

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
P1.	Development Officer Availability (3 pages)	2026-01-14
P2.	Development Authority Supervisor (2 pages)	2026-01-14
P3.	Email to Appellant re: Hearing Dates (2 pages)	2026-01-19
P4.	Appellant Availability (4 pages)	2026-01-21

From: [Elias Biolley-Villalobos](#)
To: [Shailesh Makwana](#); [Heather Fredeen](#); [Lee-Anne Kumka](#)
Cc: [Subdivision and Development Appeal Board](#); [Jade Brown](#); [Anita Hawkins](#)
Subject: RE: SDAB 2026-001 Appeal Received
Date: Wednesday, January 14, 2026 3:34:17 PM
Attachments: [image001.png](#)

Following your voicemail message.

I am available for both hearings on Monday, January 26, 2026.

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 12:57 PM
To: Shailesh Makwana <Shailesh.Makwana@rmwb.ca>; Heather Fredeen <Heather.Fredeen@rmwb.ca>; Lee-Anne Kumka <Lee-Anne.Kumka@rmwb.ca>
Cc: Subdivision and Development Appeal Board <SDAB@rmwb.ca>; Jade Brown <Jade.Brown@rmwb.ca>; Anita Hawkins <Anita.Hawkins@rmwb.ca>
Subject: RE: SDAB 2026-001 Appeal Received

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

Hello Heather,

I am unavailable for the proposed preliminary hearing on Monday, January 26, 2026, at 6:00 PM, as I have a merit hearing for **SDAB 2025-008** at the same time. I would be available the following day, on January 27, at 6:00 PM.

I am available on Wednesday, March 11, 2026, at 6:00 PM for the Merit Hearing for SDAB 2026-001.

Thank you kindly.

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

From: Shailesh Makwana <Shailesh.Makwana@rmwb.ca>
Sent: Wednesday, January 14, 2026 12:48 PM

To: Heather Fredeen <Heather.Fredeen@rmwb.ca>; Lee-Anne Kumka <Lee-Anne.Kumka@rmwb.ca>; Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Cc: Subdivision and Development Appeal Board <SDAB@rmwb.ca>; Jade Brown <Jade.Brown@rmwb.ca>; Anita Hawkins <Anita.Hawkins@rmwb.ca>
Subject: RE: SDAB 2026-001 Appeal Received

I am fine with both the proposed dates for preliminary and Merit hearings.

Regards,

Shailesh Makwana, M.Plan, MCIP, RPP.

Supervisor, Subdivisions I Planning and Development Services

T: 780-793-1047 | M: 587-941-1075

E-Mail: Shailesh.Makwana@RMWB.ca

From: Heather Fredeen <Heather.Fredeen@rmwb.ca>
Sent: Wednesday, January 14, 2026 9:13 AM
To: Lee-Anne Kumka <Lee-Anne.Kumka@rmwb.ca>; Shailesh Makwana <Shailesh.Makwana@rmwb.ca>; Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Cc: Subdivision and Development Appeal Board <SDAB@rmwb.ca>; Jade Brown <Jade.Brown@rmwb.ca>; Anita Hawkins <Anita.Hawkins@rmwb.ca>
Subject: SDAB 2026-001 Appeal Received

Good morning,

This will advise that an appeal, file no. SDAB 2026-001, has been received against the refusal of a Development Permit Application No. 2025-DP-00357 for a 7-bedroom Sober Home Transitional Housing.

Please find attached a copy of the Notice of Appeal for your records.

At its inaugural meeting held on January 10th, the Board set a regular meeting schedule as follows:

- 4th Monday of the Month – Preliminary / Jurisdictional Hearings
- 2nd Wednesday of the Month – Merit Hearings

Due to the availability of the Appellant, the Board is proposing to hold a preliminary hearing on Monday, January 26, 2026, at 6:00 p.m. and the merit hearing for this appeal on Wednesday, March 11, 2026, at 6:00 p.m. Please advise of your availability for these dates at your earliest convenience.

Best regards,



Heather Fredeen
Tribunal Clerk

T: 780-743-7001 | rmwb.ca
9909 Franklin Avenue
Fort McMurray | ᓂᓐᑕᓐᓴᓐᓴᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

I humbly acknowledge that the land on which we live, learn, work and play is Treaty 8 Territory, the traditional lands of the Cree, Dene, and the unceded territory of the Métis.

