garden | | | | Notice Letter/ No response |
| 24 | | 105 Whiteoak Garden | | | | Notice Letter/ No response |
| 25 | | 197 Whiteoak Garden | | | | Notice Letter/ No response |
| 26 | | 189 Woodland Drive | | | | Notice Letter/ No response |
| 27 | | 193 Woodland Drive | | | | Notice Letter/ No response |
| 28 | | 157 Woodland Drive | | | | Notice Letter/ No response |
| 29 | | 161 Woodland Drive | | | | Notice Letter/ No response |
| 30 | | 165 Woodland Drive | | | | Notice Letter/ No response |
| 31 | | 169 Woodland Drive | | | | Notice Letter/ No response |

From: [Elias Biolley-Villalobos](#)
To: Access
Subject: Re: Notification – 2025-DP-00357 – Sober Living House
Date: Thursday, January 15, 2026 10:11:28 AM
Attachments: [image001.png](#)

You can submit your support of the Development Authority's refusal to the SDAB email address provided in the previous email.

Get [Outlook for iOS](#)

From: Access to Information Act s 20(1)
Sent: Thursday, January 15, 2026 9:46:21 AM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Subject: RE: Notification – 2025-DP-00357 – Sober Living House

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

Ok great, thanks for the information.
I truly hope this house is shut down permanently, and is no longer present in our family oriented neighbourhood.

Have a great day,
Cody

Sent from my Galaxy

----- Original message -----

From: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Date: 2026-01-15 9:25 a.m. (GMT-07:00)
To: Access to Information Act s 20(1)
Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Good morning, Mr. Cody Mereniuk,

The Development Authority requested that the applicant reduce the number of bedrooms from seven (7) to five (5). The applicant chose not to revise the application; as a result, the application was refused. The applicant has since appealed this decision.

If the appeal is upheld (successful), the applicant may proceed with the Group Home by revising the application to five (5) bedrooms or discontinue the operation.

If the appeal is dismissed (fails), the applicant may operate the Group Home under the current application with seven (7) bedrooms.

Please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca

I hope this helps.

Thank you kindly.

Elias Biolley-Villalobos, BURPI

Planner | Development Permitting

Planning and Development Services

T: 780-793-1017

From: Access to Information Act s 20(1)

Sent: Thursday, January 15, 2026 6:00 AM

To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>

Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Well that's great news! Thank you for the update.

Sorry I was just curious what happens if his appeal process fails, does the group home that's already running have to shut down?

Or if his appeal is successful, everything stays as per normal?

Thanks again

Cody

Sent from my Galaxy

----- Original message -----

From: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>

Date: 2026-01-14 11:34 p.m. (GMT-07:00)

To: **Access to Information Act s 20(1)**

Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Hello, Mr. Cody Mereniuk,

This is regarding the Group Home at the subject property.

The application was refused, and the applicant has appealed the Development Authority's decision.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI

Planner | Development Permitting

Planning and Development Services

T: 780-793-1017

From: Access to Information Act s 20(1)
Sent: Wednesday, January 14, 2026 7:07 PM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Can you explain abit deeper, what was the application again, and if the appeal fails, what's next?

Sent from my Galaxy

----- Original message -----

From: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Date: 2026-01-14 4:43 p.m. (GMT-07:00)
To: Access to Information Act s 20(1)
Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant, has decided to appeal the Development Authority's decision.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI

Planner | Development Permitting

Planning and Development Services

T: 780-793-1017

From: Elias Biolley-Villalobos

Sent: Wednesday, October 8, 2025 3:55 PM

To: **Access to Information**

Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Hello,

The **Ross Residence (Brian Ross)** will be hosting an **Open House** to address questions and concerns regarding their Group Homes.

You are invited to attend at the **Fort McMurray 468 First Nation Economic Development** Building, located at **320 Parent Way, Fort McMurray (Gregoire)**, on the following date:

- **Date & Time:** Wednesday, October 15, 2025, from 6:00 p.m. to 8:00 p.m.
- **Location:** 320 Parent Way, main floor boardroom (next to Mary Brown's).

This session will provide a valuable opportunity to ask questions, share feedback, and engage directly with the applicant.

Thank you kindly.

Elias Biolley-Villalobos, BURPI

Planner | Planning and Development Services

T: 780-793-1017

From: Elias Biolley-Villalobos

Sent: Friday, October 3, 2025 4:23 PM

To: Access to Information Act s 20(1)

Subject: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Hello, Cody,

Following our telephone conversation, thank you for your feedback and for sharing your concerns.

I am the assigned planner currently reviewing the development permit application, which is being circulated among our internal and external partners. The due date for comments and feedback is **Monday, October 20, 2025, at 4:30 pm.**

Answers to your comments:

#1 – I will redirect you to the applicant, *Ross Residence (Brian Ross)* who can provide details on their residents.. His contact information is the following:

- Telephone: (587) 357-7677
- Email: rossresidenceinc@gmail.com

#2 – All potential concerns regarding the proposed Group Home must focus exclusively on planning considerations, including land use, intensity, infrastructure, neighbourhood compatibility, and policy compliance.

For context, Group Homes are considered a discretionary use within the R1 Residential District. Should the application be approved, you will be formally notified and provided a twenty-one (21) day appeal period. If you choose to appeal, you may be asked to appear before the Subdivision and Development Appeal Board (SDAB) to present your concerns regarding the proposed Group Home.

Thank you kindly.



Elias Biolley-Villalobos

Planner

Planning & Development Services

T: 780-793-1017 | rmwb.ca

Office: 9909 Franklin Avenue, Fort McMurray, AB,
T9K 2K4

Fort McMurray | ᓄᓐᑕᓪᓴᓐᓄᓐ | Nistawâyâw | Ełıdlı
Kuê

Alberta T9H 2K4

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: Cisco Unity Connection Messaging System <unityconnection@rmwb.ca>

Sent: Friday, October 3, 2025 3:10 PM

To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>

Subject: Message from CODY MERENIUK Access to

From: [Elias Biolley-Villalobos](#)
To: [REDACTED]
Subject: RE: Clarification Regarding Appeal Hearing - 181 Woodland Drive
Date: Monday, March 2, 2026 8:31:00 PM

You're welcome.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

From: [REDACTED] Access to Information Act s 20(1)
Sent: Monday, March 2, 2026 5:48 PM
To: Subdivision and Development Appeal Board SDAB@rmwb.ca
Cc: Elias Biolley-Villalobos DerbeElias.BiolleyVillalobos@rmwb.ca
Subject: Re: Clarification Regarding Appeal Hearing - 181 Woodland Drive

Good evening,
OK I understand. Thank you both.

Have a great evening!

Stacey Mereniuk

From: Elias Biolley-Villalobos
Sent: Monday, March 2, 2026 5:30 PM
To: [REDACTED] Access to Information Act s 20(1)
Cc: Subdivision and Development Appeal Board <SDAB@rmwb.ca>
Subject: RE: Clarification Regarding Appeal Hearing - 181 Woodland Drive

Hello, Stacey,

The Development Authority requested that the applicant reduce the number of bedrooms from seven (7) to five (5). The applicant chose not to revise the application; as a result, the application was refused in accordance with the Land Use Bylaw that requires one parking stall per rentable bedroom.

The applicant has appealed because his residents do not own vehicles and should not be subject to this regulation.

I hope this helps you. For all other SDAB matters, like submitting information, please contact sdab@rmwb.ca

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

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

Sent: Monday, March 2, 2026 4:44 PM

To: **Access to Information Act s 20(1)** Subdivision and Development Appeal Board
<SDAB@rmwb.ca>

Cc: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>

Subject: RE: Clarification Regarding Appeal Hearing - 181 Woodland Drive

Good afternoon,

In response to the below, we will confirm that as an adjacent property owner to 181 Woodland Drive, you are provided an opportunity to speak either in support or in opposition to the permit refusal at the scheduled appeal hearing, pursuant to the appeal process.

With respect to initial reasons for refusal, you may contact Elias Biolley-Villalobos, Planning and Development Services at Elias Biolley-Villalobos DerbeElias.BiolleyVillalobos@rmwb.ca for additional information.

Regards,

Anita Hawkins
Board Clerk | Wood Buffalo Tribunals
T: 780-743-7048

From: **Access to Information Act s 20(1)**

Sent: Monday, March 2, 2026 12:42 PM

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

Subject: Clarification Regarding Appeal Hearing - 181 Woodland Drive

Good afternoon Heather,

I am writing regarding the notification of the Appeal Board hearing scheduled for March 11, 2026, concerning the sober living/transition house located at 181 Woodland Drive.

I live directly across the street from this residence. Previously, we received correspondence indicating that the property was proposed to be changed to a group home. I am aware that some residents within the crescent had contacted Elias to express their concerns at that time. However, I was not aware that the change of use application had been refused.

In the letter we recently received, it states that we have a legal right to make comments known to the Appeal Board and to provide evidence. I am seeking clarification as I am unsure of the basis on which the application was denied.

Could you please advise:

- Whether residents are being asked to comment generally on the proposed approval of the home.
- Whether the Appeal Board is specifically requesting information or evidence related to any incidents or concerns since the transition house began operating; and
- If documentation outlining the reasons for the initial refusal is available to residents prior to the hearing.

Thank you for your time and assistance.

Stacey Mereniuk

From: [Elias Biolley-Villalobos](#)
To: Access to [REDACTED]
Subject: RE: Notification – 2025-DP-00357 – Sober Living House
Date: Wednesday, January 14, 2026 4:43:00 PM
Attachments: [image001.png](#)

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant, has decided to appeal the Development Authority's decision.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
 Planner | Development Permitting
 Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Wednesday, October 8, 2025 3:55 PM
To: Access to Information Act [REDACTED]
Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Hello,

The **Ross Residence (Brian Ross)** will be hosting an **Open House** to address questions and concerns regarding their Group Homes.

You are invited to attend at the **Fort McMurray 468 First Nation Economic Development** Building, located at **320 Parent Way, Fort McMurray (Gregoire)**, on the following date:

- **Date & Time:** Wednesday, October 15, 2025, from 6:00 p.m. to 8:00 p.m.
- **Location:** 320 Parent Way, main floor boardroom (next to Mary Brown's).

This session will provide a valuable opportunity to ask questions, share feedback, and engage directly with the applicant.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
 Planner | Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Friday, October 3, 2025 4:53 PM
To: Access to Information Act s 20(1)
Subject: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Hello, Mark,

Following our telephone conversation, thank you for your feedback and for sharing your concerns.

I am the assigned planner currently reviewing the development permit application, which is being circulated among our internal and external partners. The due date for comments and feedback is **Monday, October 20, 2025, at 4:30 pm.**

Answers to your comments:

#1 – I will redirect you to the applicant, *Ross Residence (Brian Ross)* who can provide details on their residents.. His contact information is the following:

- Telephone: (587) 357-7677
- Email: rossresidenceinc@gmail.com

#2 – All potential concerns regarding the proposed Group Home must focus exclusively on planning considerations, including land use, intensity, infrastructure, neighbourhood compatibility, and policy compliance.

For context, Group Homes are considered a discretionary use within the R1 Residential District. Should the application be approved, you will be formally notified and provided a twenty-one (21) day appeal period. If you choose to appeal, you may be asked to appear before the Subdivision and Development Appeal Board (SDAB) to present your concerns regarding the proposed Group Home.

Thank you kindly.



Elias Biolley-Villalobos
Planner
Planning & Development Services

T: 780-793-1017 | rmwb.ca
Office: 9909 Franklin Avenue, Fort McMurray, AB,
T9K 2K4

σ^ηC<ι·ι°

From: Access to
To: [Elias Biolley-Villalobos](#)
Subject: Re: Notification – 2025-DP-00357 – Sober Living House
Date: Friday, January 16, 2026 11:40:18 AM

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

Excellent information. Very much appreciated.

Thank you I hope you have a wonderful weekend.

Kirsti Cyprien
Access to
Information Act
Sent from my iPhone

On Jan 16, 2026, at 10:26 AM, Elias Biolley-Villalobos
<DerbeElias.BiolleyVillalobos@rmwb.ca> wrote:

Good morning, Kirsti Cyprien,

The Development Authority requested that the applicant reduce the number of bedrooms from seven (7) to five (5). The applicant chose not to revise the application; as a result, the application was refused. The applicant has since appealed this decision.

If the appeal is upheld (successful), the applicant may proceed with the Group Home by revising the application to five (5) bedrooms or discontinue the operation.

If the appeal is dismissed (fails), the applicant may operate the Group Home under the current application with seven (7) bedrooms.

Please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca

I hope this helps.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

From: Access to Information Act s 20(1)
Sent: Wednesday, January 14, 2026 4:58 PM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Subject: Re: Notification – 2025-DP-00357 – Sober Living House

Thank you very much for the information. Very much appreciated.

Thank you for the update.

Happy new year

Kirsti Cyprien

Access to
Information Act

Sent from my iPhone

On Jan 14, 2026, at 4:43 PM, Elias Biolley-Villalobos
<DerbeElias.BiolleyVillalobos@rmwb.ca> wrote:

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant, has decided to appeal the Development Authority's decision.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI

Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos

Sent: Wednesday, October 8, 2025 3:52 PM

To: Access to Information Act

Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Hello,

The **Ross Residence (Brian Ross)** will be hosting an **Open House** to address questions and concerns regarding their Group Homes.

You are invited to attend at the **Fort McMurray 468 First Nation**

Economic Development Building, located at **320 Parent Way, Fort**

McMurray (Gregoire), on the following date:

1. **Date & Time:** Wednesday, October 15, 2025, from 6:00 p.m. to 8:00 p.m.
2. **Location:** 320 Parent Way, main floor boardroom (next to Mary Brown's).

This session will provide a valuable opportunity to ask questions, share feedback, and engage directly with the applicant.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Tuesday, October 7, 2025 9:24 AM
To: [Access to Information Act s 20\(1\)](#)
Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Hello, Kirsti Cyprien,

Your comments have been received.

Thank you kindly.

<image001.png>

Elias Biolley-Villalobos
Planner
Planning & Development Services

T: 780-793-1017 | rmwb.ca
Office: 9909 Franklin Avenue, Fort McMurray, AB,
T9K 2K4
Fort McMurray | ᓄᓐᑕᓄᓐᓄᓐᓄᓐᓄᓐ | Nistawâyâw | Etídlı́ Kué
Alberta T9H 2K4

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-----Original Message-----

From: [Access to Information Act s 20\(1\)](#)
Sent: Friday, October 3, 2025 5:33 PM
To: Elias Biolley-Villalobos DerbeElias.BiolleyVillalobos@rmwb.ca
Subject: 181 woodland

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

Hello

Thank you for taking my call and hearing my frustration and concerns.

To reiterate, it was unacceptable to pick the minimum distance for notification purposes when all of us in this area have to pass by this property to get to our own property. The maximum distance should've been put out there, but I understand you're probably getting enough feedback that YOU think this was enough. It's not enough and it's unacceptable and how dare you!!!

I want to put in a formal complaint against this decision.

Also want to know what safety measures are being put in place to make sure that these people only have seven people in that home and make sure they are all sober.

This isn't an acceptable place for them so close to schools and a designated bus stop for elementary students. How is this safe or acceptable? Who makes this decision and enforces it?

Why wasn't a property and neighborhood assessment done!! We have a lot of children single women and seniors in this area and no consultations have been made with any of us until now and it's been over a year. They should be fined and shut down no change to apply when operating over a year without the proper permits. Why is this being allowed Now?

I can't wait to see everyone on the 20th!

Kirsti Cyprien

Access to

Sent from my iPhone

From: Elias Biolley-Villalobos

Sent: Friday, October 3, 2025 5:23 PM

To: Access to Information Act

Subject: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home

Hello, Kirsti Cyprien,

Following our telephone conversation, thank you for your feedback and for sharing your concerns.

I am the assigned planner currently reviewing the development permit application, which is being circulated among our internal and external partners. The due date for comments and feedback is **Monday, October 20, 2025, at 4:30 pm.**

Answers to your comments:

#1 – I will redirect you to the applicant, *Ross Residence (Brian Ross)*, who can provide details on their residents.. His contact information is the following:

- Telephone: (587) 357-7677
- Email: rossresidenceinc@gmail.com

#2 – All potential concerns regarding the proposed Group Home must focus exclusively on planning considerations, including land use, intensity, infrastructure, neighbourhood compatibility, and policy compliance.

For context, Group Homes are considered a discretionary use within the R1 Residential District. Should the application be approved, you will be formally notified and provided a twenty-one (21) day appeal period. If you choose to appeal, you may be asked to appear before the Subdivision and Development Appeal Board (SDAB) to present your concerns regarding the proposed Group Home.

Finally, you can contact my Supervisor, Ermias, at ermias.amayu@rmwb.ca

Thank you kindly.

<image001.png>

Elias Biolley-Villalobos

Planner
Planning & Development Services

T: 780-793-1017 | rmwb.ca

Office: 9909 Franklin Avenue, Fort McMurray, AB,
T9K 2K4

Fort McMurray | ᓄᓐᑕᓄᓐᓄᓐ | Nistawâyâw | Etídlj Kué

From: [Elias Biolley-Villalobos](#)
To: Access to
Subject: RE: Notification – 2025-DP-00357 – Sober Living House
Date: Wednesday, January 14, 2026 4:43:00 PM
Attachments: [image001.png](#)

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant, has decided to appeal the Development Authority's decision.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
 Planner | Development Permitting
 Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Wednesday, October 8, 2025 3:52 PM
To: Tara Power [Access to Information](#)
Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Hello,

The **Ross Residence (Brian Ross)** will be hosting an **Open House** to address questions and concerns regarding their Group Homes.

You are invited to attend at the **Fort McMurray 468 First Nation Economic Development** Building, located at **320 Parent Way, Fort McMurray (Gregoire)**, on the following date:

- **Date & Time:** Wednesday, October 15, 2025, from 6:00 p.m. to 8:00 p.m.
- **Location:** 320 Parent Way, main floor boardroom (next to Mary Brown's).

This session will provide a valuable opportunity to ask questions, share feedback, and engage directly with the applicant.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
 Planner | Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Tuesday, October 7, 2025 9:34 AM
To: 'Tara Power' [Access to Information](#)
Subject: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Hello, Tara Power,

Thank you for your feedback and for sharing your concerns.

I am the assigned planner currently reviewing the development permit application, which is being circulated among our internal and external partners. The due date for comments and feedback is **Monday, October 20, 2025, at 4:30 pm.**

Answers to your comments:

#1 – I will redirect you to the applicant, *Ross Residence (Brian Ross)*, who can provide details on their residents. His contact information is the following:

- Telephone: (587) 357-7677
- Email: rossresidenceinc@gmail.com

#2 – All potential concerns regarding the proposed Group Home must focus exclusively on planning considerations, including land use, intensity, infrastructure, neighbourhood compatibility, and policy compliance.

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Thank you kindly.



Elias Biolley-Villalobos
Planner
Planning & Development Services

T: 780-793-1017 | rmwb.ca
Office: 9909 Franklin Avenue, Fort McMurray, AB,
T9K 2K4

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Fort McMurray |
Alberta T9H 2K4

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From: Tara Power [Access to Information](#)
Sent: Tuesday, October 7, 2025 8:18 AM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Subject: Development Permit Application 2025-DP-00357

Hello,

It has come to my attention that an application has been made to develop the day home at 181 woodland drive and I would like to **formally oppose this development**. Our neighborhood is a quiet cul-de-sac FILLED with families and children, many of which play in the streets outside this house. **On the side of this house is an elementary school bus stop** where children are picked up and dropped off daily. I feel this development is a threat and a danger to the community we have on this street. I'm sure there must be more appropriate areas in our city for this type of housing?

A current resident of the home, that was released from prison months ago, Roy Sobotiak, was described in the Edmonton journal as someone with “aggressive and violent sexual fantasies” and other concerning behaviour toward female corrections staff. He also allegedly possessed “graphic” sexualized content, some of it homemade, some involving children. While the majority of the occupants may not have this type of history, this just highlights the possibilities of how reckless a decision like this can be. Inviting offenders such as this, unsupervised, in to a neighbourhood with dozens of young children, is a dangerous decision. We need to protect ourselves and our children before someone becomes a victim of bad decision making.

Thank you,
Tara Power

From: [Elias Biolley-Villalobos](#)
To: Access to [REDACTED]
Subject: RE: Notification – 2025-DP-00357 – Sober Living House
Date: Wednesday, January 14, 2026 4:41:00 PM
Attachments: [image001.png](#)

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
 Legal Address: Lot: 26, Block: 49, Plan: 772 0073
 Land District: R1 – Single Detached Residential District
 Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant, has decided to appeal the Development Authority’s decision.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
 Planner | Development Permitting
 Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Tuesday, October 14, 2025 8:11 AM
To: Access to Information Act [REDACTED]
Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
 Legal Address: Lot: 26, Block: 49, Plan: 772 0073
 Land District: R1 – Single Detached Residential District
 Discretionary- Planning Commission: Group Home

Hello, David and Glenda Martin,

I have received your comments and concerns.

As previously mentioned, consider attending the **Open House** to address questions and concerns regarding the Ross Residence Group Homes.

You are invited to attend at the **Fort McMurray 468 First Nation Economic Development** Building, located at **320 Parent Way, Fort McMurray (Gregoire)**, on the following date:

- **Date & Time:** Wednesday, October 15, 2025, from 6:00 p.m. to 8:00 p.m.
- **Location:** 320 Parent Way, main floor boardroom (next to Mary Brown’s).

This session will provide a valuable opportunity to ask questions, share feedback, and engage directly with the applicant.

Thank you kindly.



Elias Biolley-Villalobos
Planner
Planning & Development Services

T: 780-793-1017 | rmwb.ca
Office: 9909 Franklin Avenue, Fort McMurray, AB,
T9K 2K4
Fort McMurray | ᓄᓐᑕᓪᓴᓐᓄᓐ | Nistawâyâw | Eídlj Kué
Alberta T9H 2K4

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From: Glenda Martin **Access to Information Act**

Sent: Sunday, October 12, 2025 5:50 PM

To: Elias Biolley-Villalobos DerbeElias.BiolleyVillalobos@rmwb.ca; Glenda Martin

Access to Information Act

Subject: Proposed Group Home in Thickwood

I would like to share a few concerns about the proposed Group Home at 181 Woodland Drive in Thickwood.

1. Location Site:

- Limited parking on the driveway leading to vehicles parked on a corner obstructs vision exiting Whiteoak Gardens.
- Young families with young children in the immediate area.
- School Bus pick up and drop off close..
- Four liquor stores, two bars, two smoke shops all within a three minute drive or 10 minute walk.

2. The smell of marijuana has been coming from this property on several occasions.

3. Property is described as an alcohol and drug rehabilitation facility, yet at times trucks have been parked for long periods leading people to believe the property was a Company rental.

4. Also some occupants have criminal backgrounds. One had an ankle bracelet suggesting the RCMP considered him a risk.

5. A group of seven men are more likely to disagree than three, which would cause conflict

leading to trouble.

6. There should be a live-in supervisor to ensure all the rules and regulations are followed.

Surely this process is back to front, as Mr. Brian Ross has found a way to circumvent the rules or laws and the city is now trying to make it all legal. Mr. Ross should know the procedure as I believe he has other such properties in Fort McMurray.

I do agree these facilities are needed but must be run properly and not titled as one thing and used for another. Has this residence even been inspected to see if it fits health, fire regulations and any pertaining by laws.

In conclusion, why is this property being considered as a group home for adults when it is located in a residential area with young families, school bus stop and close access to liquor stores and stores that sell drugs.

Sincerely,
David and Glenda Martin
Thickwood

From: Elias Biolley-Villalobos

Sent: Wednesday, October 8, 2025 3:51 PM

To: Access to Information Act s 20(1)

Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Hello,

The **Ross Residence (Brian Ross)** will be hosting an **Open House** to address questions and concerns regarding their Group Homes.

You are invited to attend at the **Fort McMurray 468 First Nation Economic Development** Building, located at **320 Parent Way, Fort McMurray (Gregoire)**, on the following date:

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- **Location:** 320 Parent Way, main floor boardroom (next to Mary Brown's).

This session will provide a valuable opportunity to ask questions, share feedback, and engage directly with the applicant.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos

Sent: Tuesday, October 7, 2025 3:27 PM

To: Access to Information Act s 20(1)
Cc: Pulse <Pulse@rmwb.ca>
Subject: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073
Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home

Hello, David Martin,

Following our telephone conversation, thank you for your feedback and for sharing your concerns.

I am the assigned planner currently reviewing the development permit application, which is being circulated among our internal and external partners. The due date for comments and feedback is **Monday, October 20, 2025, at 4:30 pm.**

Answers to your comments:

#1 – I will redirect you to the applicant, *Ross Residence (Brian Ross)*, who can provide details on their residents. His contact information is the following:

- Telephone: (587) 357-7677
- Email: rossresidenceinc@gmail.com
- Website: <https://rossresidenceinc.wixsite.com/rossresidence>

#2 – All potential concerns regarding the proposed Group Home must focus exclusively on planning considerations, including land use, intensity, infrastructure, neighbourhood compatibility, and policy compliance.

For context, Group Homes are considered a discretionary use within the R1 Residential District. Should the application be approved, you will be formally notified and provided a twenty-one (21) day appeal period. If you choose to appeal, you may be asked to appear before the Subdivision and Development Appeal Board (SDAB) to present your concerns regarding the proposed Group Home.

Thank you kindly.



Elias Biolley-Villalobos
Planner
Planning & Development Services

T: 780-793-1017 | rmwb.ca
Office: 9909 Franklin Avenue, Fort McMurray, AB,
T9K 2K4
Fort McMurray | ᓄᓂᑕᑦᑲᓂᓄᓂ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

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From: Pulse <Pulse@rmwb.ca>

Sent: Tuesday, October 7, 2025 2:49 PM

To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>

Subject: Assigned - PULSE Ticket # 25-059169

Citizen Pulse Inquiry 25-059169 is assigned to you/your queue. Please note that it is necessary for business units to update the inquiry once the customer has been contacted. You will receive email notifications if service level targets are overdue.

Planning and Development Miscellaneous - General Request

PULSE Ticket Link: [View Ticket Online](#)

Ticket Description:

Resident called to speak to Elias regarding a proposed Group Home on Woodland Drive. Tried phone number in Elias' contact in Outlook and ph# is not in service.