STATEMENT OF CONFIDENTIALITY: The information contained in this email message and any attachments may be confidential and legally privileged and is for the use of the intended recipient(s) only. If you are not an intended recipient, please: (1) notify me immediately by replying to this message; (2) do not use, disseminate, distribute or reproduce any part of the message or any attachment; and (3) destroy all copies of this message and any attachments. Thank you.

From: [Shailesh Makwana](#)
To: [Heather Fredeen](#); [Lee-Anne Kumka](#); [Elias Biolley-Villalobos](#)
Cc: [Subdivision and Development Appeal Board](#); [Jade Brown](#); [Anita Hawkins](#)
Subject: RE: SDAB 2026-001 Appeal Received
Date: Wednesday, January 14, 2026 12:48:29 PM
Attachments: [image001.png](#)

I am fine with both the proposed dates for preliminary and Merit hearings.

Regards,

Shailesh Makwana, M.Plan, MCIP, RPP.

Supervisor, Subdivisions I Planning and Development Services

T: 780-793-1047 | M: 587-941-1075

E-Mail: Shailesh.Makwana@RMWB.ca

From: Heather Fredeen <Heather.Fredeen@rmwb.ca>
Sent: Wednesday, January 14, 2026 9:13 AM
To: Lee-Anne Kumka <Lee-Anne.Kumka@rmwb.ca>; Shailesh Makwana <Shailesh.Makwana@rmwb.ca>; Elias Biolley-Villalobos <DerbeElias.BiolleyVillalobos@rmwb.ca>
Cc: Subdivision and Development Appeal Board <SDAB@rmwb.ca>; Jade Brown <Jade.Brown@rmwb.ca>; Anita Hawkins <Anita.Hawkins@rmwb.ca>
Subject: SDAB 2026-001 Appeal Received

Good morning,

This will advise that an appeal, file no. SDAB 2026-001, has been received against the refusal of a Development Permit Application No. 2025-DP-00357 for a 7-bedroom Sober Home Transitional Housing.

Please find attached a copy of the Notice of Appeal for your records.

At its inaugural meeting held on January 10th, the Board set a regular meeting schedule as follows:

- 4th Monday of the Month – Preliminary / Jurisdictional Hearings
- 2nd Wednesday of the Month – Merit Hearings

Due to the availability of the Appellant, the Board is proposing to hold a preliminary hearing on Monday, January 26, 2026, at 6:00 p.m. and the merit hearing for this appeal on Wednesday, March 11, 2026, at 6:00 p.m. Please advise of your availability for these dates at your earliest convenience.

Best regards,



Heather Fredeen
Tribunal Clerk

T: 780-743-7001 | rmwb.ca
9909 Franklin Avenue
Fort McMurray | ᓂᓐᑕᓐᓴᓐᓴᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

I humbly acknowledge that the land on which we live, learn, work and play is Treaty 8 Territory, the traditional lands of the Cree, Dene, and the unceded territory of the Métis.

STATEMENT OF CONFIDENTIALITY: The information contained in this email message and any attachments may be confidential and legally privileged and is for the use of the intended recipient(s) only. If you are not an intended recipient, please: (1) notify me immediately by replying to this message; (2) do not use, disseminate, distribute or reproduce any part of the message or any attachment; and (3) destroy all copies of this message and any attachments. Thank you.

From: [Heather Fredeen](#) on behalf of [Subdivision and Development Appeal Board](#)
To: [ATIA 20\(1\)](#) [Heather Fredeen](#)
Cc: [Subdivision and Development Appeal Board](#)
Subject: RE: SDAB 2026-001 Appeal Received
Date: Monday, January 19, 2026 8:32:00 AM
Attachments: [image001.png](#)

Good morning, Brian,

Following up on my email from last week to see if you had an opportunity to review your schedule for the below proposed dates.

Please confirm your availability by response to this email at your earliest convenience.

Best regards,



Heather Fredeen
Tribunal Clerk

T: 780-743-7001 | rmwb.ca
9909 Franklin Avenue
Fort McMurray | ᓄᓐᓕᓐᓴᓐᓴᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

I humbly acknowledge that the land on which we live, learn, work and play is Treaty 8 Territory, the traditional lands of the Cree, Dene, and the unceded territory of the Métis.