Resident would like a call back

Address: No Address Provided

Dave Martin

Access to Information Act s
30(1)

Home Phone:

Email:

Assigned to Queue: Planning & Development

Assigned to User: Elias Biolley Villalobos

Customer Updates:

From: [Elias Biolley-Villalobos](#)
To: **Access to**
Subject: RE: Notification – 2025-DP-00357 – Sober Living House
Date: Wednesday, January 14, 2026 4:45:00 PM
Attachments: [image001.png](#)

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant, has decided to appeal the Development Authority's decision.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Wednesday, October 8, 2025 1:58 PM
To: chris johnson **Access to Information Act s 20(1)**
Subject: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Hello, Chris Johnson,

Thank you for your feedback and for sharing your concerns.

I am the assigned planner currently reviewing the development permit application, which is being circulated among our internal and external partners. The due date for comments and feedback is **Monday, October 20, 2025, at 4:30 pm.**

Answers to your comments:

There is all kinds of vehicles and questionable people coming and going from that property
please do not allow this

From: [Elias Biolley-Villalobos](#)
To: **Access**
Subject: RE: Notification – 2025-DP-00357 – Sober Living House
Date: Friday, January 16, 2026 10:25:00 AM
Attachments: [image001.png](#)

Good morning, Shiela,

The Development Authority requested that the applicant reduce the number of bedrooms from seven (7) to five (5). The applicant chose not to revise the application; as a result, the application was refused. The applicant has since appealed this decision.

If the appeal is upheld (successful), the applicant may proceed with the Group Home by revising the application to five (5) bedrooms or discontinue the operation.

If the appeal is dismissed (fails), the applicant may operate the Group Home under the current application with seven (7) bedrooms.

Please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca

I hope this helps.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

From: Shea NV **Access to Information Act s**
Sent: Thursday, January 15, 2026 3:15 PM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Subject: Re: Notification – 2025-DP-00357 – Sober Living House

Hi Elias,

Thank you so much for the update.

Regards,
Shiela

On Wed, Jan 14, 2026 at 4:44 PM Elias Biolley-Villalobos
<DerbeElias.BiolleyVillalobos@rmwb.ca> wrote:

Subject Property

Civic Address: [181 Woodland Drive, Thickwood, Fort McMurray](#)

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant, has decided to appeal the Development Authority's decision.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI

Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos

Sent: Wednesday, October 8, 2025 3:27 PM

To: [Access to Information Act](#)

Subject: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: [181 Woodland Drive, Thickwood, Fort McMurray](#)

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Hello, Shiela,

Following our telephone conversation, thank you for your feedback and for sharing your concerns.

I am the assigned Planner currently reviewing the Development Permit application, which is being circulated among our internal and external partners for review. The deadline for submitting comments and feedback is **Monday, October 20, 2025, at 4:30 p.m.**

Please note that no decision has been made at this time. A decision will only be rendered after **October 20, 2025**, as indicated in the Notification Letter which was mailed to the surrounding properties within 60.00m radius of the subject property.

For your awareness, the Group Home was previously operating without the required municipal permits. This matter originated as an enforcement file, through which the property owner, Brian

Ross, was directed to either apply for the appropriate Development Permit or discontinue the use of the home.

You can consider engaging with the neighbourhood and formally submit your planning-related concerns to me.

Should you have questions regarding the residents I will re-direct you to the applicant, Ross Residence (Brian Ross). His contact information is the following:

- Telephone: (587) 357-7677
- Email: rossresidenceinc@gmail.com
- Website: <https://rossresidenceinc.wixsite.com/rossresidence>

Open House Information

The Ross Residence (Brian Ross) will also be hosting an open house to address questions and concerns regarding their Group Homes:

- **Date & Time:** Wednesday, October 15, 6:00 PM – 8:00 PM
- **Location:** 320 Parent Way, on the main floor board room, next to Mary Browns.

This open house will be an excellent opportunity to share your concerns and have your questions addressed directly.

For context, Group Homes are considered a discretionary use within the R1 Residential District.

Should the application be approved, you will be formally notified and provided a twenty-one (21) day appeal period. If you choose to appeal, you may be asked to appear before the Subdivision and Development Appeal Board (SDAB) to present your concerns regarding the proposed Group Home.

Thank you kindly.



Elias Biolley-Villalobos

Planner
Planning & Development Services

T: 780-793-1017 | rmwb.ca

Office: [9909 Franklin Avenue, Fort McMurray, AB, T9K 2K4](#)

[Fort McMurray](#) | ᓄᓐᑕᓪᓴᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

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From: [Elias Biolley-Villalobos](#)
To: Access to
Subject: RE: Notification – 2025-DP-00357 – Sober Living House
Date: Wednesday, January 14, 2026 4:45:00 PM
Attachments: [image001.png](#)

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073
Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant, has decided to appeal the Development Authority’s decision.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Wednesday, October 8, 2025 2:02 PM
To: Carmelo Jalova [Access to Information Act s 20\(1\)](#)
Subject: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073
Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home

Hello, Ric Carmelo Jalova,

Thank you for your feedback and for sharing your concerns.

I am the assigned planner currently reviewing the development permit application, which is being circulated among our internal and external partners. The due date for comments and feedback is **Monday, October 20, 2025, at 4:30 pm.**

Answers to your comments:

#1 – I will redirect you to the applicant, *Ross Residence (Brian Ross)*, who can provide details on their residents. His contact information is the following:

- Telephone: (587) 357-7677
- Email: rossresidenceinc@gmail.com
- Website: <https://rossresidenceinc.wixsite.com/rossresidence>

#2 – All potential concerns regarding the proposed Group Home must focus exclusively on planning considerations, including land use, intensity, infrastructure, neighbourhood compatibility, and policy compliance.

Open House Information

The Ross Residence (Brian Ross) will also be hosting an open house to address questions and concerns regarding their Group Homes:

- **Date & Time:** Wednesday, October 15, 6:00 PM – 8:00 PM
- **Location:** 320 Parent Way, on the main floor board room, next to Mary Browns.

This open house will be an excellent opportunity to share your concerns and have your questions addressed directly.

For context, Group Homes are considered a discretionary use within the R1 Residential District. Should the application be approved, you will be formally notified and provided a twenty-one (21) day appeal period. If you choose to appeal, you may be asked to appear before the Subdivision and Development Appeal Board (SDAB) to present your concerns regarding the proposed Group Home.

Thank you kindly.



Elias Biolley-Villalobos
Planner
Planning & Development Services

T: 780-793-1017 | rmwb.ca
Office: 9909 Franklin Avenue, Fort McMurray, AB,
T9K 2K4
Fort McMurray | ᓄᓐᑕᓪᓴᓐᓄᓐ | Nistawâyâw | Ełıdłı Kué
Alberta T9H 2K4

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From: Carmelo Jalova [Access to Information Act s 20\(1\)](#)
Sent: Tuesday, October 7, 2025 6:57 PM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Subject: Complaint about the development of a group home

My name is Ric Carmelo Jalova, and I reside at [Access to Information Act s 20\(1\)](#). I am writing to express my concern regarding the recent development of a group home in our neighborhood.

As a resident of this community, **I no longer feel secure living directly across from this**

residence. Beyond my personal concerns, I believe this development may pose safety and security risks to the broader community, particularly given that many families in the area have young children who are at risk living near the group home.

From: [Elias Biolley-Villalobos](#)
To: **Acc**
Subject: RE: Notification – 2025-DP-00357 – Sober Living House
Date: Wednesday, January 14, 2026 4:45:00 PM
Attachments: [image001.png](#)

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
 Legal Address: Lot: 26, Block: 49, Plan: 772 0073
 Land District: R1 – Single Detached Residential District
 Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant, has decided to appeal the Development Authority’s decision.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
 Planner | Development Permitting
 Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Wednesday, October 8, 2025 2:06 PM
To: Jafet **Access to Information Act s**
Subject: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
 Legal Address: Lot: 26, Block: 49, Plan: 772 0073
 Land District: R1 – Single Detached Residential District
 Discretionary- Planning Commission: Group Home

Hello, Jafet,

Thank you for your feedback and for sharing your concerns. Please be informed all the information gathered is subject to our privacy policy.

Do you mind sharing your property address to add to the list of respondents?

I am the assigned planner currently reviewing the development permit application, which is being circulated among our internal and external partners. The due date for comments and feedback is

Hi Elias,

This is a response from a mail I received about the notice to adjacent property owners for a group home at 181 Woodland Dr.

We do have a concern regarding this group home, there is one house apart from our house to this house. We are a young couple and we just recently bought our house last year with the vision to grow our own family in the neighborhood. I do not think this is an appropriate area to have this kind of support group. There are a lot children and retirees in the neighborhood and we will be raising our kids in this area.

I hope you understand the concern we are raising. I think they should find another area. I have a colleague who's house is close to another Ross Residence support group and they are not very comfortable at all, they have been seeing sketchy men in and out of the house and hearing jail stories. I will not be giving any other information for their privacy but I hope I have caught your attention about this concern I am raising.

Please treat this email confidential.

Thank you!

From: [Elias Biolley-Villalobos](#)
To: [Redacted]
Subject: RE: Notification – 2025-DP-00357 – Sober Living House
Date: Wednesday, January 14, 2026 4:44:00 PM
Attachments: [image001.png](#)

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073
Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant, has decided to appeal the Development Authority’s decision.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Wednesday, October 8, 2025 2:12 PM
To: Tyler Broughton [Redacted]
Subject: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073
Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home

Hello, Tyler Broughton,

Thank you for your insightful feedback and for sharing your concerns about the land use.

I am the assigned planner currently reviewing the development permit application, which is being circulated among our internal and external partners. The due date for comments and feedback is **Monday, October 20, 2025, at 4:30 pm.**

Should you have questions for the applicant, *Ross Residence (Brian Ross)*, his contact information

is the following:

- Telephone: (587) 357-7677
- Email: rossresidenceinc@gmail.com
- Website: <https://rossresidenceinc.wixsite.com/rossresidence>

Open House Information

The Ross Residence (Brian Ross) will also be hosting an open house to address questions and concerns regarding their Group Homes:

- **Date & Time:** Wednesday, October 15, 6:00 PM – 8:00 PM
- **Location:** 320 Parent Way, on the main floor board room, next to Mary Browns.

This open house will be an excellent opportunity to share your concerns and have your questions addressed directly.

For context, Group Homes are considered a discretionary use within the R1 Residential District.

Should the application be approved, you will be formally notified and provided a twenty-one (21) day appeal period. If you choose to appeal, you may be asked to appear before the Subdivision and Development Appeal Board (SDAB) to present your concerns regarding the proposed Group Home.

Thank you kindly.



Elias Biolley-Villalobos

Planner
Planning & Development Services

T: 780-793-1017 | rmwb.ca

Office: 9909 Franklin Avenue, Fort McMurray, AB,
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From: Tyler Broughton [Access to Information Act s 30\(4\)](#)
Sent: Tuesday, October 7, 2025 10:08 PM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Subject: Fwd: Group home application 121 woodland drive

Sent from my iPhone

Begin forwarded message:

From: Tyler Broughton [Access to Information Act s 30\(4\)](#)
Date: October 7, 2025 at 9:57:39 PM MDT

To: Villalobos@rmwb.ca

Subject: Group home application 121 woodland drive

To whom it may concern,

I am a resident and property owner at a neighbouring property, and I am writing to **formally oppose the development permit / change of use application proposing a group home for up to seven (7) residents at 181 Woodland Drive.**

Grounds for Opposition

1.

Zoning & Discretionary Status (R1)

The property is zoned **R1 (Residential One)**, and I understand that “group homes” are a **discretionary use** in this district. As a discretionary use, the **application must demonstrate compatibility with the surrounding neighbourhood and meet the required tests regarding residential character, traffic, parking, and amenity impacts.** I submit that the current proposal does not meet these standards.

2.

Scale & Residential Character

An occupancy of seven (7) residents, in addition to staff, is **significantly more intensive than typical single-family use in this R1 area.** The increased comings and goings of staff, visitors, deliveries, and support services would alter the established residential rhythm, appearance, and character of the neighbourhood.

3.

Parking & Traffic Impact

The application does not provide sufficient detail to demonstrate **that on-site parking will be adequate for residents, staff, and visitors.** Woodland Drive and nearby streets in Thickwood **have limited curb parking** and are not designed for increased service traffic. This raises concerns about **illegal on-street parking, sight-line hazards, and impacts on emergency vehicle access.**

4.

Municipal Services & Safety

A higher occupancy will place additional demand on municipal services, including waste collection, utilities, and emergency response. No analysis has been provided to demonstrate that these impacts would be negligible or manageable.

5.

Precedent & Neighbourhood Consistency

There are few, if any, comparable group homes of similar scale within the immediate R1 blocks. Approving a 7-resident facility **without clear mitigating measures** would set a precedent that could gradually erode the low-density, single-family character intended for R1 zones.

6.

Neighbourhood Safety & Proximity to School and Park

The proposed site is located **near a school and a public park where young children walk and play daily**. This proximity requires careful consideration of safety and supervision. Increased traffic, staff shifts, and visitor activity may heighten risks for pedestrians and children in the area. It is essential that any facility operating near sensitive community uses maintain strict oversight and clear management protocols to ensure the safety and comfort of surrounding residents.