STATEMENT OF CONFIDENTIALITY: The information contained in this email message and any attachments may be confidential and legally privileged and is for the use of the intended recipient(s) only. If you are not an intended recipient, please: (1) notify me immediately by replying to this message; (2) do not use, disseminate, distribute or reproduce any part of the message or any attachment; and (3) destroy all copies of this message and any attachments. Thank you.

From: Heather Fredeen **On Behalf Of** Subdivision and Development Appeal Board
Sent: Wednesday, January 14, 2026 11:26 AM
To: [ATIA 20\(1\)](#)
Cc: Subdivision and Development Appeal Board <SDAB@rmwb.ca>
Subject: SDAB 2026-001 Appeal Received

Good morning, Brian,

This will confirm receipt of your Notice of Appeal received on January 12, 2026. Attached is a copy of the Notice of Appeal for your records. As mentioned during our discussion, the Board meets on the 2nd Wednesday of every month. You had mentioned during our discussion that February 11, 2026, does not work with your schedule and therefore your preference was to hold the hearing on March 11, 2026. The Board is proposing the following:

- **Preliminary Hearing – Monday, January 26, 2026, at 6:00 p.m.** – In accordance with the *Municipal Government Act*, the Board must hold a hearing within 30 days of receiving and appeal. The Board will therefore meet virtually on this date to maintain its jurisdiction of the appeal. The Board will open the hearing and adjourn it to the determined merit hearing date. The merits of the appeal will not be discussed during this time. It is not necessary for the parties to attend this hearing; however, you are certainly welcome to attend if you wish.
- **Merit Hearing – Wednesday, March 11, 2026, at 6:00 p.m.**

Please let me know at your earliest convenience if the above dates and times work for your schedule.

Thank you.



Heather Fredeen
Tribunal Clerk

T: 780-743-7001 | rmwb.ca
9909 Franklin Avenue
Fort McMurray | ᓄᓐᑕᓐᑭᓐᑯᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

I humbly acknowledge that the land on which we live, learn, work and play is Treaty 8 Territory, the traditional lands of the Cree, Dene, and the unceded territory of the Métis.

STATEMENT OF CONFIDENTIALITY: The information contained in this email message and any attachments may be confidential and legally privileged and is for the use of the intended recipient(s) only. If you are not an intended recipient, please: (1) notify me immediately by replying to this message; (2) do not use, disseminate, distribute or reproduce any part of the message or any attachment; and (3) destroy all copies of this message and any attachments. Thank you.

From: ATIA 20(1)
To: [Subdivision and Development Appeal Board](#)
Cc: [Subdivision and Development Appeal Board](#); [Jade Brown](#); [Anita Hawkins](#)
Subject: Re: SDAB 2026-001 Appeal Received
Date: Wednesday, January 21, 2026 12:40:18 PM
Attachments: [image001.png](#)

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

These dates work for me thank you

Sent from [Outlook for iOS](#)

From: Heather Fredeen <Heather.Fredeen@rmwb.ca> on behalf of Subdivision and Development Appeal Board <SDAB@rmwb.ca>

Sent: Tuesday, January 20, 2026 10:25:18 AM

To: ATIA 20(1)

Cc: Subdivision and Development Appeal Board <SDAB@rmwb.ca>; Jade Brown <Jade.Brown@rmwb.ca>; Anita Hawkins <Anita.Hawkins@rmwb.ca>

Subject: FW: SDAB 2026-001 Appeal Received

Good morning, Brian,

Please see email below with regards to our telephone discussion this morning. As mentioned during our discussion, the Board meets on the 2nd Wednesday of every month. You had mentioned during our discussion that February 11, 2026, does not work with your schedule and therefore your preference was to hold the hearing on March 11, 2026. Therefore, the Board is proposing the following:

- **Preliminary Hearing – Monday, January 26, 2026, at 6:00 p.m.** – In accordance with the *Municipal Government Act*, the Board must hold a hearing within 30 days of receiving and appeal. The Board will therefore meet virtually on this date to maintain its jurisdiction of the appeal. The Board will open the hearing and adjourn it to the determined merit hearing date. The merits of the appeal will not be discussed during this time. It is not necessary for the parties to attend this hearing; however, you are certainly welcome to attend if you wish.
- **Merit Hearing – Wednesday, March 11, 2026, at 6:00 p.m.**

Please confirm at your earliest convenience if the above dates and times work for your schedule.