Conclusion

While I support the principle of rehabilitation and recovery programs, such facilities must be carefully located to ensure they do not compromise neighbourhood safety or alter the character of established low-density, family-oriented communities. **The combination of high resident occupancy, proximity to a school, and adjacent recreational space makes this particular site unsuitable** for a group home of this scale under **R1 zoning**.

Thank you for your consideration.

Sincerely,

Tyler Broughton

Access to Information Act s 20(1)

From: [Elias Biolley-Villalobos](#)
To: Access to Information Act s 20(1)
Cc: Access to Information Act s 20(1)
Subject: RE: Notification – 2025-DP-00357 – Sober Living House
Date: Wednesday, January 14, 2026 4:41:00 PM
Attachments: [image001.png](#)

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant, has decided to appeal the Development Authority's decision.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Thursday, October 9, 2025 4:00 PM
To: Keith Craig Access to Information Act s 20(1)
Cc: Stetson Access to Information Act s 20(1)
Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Keith,

If the email below is intended for Council members, I've provided the link where you can find all their email addresses.

Please contact them directly. As this is a development permit application matter, I should not be included in the correspondence, as I am a public servant.

[Councillors | Regional Municipality of Wood Buffalo](#)

Thank you kindly.

Elias Biolley-Villalobos, BURPI

Planner | Planning and Development Services
T: 780-793-1017

From: ATIA 20(1) Access to Information Act s 20(1)
Sent: Thursday, October 9, 2025 3:01 PM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Cc: ATIA 20(1) Access to Information Act s 20(1)
Subject: RE: Notification – 2025-DP-00357 – Sober Living House

To the City Council,

I am deeply concerned about the proposed establishment of a halfway house in our neighborhood. This area is home to many young families, and the nearby park is full of children every day. Locating such a facility here raises serious safety and community compatibility concerns.

I urge city officials to spend some time in the park and surrounding area to see firsthand the nature of this neighborhood and understand why this proposal is causing such distress among residents.

Furthermore, it is troubling that this application appears to have been submitted after certain actions were already taken. This sequence raises questions about transparency and due process. For these reasons, I strongly believe this proposal should be reconsidered and ultimately denied.

Sincerely,

ATIA 20(1)

PS

████████████████████ I would like to remain Anonymous considering the logistics but want my say thx

From: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Sent: Thursday, October 9, 2025 2:43 PM
To: ATIA 20(1) Access to Information Act s 20(1)
Cc: ATIA 20(1) Access to Information Act s 20(1)
Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Duly noted.

Would you mind sharing your property address so I can add it to the list of respondents?

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Planning and Development Services
T: 780-793-1017

From: ATIA 20(1) Access to Information Act s 20(1)
Sent: Thursday, October 9, 2025 11:15 AM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Cc: ATIA 20(1) Access to Information Act s 20(1)
Subject: RE: Notification – 2025-DP-00357 – Sober Living House

ATIA 20(1) is my son, ATIA 20(1) is my wife so you are aware.

From: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Sent: Wednesday, October 8, 2025 2:29 PM
To: ATIA 20(1) Access to Information Act s 20(1)
Cc: ATIA 20(1) Access to Information Act s 20(1)
Subject: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073
Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home

Hello, ATIA 20(1),

I am the assigned Planner currently reviewing the Development Permit application, which is being circulated among our internal and external partners for review. The deadline for submitting comments and feedback is **Monday, October 20, 2025, at 4:30 p.m.**

Please note that no decision has been made at this time. A decision will only be rendered after **October 20, 2025**, as indicated in the Notification Letter mailed to you.

For your awareness, the Group Home was previously operating without the required municipal permits. This matter originated as an enforcement file, through which the property owner, Brian Ross, was directed to either apply for the appropriate Development Permit or discontinue the use of the home.

Should you have questions regarding the residents I will re-direct you to the applicant, Ross Residence (Brian Ross). His contact information is the following:

- Telephone: (587) 357-7677
- Email: rossresidenceinc@gmail.com
- Website: <https://rossresidenceinc.wixsite.com/rossresidence>

Open House Information

The Ross Residence (Brian Ross) will also be hosting an open house to address questions and concerns regarding their Group Homes:

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- **Location:** 320 Parent Way, on the main floor board room, next to Mary Browns.

This open house will be an excellent opportunity to share your concerns and have your questions addressed directly.

For context, Group Homes are considered a discretionary use within the R1 Residential District. Should the application be approved, you will be formally notified and provided a twenty-one (21) day appeal period. If you choose to appeal, you may be asked to appear before the Subdivision and Development Appeal Board (SDAB) to present your concerns regarding the proposed Group Home.

Thank you kindly.



Elias Biolley-Villalobos
Planner
Planning & Development Services

T: 780-793-1017 | rmwb.ca
Office: 9909 Franklin Avenue, Fort McMurray, AB,
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Alberta T9H 2K4

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From: ATIA 20(1) Access to Information Act s 20(1)
Sent: Wednesday, October 8, 2025 11:43 AM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Cc: ATIA 20(1) Access to Information Act s 20(1)
Subject: Serious Concerns Regarding Existing Group Home in Our Community

Good day,

I wanted to raise several concerns regarding the group home currently operating in our neighborhood. What's troubling is that the community only became aware of its existence **after learning that a man with a history of domestic homicide was residing there.** In my view, information of that nature should have been communicated to residents much sooner. Transparency is essential, especially when safety and community trust are at stake.

I understand that in Canada, individuals living in group homes are protected under human-rights legislation, and I respect that. However, I've also read credible reports showing that **as many as 99% of serious incidents in group homes often go unreported or undocumented,** which raises concerns about the accuracy of official statistics and the adequacy of oversight in such facilities.

What feels misleading is that residents are only now receiving a notice about this property — described under “development services” — even though it is already in operation. That has caused confusion and a sense that the process has not been transparent.

Naturally, I do have significant concerns. From what we've been told, there could be **up to seven individuals with criminal backgrounds** living in the home. This is deeply concerning for a small community like ours, particularly since **many children walk past that property daily** and there is only **one road in and out** of the neighborhood. Given the layout and demographics of our area, it seems reasonable to request that such facilities be placed in locations **with less pedestrian activity and fewer young families**.

I'm not opposed to supportive housing in principle, but residents deserve honesty, accountability, and clear communication — especially when community safety and confidence are directly affected.

Thank you for taking the time to review these concerns. I would appreciate clarification on how this facility was approved, what oversight mechanisms are in place, and how the City plans to ensure transparency going forward.

Sincerely,

ATIA 20(1)

From: [Elias Biolley-Villalobos](#)
To: [Access to Information Act s 20\(1\)](#)
Subject: RE: Notification – 2025-DP-00357 – Sober Living House
Date: Wednesday, January 14, 2026 4:40:00 PM

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073
Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant, has decided to appeal the Development Authority's decision.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Thursday, October 16, 2025 8:21 AM
To: [Access to Information Act s 20\(1\)](#)
Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Good morning, Kristin,

Your comments have been received.

I will inform you once a decision has been made, and you will have the opportunity to appeal.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Planning and Development Services
T: 780-793-1017

From: [Access to Information Act s 20\(1\)](#)
Sent: Thursday, October 16, 2025 7:21 AM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>

Subject: Re: Notification – 2025-DP-00357 – Sober Living House

Good morning

Sorry I never got back to you it's been a hectic time!

I was wondering if my email and or call would be added to the comments etc for this proposal?

I'm on nights shifts for a week so I couldn't make the meeting .

I just want to keep up to date with it as I'll be moving in 2 months.

Thanks!

Chat soon

Kristin

On Oct 8, 2025, at 2:42 PM, Elias Biolley-Villalobos
<DerbeElias.BiolleyVillalobos@rmwb.ca> wrote:

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Hello, Kristin,

I am the assigned Planner currently reviewing the Development Permit application, which is being circulated among our internal and external partners for review. The deadline for submitting comments and feedback is **Monday, October 20, 2025**, at **4:30 p.m.**

Please note that no decision has been made at this time. A decision will only be rendered after **October 20, 2025**, as indicated in the Notification Letter which was mailed to the surrounding properties within 60.00m radius of the subject property.

For your awareness, the Group Home was previously operating without the required municipal permits. This matter originated as an enforcement file, through which the property owner, Brian Ross, was directed to either apply for the appropriate Development Permit or discontinue the use of the home.

You can consider engaging with the neighbourhood and formally submit your planning-related concerns to me.

Should you have questions regarding the residents I will re-direct you to the applicant, *Ross Residence (Brian Ross)*. His contact information is the following:

1. Telephone: (587) 357-7677
2. Email: rossresidenceinc@gmail.com
3. Website: <https://rossresidenceinc.wixsite.com/rossresidence>

Open House Information

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1. **Date & Time:** Wednesday, October 15, 6:00 PM – 8:00 PM
2. **Location:** 320 Parent Way, on the main floor board room, next to Mary Browns.

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Thank you kindly.

 **Elias Biolley-Villalobos**
 Planner
 Planning & Development Services

T: 780-793-1017 | rmwb.ca
 Office: 9909 Franklin Avenue, Fort McMurray, AB,
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 Alberta T9H 2K4

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-----Original Message-----

From: [Access to Information Act s 20\(1\)](#)
 Sent: Wednesday, October 8, 2025 2:09 PM
 To: Elias Biolley-Villalobos DerbeElias.BiolleyVillalobos@rmwb.ca
 Subject: Proposed group house on Woodland Drive

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

Good afternoon

It was brought to my attention that there is a group home being proposed on woodland drive. I JUST bought the house across the street, I actually don't move in until the end of the Month. I have to speak out in this case because I just spend a

fortune on a certain type of lifestyle I was very specific about having, a quiet safe neighborhood with plenty of families on A quiet street. I can understand and appreciate the purpose of these types of homes but I am not at all comfortable having it right outside my front door. Literally. Is this being used as a halfway house currently? I remember seeing a younger gentleman the times I was viewing the property.

I am a single woman living alone with a young daughter and I have young nieces and nephews and friends children visit often, I loved the location for many reasons but this group home threatens that peace. I'm trying my best not to come across as ignorant or snobby or anything like that, I think these steps are necessary for people on recovery, but it feels like my ease and safe feeling will be taken away. I don't want to be on edge. I don't believe this is an appropriate place to have this type of home. It's a very quiet and close knit family neighborhood, people bought, myself included I think I over paid, but people spent the money for the lifestyle.

It was very important to me. I haven't even moved in yet and luckily this was mentioned to me by a friend who saw a post on social media.

There's no guarantee who would be in an out of that home and again, I bought there because it's a family neighborhood not a transient neighborhood. I want to know who's across from me. Not only that but you can see into my home from that location and I'm really not ok with the thought I'd have to hide or be more mindful. This doesn't seem fair.

Were letters given to all neighbors or how is this being moved along? Is it a formality only asking for feedback or would anyone with a big enough push back have say in what's brought into the neighbourhood? Is there anywhere else we can voice our concerns about this?

I left a voicemail as well

If you're able to give me a call back at your earliest convenience I'd appreciate that.

Access to

Kristin

Thank you

Sent from my iPhone

From: [Elias Biolley-Villalobos](#)
To: Access to
Subject: RE: Notification – 2025-DP-00357 – Sober Living House
Date: Friday, February 27, 2026 9:35:00 AM
Attachments: [image001.png](#)

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Thank you for sharing your information.

Further to your written comments in opposition dated October 8, 2025, within this email thread, you noted that your children’s school is located in close proximity to the subject property.

For your information, the two (2) schools in the immediate area, located at 190 Tamarack Way — Hillcrest Montessori Elementary School and Frank Spragins High School, were circulated for review and comment. No comments were received from either school.

The Subdivision and Development Appeal Board (SDAB) file number for this matter is SDAB 2026-001. Should you wish to express support for the refusal, please contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or by email at SDAB@rmwb.ca

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

From: ATIA 20(1)
Sent: Friday, February 27, 2026 4:52 AM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Subject: Re: Notification – 2025-DP-00357 – Sober Living House

[REDACTED]

Get [Outlook for Android](#)

From: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Sent: Thursday, February 26, 2026 6:15:20 PM
To: ATIA 20(1) <[Access to Information Act s](#)>

Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Yes, it is. It will be redacted, which means it won't be available to the public.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

From: ATIA 20(1) | Access to Information Act s
Sent: Thursday, February 26, 2026 5:28 PM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Subject: Re: Notification – 2025-DP-00357 – Sober Living House

I don't want y information shared publically. Will it be confidential?

ATIA 20(1)

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From: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Sent: Thursday, February 26, 2026 11:36:16 AM
To: ATIA 20(1) | Access to Information Act s
Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Hello,

In preparation for the Subdivision and Development Appeal Board hearing, would you mind sharing your property address to be added to the list of respondents?

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Wednesday, January 14, 2026 4:43 PM
To: ATIA 20(1) | Access to Information Act s
Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant, has decided to appeal the Development Authority's decision.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos

Sent: Wednesday, October 8, 2025 4:26 PM

To: ATIA 20(1) Access to Information Act s

Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Duly noted.

Would you mind sharing your property address so we can add it to the list of respondents?

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Planning and Development Services
T: 780-793-1017

From: ATIA 20(1) Access to Information Act s

Sent: Wednesday, October 8, 2025 4:22 PM

To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>

Subject: Re: Notification – 2025-DP-00357 – Sober Living House

I do not wish to engage with the land owner directly. I wish to tell you and this was my submission and request the municipality deny this zoning request. This is a quiet residential neighbourhood. This should not be allowed.

ATIA 20(1)

Get [Outlook for Android](#)

From: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Sent: Wednesday, October 8, 2025 4:00:44 PM
To: ATIA 20(1) <[Access to Information Act s](#)>
Subject: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073
Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home

Hello, ATIA 20(1),

I am the assigned Planner currently reviewing the Development Permit application, which is being circulated among our internal and external partners for review. The deadline for submitting comments and feedback is **Monday, October 20, 2025, at 4:30 PM.**

Please note that no decision has been made at this time. A decision will only be rendered after **October 20, 2025**, as indicated in the Notification Letter, which was mailed to the surrounding properties within 60.00m radius of the subject property.

For your awareness, the Group Home was previously operating without the required municipal permits. This matter originated as an enforcement file, through which the property owner, Brian Ross, was directed to either apply for the appropriate Development Permit or discontinue the use of the home.

You can consider engaging with the neighbourhood and formally submitting your planning-related concerns to me.

Should you have questions regarding the residents, I will redirect you to the applicant, *Ross Residence (Brian Ross)*. His contact information is the following:

- Telephone: (587) 357-7677
- Email: rossresidenceinc@gmail.com
- Website: <https://rossresidenceinc.wixsite.com/rossresidence>

Open House Information

The Ross Residence (Brian Ross) will also be hosting an open house to address questions and concerns regarding their Group Homes:

- **Date & Time:** Wednesday, October 15, 6:00 PM – 8:00 PM
- **Location:** 320 Parent Way, on the main floor board room, next to Mary Browns.

This open house will be an excellent opportunity to share your concerns and have your questions addressed directly.

For context, Group Homes are considered a discretionary use within the R1 Residential District.

Should the application be approved, you will be formally notified and provided a twenty-one (21) day

appeal period. If you choose to appeal, you may be asked to appear before the Subdivision and Development Appeal Board (SDAB) to present your concerns regarding the proposed Group Home.

Thank you kindly.



Elias Biolley-Villalobos
Planner
Planning & Development Services

T: 780-793-1017 | rmwb.ca
Office: 9909 Franklin Avenue, Fort McMurray, AB,
T9K 2K4
Fort McMurray | ᓄᓐᑕᓪᓂᓐ | Nistawâyâw | Ełıdłı Kué
Alberta T9H 2K4

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) Access to Information Act s

Sent: Wednesday, October 8, 2025 3:37 PM

To: derbeelias.biolleyvillalobos@rmwb.ca

Subject: Against proposed group home

Just wanted to voice my opposition to 181 woodland group home. This is a residential area and these types of social experiments continue to show failure. Drugs, crime ALWAYS follow.

This is far too close my kids school as well. You are jeopardising our children.

Many of us in the neighbour are considering legal action. I can promise you if any of the group home residents cause crime after the RMWB approve this we will consider the municipality culpable as well.

ATIA 20(1)

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From: [Elias Biolley-Villalobos](#)
To: Access to Information
Subject: RE: Notification – 2025-DP-00357 – Sober Living House
Date: Thursday, February 26, 2026 11:32:00 AM
Attachments: [image001.png](#)

Hello,

In preparation for the Subdivision and Development Appeal Board hearing, would you mind sharing your property address to be added to the list of respondents?

Thank you kindly.

Elias Biolley-Villalobos, BURPI
 Planner | Development Permitting
 Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Wednesday, January 14, 2026 4:43 PM
To: 'Jose Palsis Jr.' Access to Information
Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
 Legal Address: Lot: 26, Block: 49, Plan: 772 0073
 Land District: R1 – Single Detached Residential District
 Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant, has decided to appeal the Development Authority's decision.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
 Planner | Development Permitting
 Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Wednesday, October 8, 2025 5:34 PM
To: Jose Palsis Jr. Access to Information
Subject: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Hello, Jose Palsis,

Thank you for your feedback and for sharing your thoughts.

I am the assigned Planner currently reviewing the Development Permit application, which is being circulated among our internal and external partners for review. The deadline for submitting comments and feedback is **Monday, October 20, 2025, at 4:30 PM.**

Please note that no decision has been made at this time. A decision will only be rendered after **October 20, 2025**, as indicated in the Notification Letter, which was mailed to the surrounding properties within 60.00m radius of the subject property.

For your awareness, the Group Home was previously operating without the required municipal permits. This matter originated as an enforcement file, through which the property owner, Brian Ross, was directed to either apply for the appropriate Development Permit or discontinue the use of the home.

You can consider engaging with the neighbourhood and formally submitting your planning-related concerns to me.

All potential concerns regarding the proposed Group Home must focus exclusively on planning considerations, including land use, intensity, infrastructure, neighbourhood compatibility, and policy compliance.

Should you have questions regarding the residents, I will redirect you to the applicant, *Ross Residence (Brian Ross)*. His contact information is the following:

- Telephone: (587) 357-7677
- Email: rossresidenceinc@gmail.com
- Website: <https://rossresidenceinc.wixsite.com/rossresidence>

Open House Information

The Ross Residence (Brian Ross) will also be hosting an open house to address questions and concerns regarding their Group Homes:

- **Date & Time:** Wednesday, October 15, 6:00 PM – 8:00 PM
- **Location:** 320 Parent Way, on the main floor board room, next to Mary Browns.

This open house will be an excellent opportunity to share your concerns and have your questions addressed directly.

For context, Group Homes are considered a discretionary use within the R1 Residential District. Should the application be approved, you will be formally notified and provided a twenty-one (21) day appeal period. If you choose to appeal, you may be asked to appear before the Subdivision and Development Appeal Board (SDAB) to present your concerns regarding the proposed Group Home.

Thank you kindly.



Elias Biolley-Villalobos

Planner
Planning & Development Services

T: 780-793-1017 | rmwb.ca

Office: 9909 Franklin Avenue, Fort McMurray, AB,
T9K 2K4

Fort McMurray | ᓄᓐᑕᓐᓴᓐᓴᓐ | Nistawâyâw | Ełıdlı Kué
Alberta T9H 2K4

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From: Jose Palsis Jr. [Access to Information](#)
Sent: Wednesday, October 8, 2025 5:28 PM
To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Subject: (Group Home) Woodland drive

Hi Elias,

I received a notice today regrading a Group home that will be built at 181 Woodland drive. I do not agree with building a Group home near our area. It is not stated in the notice the purpose of that group home. Recovery from what? What if it is recovery from drug addiction? How can you ensure the safety of the people in our neighbourhood?

Regards,
Jose Palsis

From: [Elias Biolley-Villalobos](#)
To: Access to Information Act s
Subject: RE: Notification – 2025-DP-00357 – Sober Living House
Date: Wednesday, January 14, 2026 4:41:00 PM
Attachments: [image001.png](#)

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073
Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant, has decided to appeal the Development Authority's decision.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Wednesday, October 15, 2025 10:29 AM
To: Sebastian Stange [Access to Information Act s](#)
Subject: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073
Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home

Hello, Mr. Sebastian Stange,

I am the assigned Planner currently reviewing the Development Permit application, which is being circulated among our internal and external partners for review. The deadline for submitting comments and feedback is **Monday, October 20, 2025, at 4:30 PM.**

Please note that no decision has been made at this time. A decision will only be rendered after **October 20, 2025**, as indicated in the Notification Letter mailed to you.

For your awareness, the Group Home was previously operating without the required municipal permits. This matter originated as an enforcement file, through which the property owner, Brian Ross, was directed to either apply for the appropriate Development Permit or discontinue the use of the home.

Should you have questions regarding the residents, I will re-direct you to the applicant, Ross Residence (Brian Ross). His contact information is the following:

- Telephone: (587) 357-7677
- Email: rossresidenceinc@gmail.com
- Website: <https://rossresidenceinc.wixsite.com/rossresidence>

Open House Information

The Ross Residence (Brian Ross) will also be hosting an open house to address questions and concerns regarding their Group Homes:

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- **Location:** 320 Parent Way, on the main floor board room, next to Mary Browns.

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For context, Group Homes are considered a discretionary use within the R1 Residential District. Should the application be approved, you will be formally notified and provided a twenty-one (21) day appeal period. If you choose to appeal, you may be asked to appear before the Subdivision and Development Appeal Board (SDAB) to present your concerns regarding the proposed Group Home.

Thank you kindly.



Elias Biolley-Villalobos

Planner
Planning & Development Services

T: 780-793-1017 | rmwb.ca

Office: 9909 Franklin Avenue, Fort McMurray, AB,
T9K 2K4

Fort McMurray | ᓄᓐᑕᓪᓴᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

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From: Sebastian Stange [Access to Information Act s](#)

Sent: Wednesday, October 15, 2025 10:20 AM

To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>

Subject: Development permit feedback

Good morning

Regarding the notice about Development permit # 2025-DP-00357, we feel that this is a residential area and should stay that way.

There are lots of little kids in this neighborhood, and an increase in traffic is not what we want.

There is no room to park seven vehicles and having a lot of people live in our neighborhood with a rather questionable background does not fit with a residential area.

We do oppose this application.

Thank you

Sebastian Stange

Access to Information

Act 30(4)

Access to

Information Act

From: [Elias Biolley-Villalobos](#)
To: Access to [REDACTED]
Subject: RE: Notification – 2025-DP-00357 – Sober Living House
Date: Wednesday, January 14, 2026 4:41:00 PM
Attachments: [image001.png](#)

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant, has decided to appeal the Development Authority's decision.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Tuesday, October 14, 2025 2:34 PM
To: Access to Information [REDACTED]
Subject: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Hello, Mrs. Betty King,

I am the assigned Planner currently reviewing the Development Permit application, which is being circulated among our internal and external partners for review. The deadline for submitting comments and feedback is **Monday, October 20, 2025, at 4:30 p.m.**

Please note that no decision has been made at this time. A decision will only be rendered after **October 20, 2025**, as indicated in the Notification Letter mailed to you.

For your awareness, the Group Home was previously operating without the required municipal permits. This matter originated as an enforcement file, through which the property owner, Brian Ross, was directed to either apply for the appropriate Development Permit or discontinue the use of the home.

Should you have questions regarding the residents I will re-direct you to the applicant, Ross Residence (Brian Ross). His contact information is the following:

- Telephone: (587) 357-7677
- Email: rossresidenceinc@gmail.com
- Website: <https://rossresidenceinc.wixsite.com/rossresidence>

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- **Location:** 320 Parent Way, on the main floor board room, next to Mary Browns.

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For context, Group Homes are considered a discretionary use within the R1 Residential District. Should the application be approved, you will be formally notified and provided a twenty-one (21) day appeal period. If you choose to appeal, you may be asked to appear before the Subdivision and Development Appeal Board (SDAB) to present your concerns regarding the proposed Group Home.

Thank you kindly.



Elias Biolley-Villalobos

Planner
Planning & Development Services

T: 780-793-1017 | rmwb.ca

Office: 9909 Franklin Avenue, Fort McMurray, AB,
T9K 2K4

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Alberta T9H 2K4

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From: Cisco Unity Connection Messaging System <unityconnection@rmwb.ca>

Sent: Tuesday, October 14, 2025 1:31 PM

To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>

Subject: Message from Unknown sender Access to

From: [Elias Biolley-Villalobos](#)
To: **Access**
Subject: RE: Notification – 2025-DP-00357 – Sober Living House
Date: Wednesday, January 14, 2026 4:41:00 PM
Attachments: [image001.png](#)

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
 Legal Address: Lot: 26, Block: 49, Plan: 772 0073
 Land District: R1 – Single Detached Residential District
 Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant, has decided to appeal the Development Authority's decision.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
 Planner | Development Permitting
 Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Friday, October 10, 2025 2:34 PM
To: Joanne Evoy **Access to Information**
Subject: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
 Legal Address: Lot: 26, Block: 49, Plan: 772 0073
 Land District: R1 – Single Detached Residential District
 Discretionary- Planning Commission: Group Home

Hello, Mrs. Joanne Evoy,

Following our telephone conversation this morning, thank you for taking the time to share your feedback and thoughts.

As discussed, most of your questions pertain to matters under the Alberta Building Code Act and will be addressed once an application for Occupancy is submitted.

Both *Frank Spragins High School* and *Hillcrest Montessori Elementary School* have been circulated the application for comment. To date, no comments have been received.

The applicant, Brian Ross, is not required to host an Open House. However, I encouraged him to do so, given the discretionary nature of this development permit and its potential for appeal.

Please note that no decision has been made at this time. A decision will only be rendered after October 20, 2025, as stated in the Notification Letter mailed to you.

For your awareness, the Group Home was previously operating without the required municipal permits. This matter originated as an enforcement file, through which the property owner, Brian Ross, was directed to either apply for the appropriate Development Permit or discontinue the use of the home.

Should you have questions regarding the residents I will re-direct you to the applicant, *Ross Residence (Brian Ross)*. His contact information is the following:

- Telephone: (587) 357-7677
- Email: rossresidenceinc@gmail.com

To my knowledge, based on the number of men coming and going, it has been operating for more than two years. Did the business owner go through applying for a business license for a group home and is just now applying . I have read the Ross Residence information and application process and as per their website “to provide service to those who are transitioning from incarceration or treatment centers’ I am against a halfway house being in our residential area.