Thank you.



Heather Fredeen
Tribunal Clerk

T: 780-743-7001 | rmwb.ca
9909 Franklin Avenue
Fort McMurray | ᓂᓐᑕᓪᓴᓐᓂᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

I humbly acknowledge that the land on which we live, learn, work and play is Treaty 8 Territory, the traditional lands of the Cree, Dene, and the unceded territory of the Métis.

STATEMENT OF CONFIDENTIALITY: The information contained in this email message and any attachments may be confidential and legally privileged and is for the use of the intended recipient(s) only. If you are not an intended recipient, please: (1) notify me immediately by replying to this message; (2) do not use, disseminate, distribute or reproduce any part of the message or any attachment; and (3) destroy all copies of this message and any attachments. Thank you.

From: Heather Fredeen **On Behalf Of** Subdivision and Development Appeal Board
Sent: Monday, January 19, 2026 8:32 AM
To: ATIA 20(1)
Cc: Subdivision and Development Appeal Board <SDAB@rmwb.ca>
Subject: RE: SDAB 2026-001 Appeal Received

Good morning, Brian,

Following up on my email from last week to see if you had an opportunity to review your schedule for the below proposed dates.

Please confirm your availability by response to this email at your earliest convenience.

Best regards,



Heather Fredeen
Tribunal Clerk

T: 780-743-7001 | rmwb.ca
9909 Franklin Avenue
Fort McMurray | ᓂᓐᑕᓪᓴᓐᓂᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

I humbly acknowledge that the land on which we live, learn, work and play is Treaty 8 Territory, the traditional lands of the Cree, Dene, and the unceded territory of the Métis.

STATEMENT OF CONFIDENTIALITY: The information contained in this email message and any attachments may be

confidential and legally privileged and is for the use of the intended recipient(s) only. If you are not an intended recipient, please: (1) notify me immediately by replying to this message; (2) do not use, disseminate, distribute or reproduce any part of the message or any attachment; and (3) destroy all copies of this message and any attachments. Thank you.

From: Heather Fredeen **On Behalf Of** Subdivision and Development Appeal Board

Sent: Wednesday, January 14, 2026 11:26 AM

To: ATIA 20(1)

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

Subject: SDAB 2026-001 Appeal Received

Good morning, Brian,

This will confirm receipt of your Notice of Appeal received on January 12, 2026. Attached is a copy of the Notice of Appeal for your records. As mentioned during our discussion, the Board meets on the 2nd Wednesday of every month. You had mentioned during our discussion that February 11, 2026, does not work with your schedule and therefore your preference was to hold the hearing on March 11, 2026. The Board is proposing the following:

- **Preliminary Hearing – Monday, January 26, 2026, at 6:00 p.m.** – In accordance with the *Municipal Government Act*, the Board must hold a hearing within 30 days of receiving and appeal. The Board will therefore meet virtually on this date to maintain its jurisdiction of the appeal. The Board will open the hearing and adjourn it to the determined merit hearing date. The merits of the appeal will not be discussed during this time. It is not necessary for the parties to attend this hearing; however, you are certainly welcome to attend if you wish.
- **Merit Hearing – Wednesday, March 11, 2026, at 6:00 p.m.**

Please let me know at your earliest convenience if the above dates and times work for your schedule.

Thank you.



Heather Fredeen
Tribunal Clerk

T: 780-743-7001 | rmwb.ca
9909 Franklin Avenue
Fort McMurray | ᓂᓐᑕᓐᓴᓐᓴᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

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

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

STATEMENT OF CONFIDENTIALITY: The information contained in this email message and any attachments may be confidential and legally privileged and is for the use of the intended recipient(s) only. If you are not an intended recipient, please: (1) notify me immediately by replying to this message; (2) do not use, disseminate, distribute or reproduce any part of the message or any attachment; and (3) destroy all copies of this message and any attachments. Thank you.