The owner has invited people to an ‘information meeting’ in Gregoire ; will the city be in attendance at this meeting? Don't know why a Gregoire location was chosen and not Thickwood which is more convenient for the residents.

Thank you for including me and I look forward to hearing from you to address my concerns.

Regards,

Joanne Evoy

Access to

Access to

From: [Elias Biolley-Villalobos](#)
To: **Access to**
Subject: RE: Notification – 2025-DP-00357 – Sober Living House
Date: Thursday, February 26, 2026 11:33:00 AM
Attachments: [image001.png](#)

Hello,

In preparation for the Subdivision and Development Appeal Board hearing, would you mind sharing your property address to be added to the list of respondents?

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Wednesday, January 14, 2026 4:42 PM
To: 'Peter Spiers' **Access to Information Act s**
Subject: RE: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray
Legal Address: Lot: 26, Block: 49, Plan: 772 0073
Land District: R1 – Single Detached Residential District
Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant, has decided to appeal the Development Authority's decision.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Thursday, October 9, 2025 8:13 AM
To: Peter Spiers **Access to Information Act >**
Subject: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Hello, Peter Spiers,

I am the assigned Planner currently reviewing the Development Permit application, which is being circulated among our internal and external partners for review. The deadline for submitting comments and feedback is **Monday, October 20, 2025, at 4:30 PM.**

The answers to your questions:

1. The group home is operated and maintained by the applicant, *Ross Residence (Brian Ross)*. His contact information is the following:
 - Telephone: (587) 357-7677
 - Email: rossresidenceinc@gmail.com
 - Website: <https://rossresidenceinc.wixsite.com/rossresidence>
2. The type of group home being operated, as per the application, is transitional housing.
3. The information is not relevant to my review according to the Municipal Government Act and the Land Use Bylaw; nonetheless, it is a valid question. I would have to redirect you to the applicant himself, Brian Ross, to answer.

All potential concerns regarding the proposed Group Home must focus exclusively on planning considerations, including land use, intensity, infrastructure, neighbourhood compatibility, and policy compliance.

Open House Information

The Ross Residence (Brian Ross) will also be hosting an open house to address questions and concerns regarding their Group Homes:

- **Date & Time:** Wednesday, October 15, 6:00 PM – 8:00 PM
- **Location:** 320 Parent Way, on the main floor board room, next to Mary Browns.

This open house will be an excellent opportunity to share your concerns and have your questions addressed directly.

For context, Group Homes are considered a discretionary use within the R1 Residential District.

Should the application be approved, you will be formally notified and provided a twenty-one (21) day appeal period. If you choose to appeal, you may be asked to appear before the Subdivision and Development Appeal Board (SDAB) to present your concerns regarding the proposed Group Home.

Thank you kindly.

Elias Biolley-Villalobos
Planner



Planning & Development Services

T: 780-793-1017 | rmwb.ca

Office: 9909 Franklin Avenue, Fort McMurray, AB,
T9K 2K4

Fort McMurray | ᓄᓐᑕᓪᓗᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

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

From: Peter Spiers [Access to Information Act s](#)

Sent: Thursday, October 9, 2025 6:41 AM

To: Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>

Subject: Questions Regarding Men's Group Home at 181 Woodland Dr

Subject: Questions Regarding Men's Group Home at 181 Woodland Dr

Good day Derbe,

I just received a letter in the mail regarding a men's group home being established at **181 Woodland Dr**, and I had a few questions I was hoping you could clarify:

1. Who is running or operating the home?
2. What kind of group home will it be (e.g., transitional housing, rehabilitation, etc.)?
3. Are the residents individuals coming out of incarceration or involved in any justice-related programs?

Thank you for your time and assistance in providing more information about this.

From: [Elias Biolley-Villalobos](#)
To: Access to [REDACTED]
Subject: RE: Notification – 2025-DP-00357 – Sober Living House
Date: Wednesday, January 14, 2026 4:42:00 PM
Attachments: [image001.png](#)

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Hello,

I would like to inform you that the application has been denied. The applicant, has decided to appeal the Development Authority's decision.

Should you have any inquiries regarding the appeal process, please do not hesitate to contact the Clerk of the Subdivision and Development Appeal Board at 780-743-7001 or via email at SDAB@rmwb.ca.

Thank you kindly.

Elias Biolley-Villalobos, BURPI
Planner | Development Permitting
Planning and Development Services
T: 780-793-1017

From: Elias Biolley-Villalobos
Sent: Wednesday, October 8, 2025 4:21 PM
To: Access to Information Act [REDACTED]
Subject: Notification – 2025-DP-00357 – Sober Living House

Subject Property

Civic Address: 181 Woodland Drive, Thickwood, Fort McMurray

Legal Address: Lot: 26, Block: 49, Plan: 772 0073

Land District: R1 – Single Detached Residential District

Discretionary- Planning Commission: Group Home

Hello, Chris Corda,

Following our telephone conversation, thank you for your feedback and for sharing your thoughts.

I am the assigned Planner currently reviewing the Development Permit application, which is being circulated among our internal and external partners for review. The deadline for submitting comments and feedback is **Monday, October 20, 2025, at 4:30 PM.**

Please note that no decision has been made at this time. A decision will only be rendered after

October 20, 2025, as indicated in the Notification Letter, which was mailed to the surrounding properties within 60.00m radius of the subject property.

For your awareness, the Group Home was previously operating without the required municipal permits. This matter originated as an enforcement file, through which the property owner, Brian Ross, was directed to either apply for the appropriate Development Permit or discontinue the use of the home.

You can consider engaging with the neighbourhood and formally submitting your planning-related concerns to me.

Should you have questions regarding the residents, I will redirect you to the applicant, *Ross Residence (Brian Ross)*. His contact information is the following:

- Telephone: (587) 357-7677
- Email: rossresidenceinc@gmail.com
- Website: <https://rossresidenceinc.wixsite.com/rossresidence>

Open House Information

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For context, Group Homes are considered a discretionary use within the R1 Residential District.

Should the application be approved, you will be formally notified and provided a twenty-one (21) day appeal period. If you choose to appeal, you may be asked to appear before the Subdivision and Development Appeal Board (SDAB) to present your concerns regarding the proposed Group Home.

Thank you kindly.



Elias Biolley-Villalobos

Planner
Planning & Development Services

T: 780-793-1017 | rmwb.ca

Office: 9909 Franklin Avenue, Fort McMurray, AB,
T9K 2K4

Fort McMurray | ᓄᓐᑕᓕᓴᓐᓄᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

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REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Planning & Development Department
Regional Municipality of Wood Buffalo
Office: 309 Powder Drive, Fort McMurray, AB T9K 0M3 Mailing:
9909 Franklin Avenue, Fort McMurray, AB T9H 2K4
T: 780-743-7000 E: current.planning@rmwb.ca

First Use or Change of Use Questionnaire

Please complete the following Questionnaire as required in the First Use or Change of Use Checklist.

PLEASE PRINT

Business Activities:

Business Type (i.e. retail, warehouse, restaurant):

Sober home transitional housing

Description of activities on site:

Sober living. re Drug testing and Helping individuals become contributing members of society.

Products or services offered:

Counselling and Referral to All Mental Health and Addiction Services in the RMWB.

Types of materials or products stored on site:

Basic Necessities of the Household.

Number of Employees:

2.

Hours of operation:

9-5 but frequent visits in evenings.

Days of operation:

Open Everyday.

Previous Use or First Use:

Is this the first use in the space of a new building?

Yes No

If no, please indicate the previous use of the building or unit before your proposed use:

We have been in operation for 8 years in the RMWB.

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 Avenue, Fort McMurray, T9H 2K4, or call (780) 793-1069.

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

DESCRIPTION OF PROPERTY
LOT 26 BLOCK 49 PLAN 772 0073

MUNICIPAL ADDRESS: 181 WOODLAND DRIVE

WOODLAND SUBDIVISION
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. No required evidence found except where indicated.
12. Fences are shown thus □-□-□ and are within 0.20 of property line unless otherwise specified.
13. Eave lines are shown thus. - - - - -
14. Subject property boundaries are shown thus. _____
15. Sheds are portable unless noted otherwise.
16. A title search was performed on the above noted land on September 23, 2008. Certificate of Title No.: 832 186 498

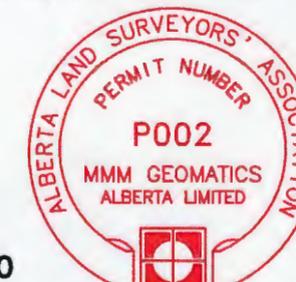
Registrations: SEE ATTACHED LAND CERTIFICATES

SURVEYOR'S AFFIDAVIT:

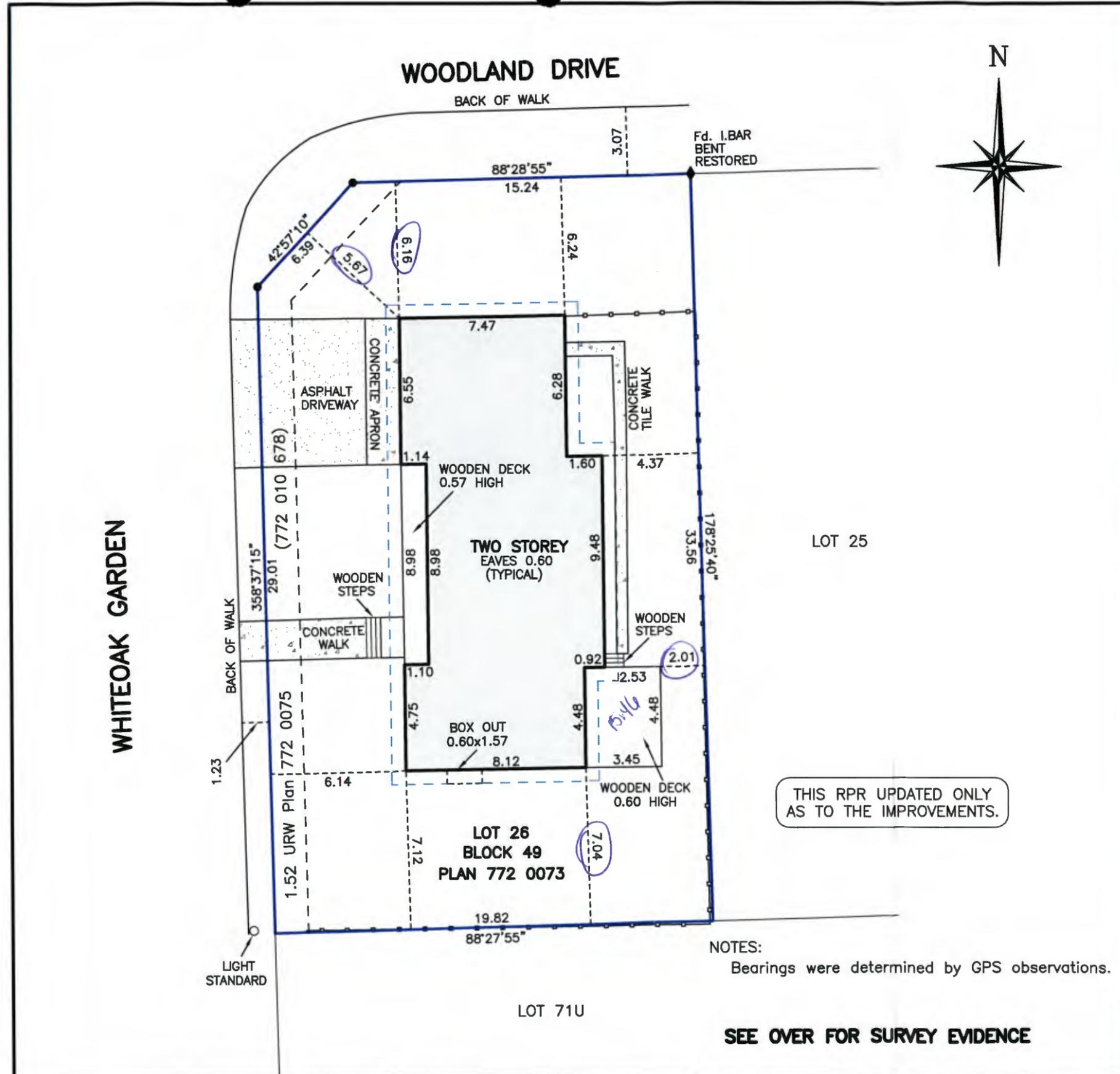
- I, H. C. Engler, Alberta Land Surveyor do hereby certify that:
1. The survey represented by this plan is true and correct and was made under my personal supervision.
 2. The survey was made in accordance with the Manual of Standard Practice.
 3. The survey was completed on the 20th day of May, 2008 and updated on September 18, 2008.
 4. The improvements as shown on this plan are entirely within the boundaries of the subject property, unless noted.
 5. No visible encroachments exist onto the said property from any improvements situated on an adjacent property, unless noted.
 6. No visible encroachments exist on registered easements or rights of way affecting the extent of the property, unless noted.

Signed at Fort McMurray this 23rd day of September, 2008.

Access to Information Act s
20(1)



SCALE: 1:200



THIS RPR UPDATED ONLY AS TO THE IMPROVEMENTS.

NOTES:
Bearings were determined by GPS observations.

SEE OVER FOR SURVEY EVIDENCE

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

member of ALBERTA LAND SURVEYORS' ASSOCIATION

© H.C. Engler
Alberta Land Surveyor 2008

| | |
|---|---------------------------|
| CLIENT: Fraser Milner Casgrain | BUILDING TYPE: Two Storey |
| MMM Geomatics Alberta Limited | DWG: 49-26 (3313) |
| Calgary 403.640.9002 Edmonton 780.484.4644 Fort McMurray 780.743.3977 www.mmm.ca | DISK: WOODLAND |
| | DATE: September 23, 2008 |
| | FILE: 7801.08.12 LPM |

PLAN
 SHOWING SURVEY OF
 LOT 26 BLOCK 49 PLAN 772 0073
 MUNICIPAL ADDRESS: 181 WOODLAND DRIVE
 WOODLAND SUBDIVISION
 REGIONAL MUNICIPALITY OF WOOD BUFFALO
 FORT McMURRAY – ALBERTA

R51
 772 0073

SCALE: 1:1000

DATE: May 29/08

NOTES:

M.G.A File No. 7801.08.12

1. Distances on curves are arc lengths.
2. Statutory iron posts found shown thus ●
3. Subject property bounded thus _____
4. Fd. No Mk. re-established left no mark shown thus *
5. No required evidence found except where indicated.
6. c.s. denotes countersunk.



181 Woodland Dr, Fort McMurray, AB

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

2ND FLOOR

3pc Ensuite: 7'6" x 6' | 40 sq ft
 4pc Bath: 6'5" x 8'5" | 50 sq ft
 Bedroom: 10'9" x 10' | 107 sq ft
 Bedroom: 9'10" x 10' | 96 sq ft
 Bedroom: 10' x 8'9" | 88 sq ft
 Primary: 15' x 14'11" | 179 sq ft

MAIN FLOOR

2pc: 2'6" x 5'6" | 14 sq ft
 3pc Bath: 7'2" x 6'10" | 41 sq ft
 Bedroom: 8'9" x 11'8" | 102 sq ft
 Dining: 10'1" x 6'9" | 68 sq ft
 Garage: 23'11" x 20'9" | 492 sq ft
 Kitchen: 10'1" x 13'4" | 128 sq ft
 Kitchen: 15'2" x 10'10" | 120 sq ft
 Living: 16'8" x 14' | 233 sq ft
 Living: 15'3" x 13'6" | 201 sq ft

BASEMENT

4pc Bath: 4'9" x 8'7" | 41 sq ft
 Bedroom: 7'11" x 13' | 103 sq ft
 Primary: 11'11" x 19'9" | 221 sq ft
 Rec Room: 16' x 12'11" | 207 sq ft
 Utility: 12' x 10'5" | 114 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

2ND FLOOR

Interior Area: 767.76 sq ft
 Perimeter Wall Thickness: 7.0 in
 Exterior Area: 834.20 sq ft

MAIN FLOOR

Interior Area: 1142.90 sq ft
 Excluded Area: 532.87 sq ft
 Perimeter Wall Thickness: 7.0 in
 Exterior Area: 1227.95 sq ft

BASEMENT (Below Grade)

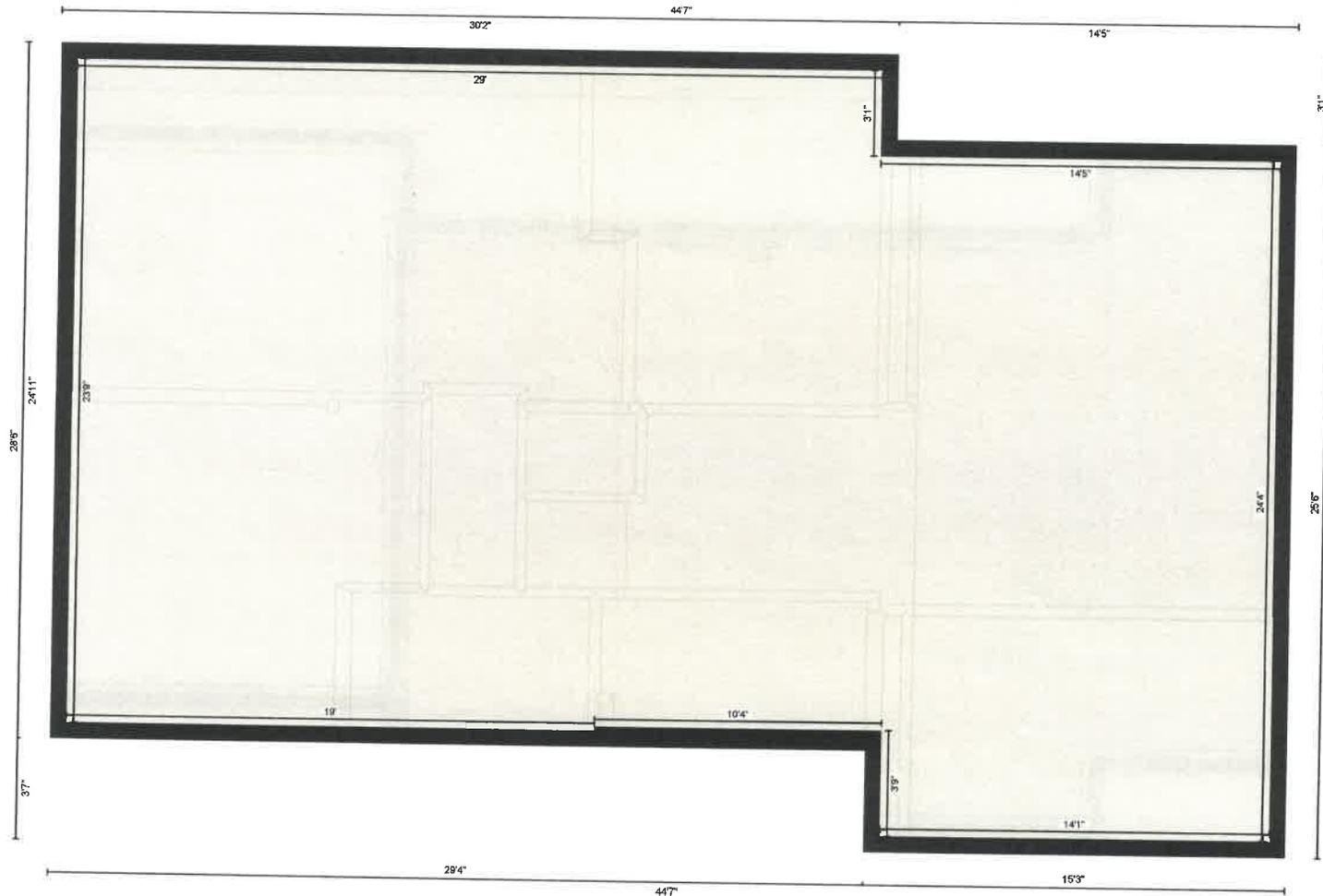
Interior Area: 1035.70 sq ft
 Perimeter Wall Thickness: 7.0 in
 Exterior Area: 1119.98 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1910.66 sq ft
 Excluded Area: 532.87 sq ft
 Exterior Area: 2062.15 sq ft

181 Woodland Dr, Fort McMurray, AB

Measurement Diagram for: Basement
Exterior Wall Thickness: 7.0 in

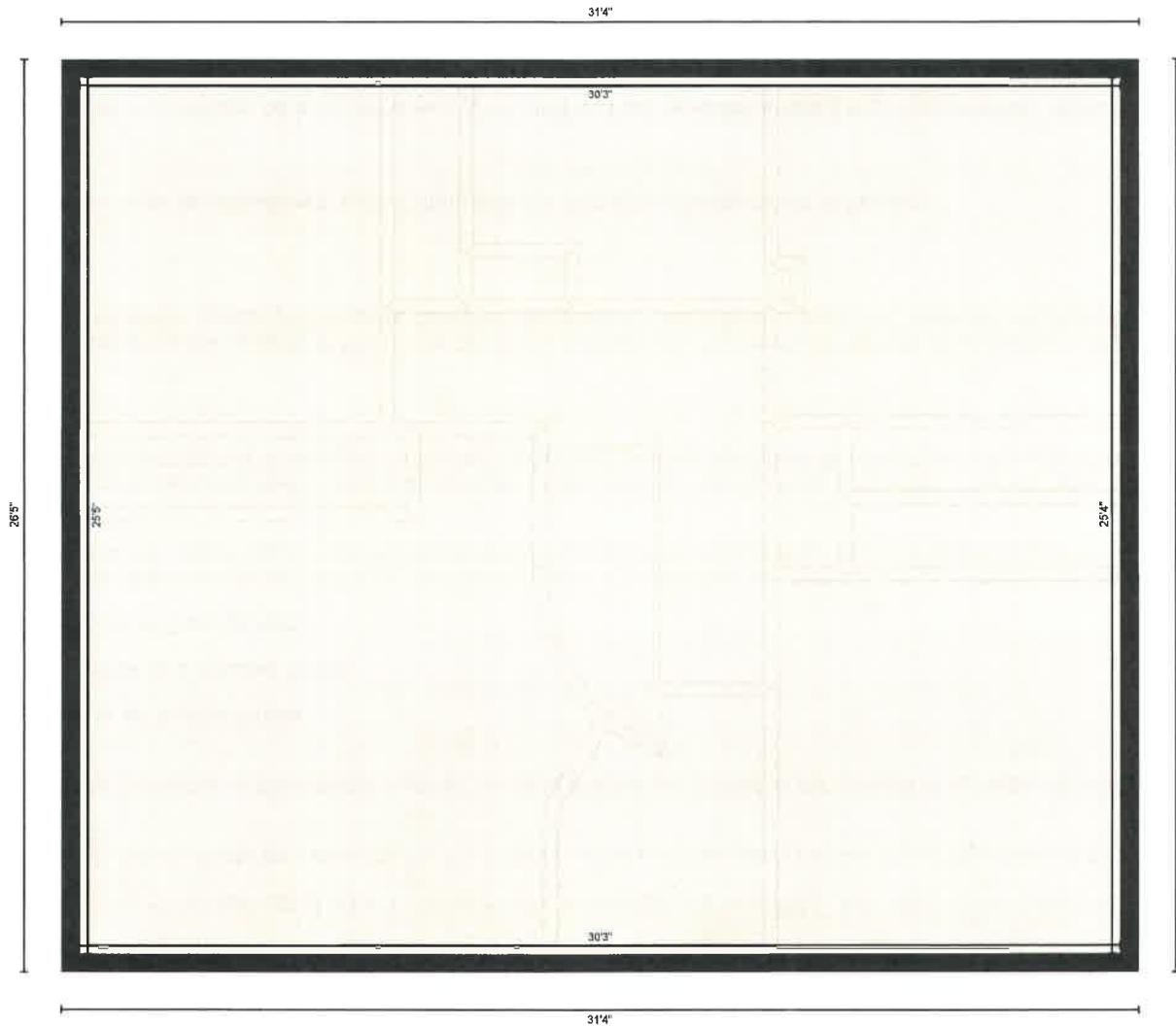


PREPARED: 2023/02/15

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

181 Woodland Dr, Fort McMurray, AB

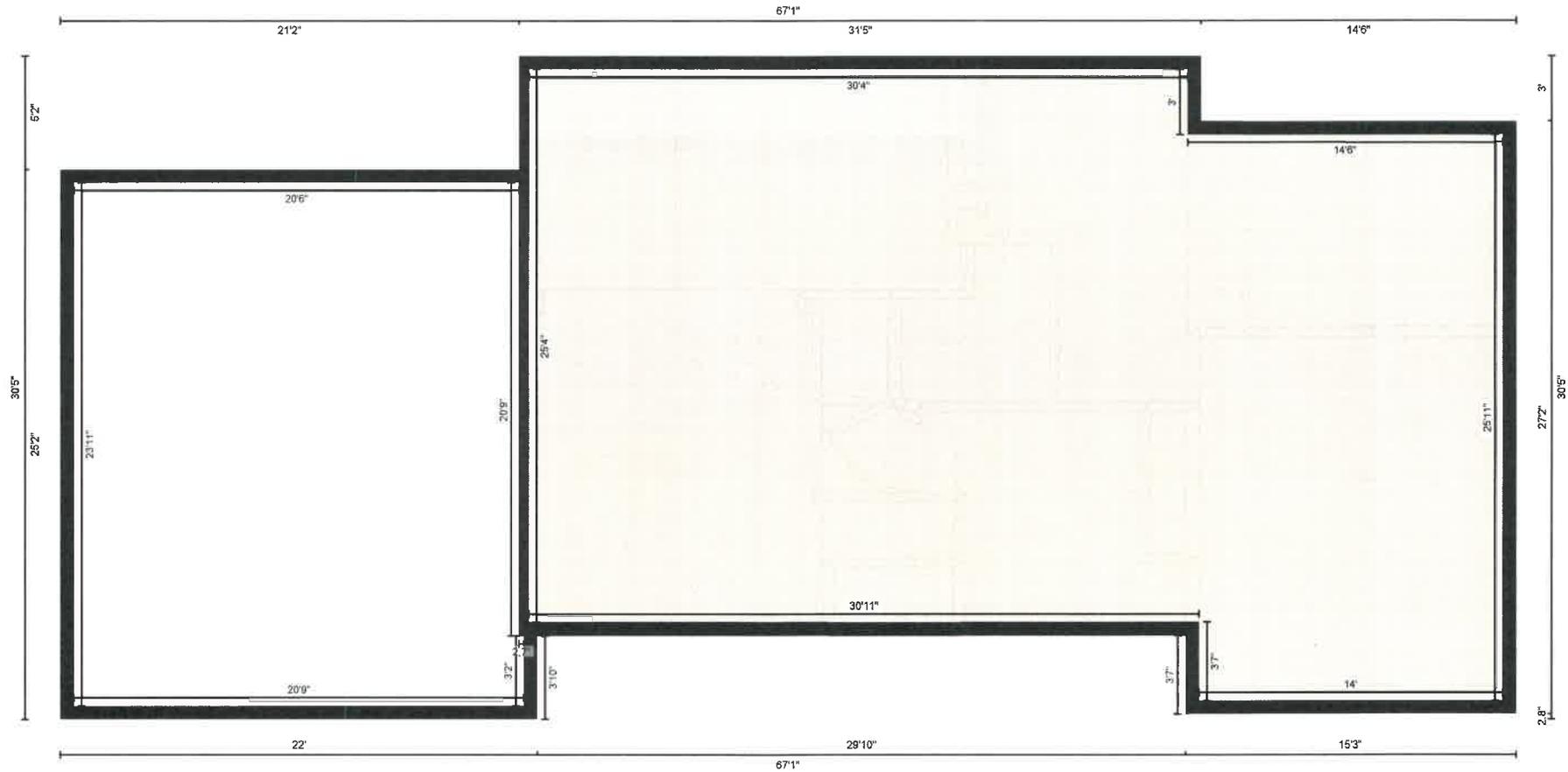
Measurement Diagram for: 2nd Floor
Exterior Wall Thickness: 7.0 in



PREPARED: 2023/02/15

181 Woodland Dr, Fort McMurray, AB

Measurement Diagram for: Main Floor
Exterior Wall Thickness: 7.0 in

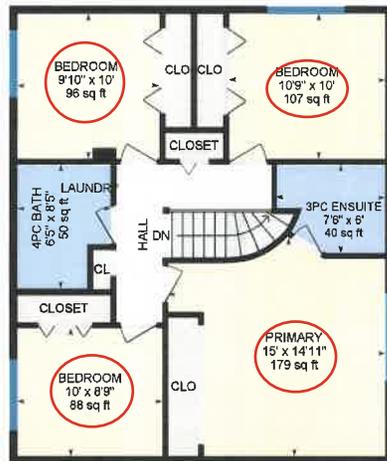


PREPARED: 2023/02/15

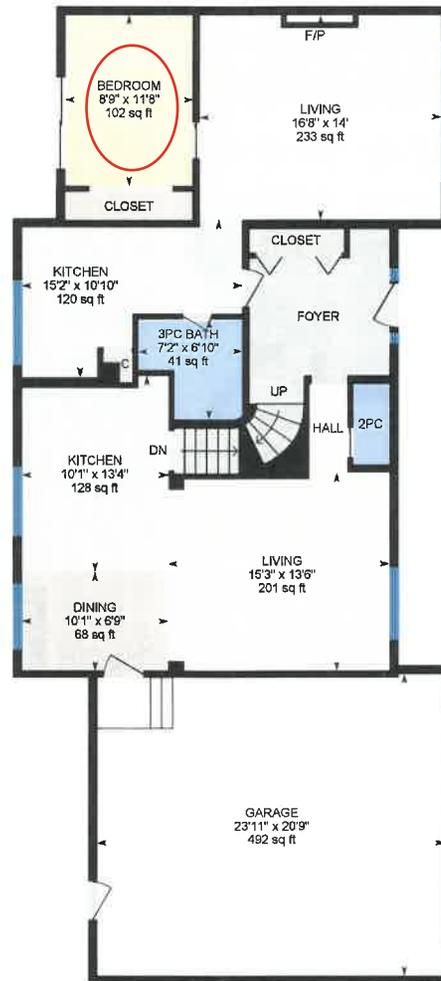
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181 Woodland Dr, Fort McMurray, AB

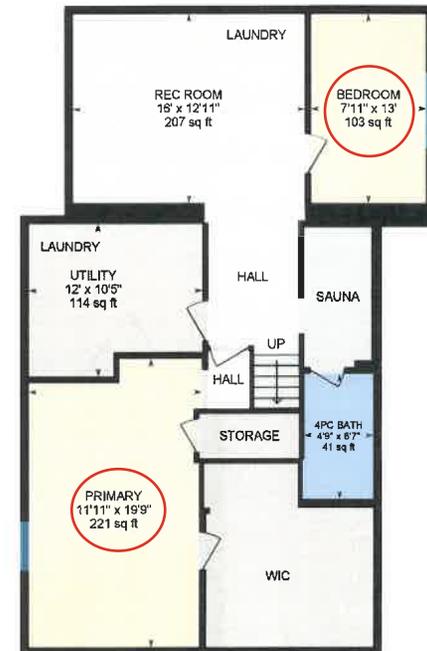
Main Building: Total Exterior Area Above Grade 2062.15 sq ft



2nd Floor
Exterior Area 834.20 sq ft



Main Floor
Exterior Area 1227.95 sq ft



Basement (Below Grade)
Exterior Area 1119.98 sq ft



PREPARED: 2023/02/15

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

181 Woodland Dr, Fort McMurray, AB

Basement (Below Grade) Exterior Area 1119.98 sq ft
Interior Area 1035.70 sq ft



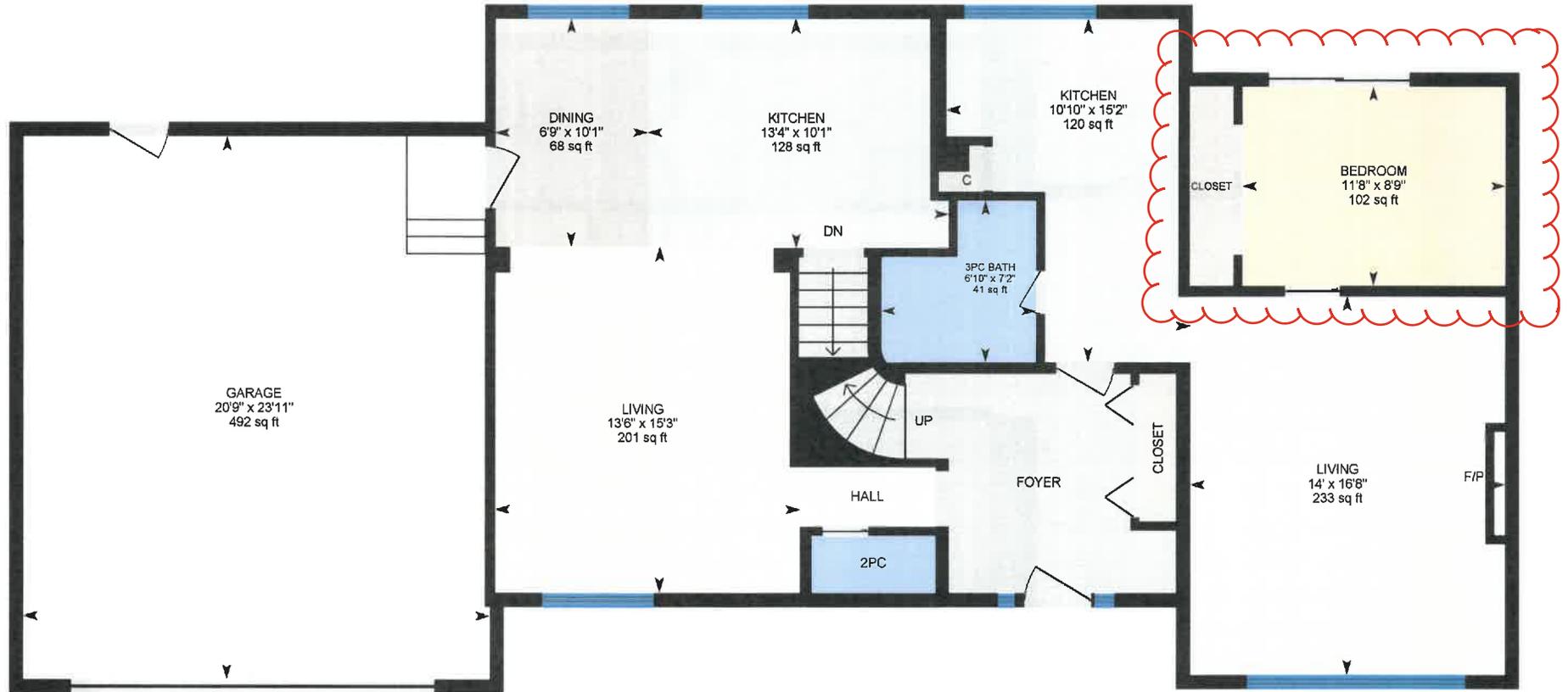
PREPARED: 2023/02/15



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

181 Woodland Dr, Fort McMurray, AB

Main Floor Exterior Area 1227.95 sq ft
Interior Area 1142.90 sq ft
Excluded Area 532.87 sq ft



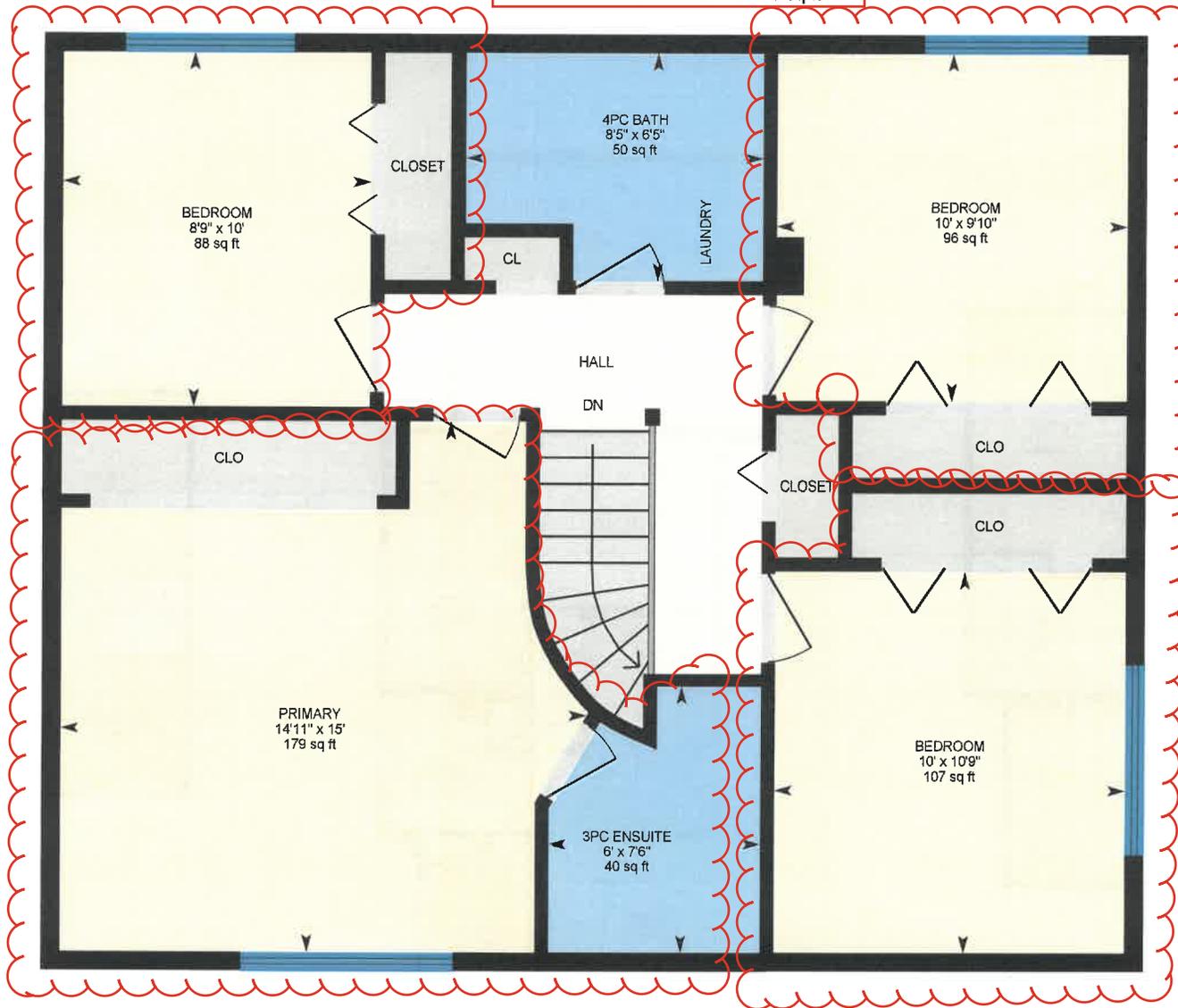
PREPARED: 2023/02/15



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

181 Woodland Dr, Fort McMurray, AB

2nd Floor Exterior Area 834.20 sq ft
Interior Area 767.76 sq ft



PREPARED: 2023/02/15



181 Woodland Dr, Fort McMurray, AB

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2017: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2017: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

181 Woodland Dr, Fort McMurray, AB

Property Details

Customer Company: Royal LePage True North Realty
Prepared: Feb 15, 2023

Listing Agent: TJ Campbell