Wood Buffalo TRIBUNALS
Community Standards Appeal Committee

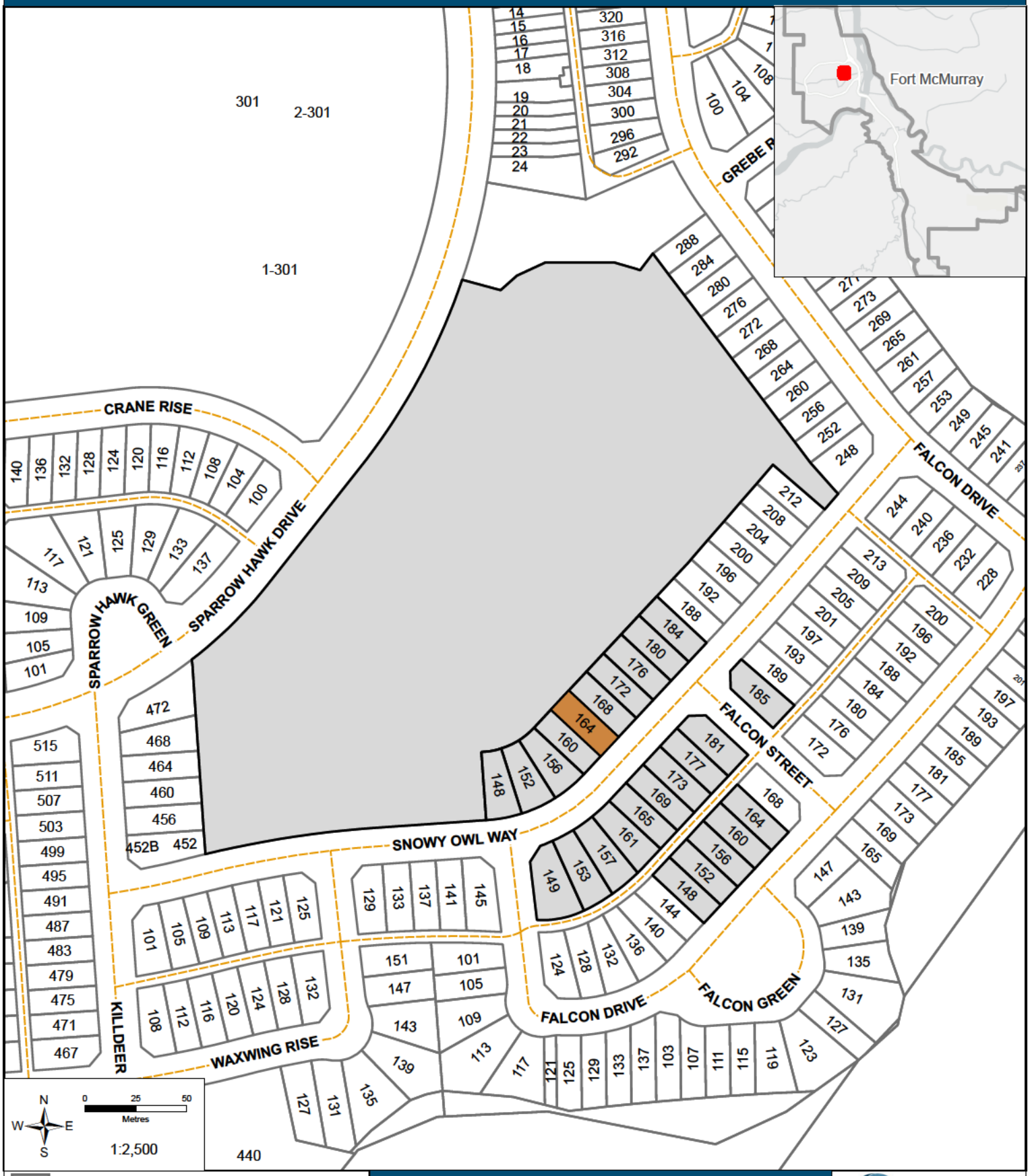
EXHIBIT LIST

File Number	Appellant
CSAC 2026-001	Annie and Darrell Simms

Legal Description	Civic Address
Lot 47, Block 44, Plan 0828607	164 Snowy Owl Way, Fort McMurray, AB

Exhibit #	Description	Filing Date
	Subject Area Map	
1.	Notice of Appeal	2026-09-24
2.	Notice to Adjacent Property Owners re: Hen License	2026-09-22
3.	Notice to Applicant re: Hen License Approval	2026-09-22
4.	Appellant – Evidence Disclosure	2026-10-21
5.	Municipality – Evidence Disclosure	2026-10-22

SUBJECT AREA MAP
Notification



Survey Parcels

Adjacent Properties within 60 m

Subject Area

164 SNOWY OWL WAY
Lot 47, Block 44, Plan 0828607

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Map Produced by the Geographic Information Systems Group
Task: 26092506
25 Sep 2026

Wood Buffalo TRIBUNALS

COMMUNITY STANDARDS APPEAL COMMITTEE
NOTICE OF APPEAL

In accordance with Regional Municipality of Wood Buffalo Community Standards Appeal Committee Bylaw 19/001, an appeal to the Community Standards Appeal Committee must be filed on the prescribed form.

Received by the Community Standards Appeal Committee September 24, 2026 File No. CSAC 2026-001

Section 1 - 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)			
Annie and Darrell Simms			
Agent[1] Name (if applicable)		Contact Name (if different) and position held	
Mailing Address: 168 Snowy Owl Way	City/Town: Fort McMurray	Province: AB	Postal Code: T9K0R8
Telephone Number (Daytime): ATIA 20(1) redacted	Alternate Telephone Number	Email Address: ATIA 20(1) redacted	

Section 2 – Appeal (Check One Box Only in Part A) for multiple appeals you must submit another Notice of Appeal

PART A

	Order pursuant to section 545 and 546 of the *Municipal Government Act*	Declaration pursuant to Responsible Pet Ownership Bylaw No. 19/025
✓	Hen Licensing Decision	Animal Licensing Decision

PART B

	I/We are the recipient of an order issued pursuant to s.545 of the *Municipal Government Act.*
	I/We are the Land Owner of the subject property (order issued pursuant to s.546 of the *Municipal Government Act*)
	I/We are the owner of an animal declared vicious
	I/We are the owner of an animal whose animal licence has been refused/revoked
	I/We are the Applicant or License Holder of a Hen License
✓	I/We are the Adjoining Neighbour to which a Hen License Decision has been issued

Section 3 – Municipal Address of the property to which the Appeal relates or in the matter of an Appeal pursuant to Responsible Pet Owner Bylaw, the address at which the owner of the animal declared vicious resides.

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

Lot	Block	Plan	ATS
47	44	0828607	164 Snowy Owl Way

Civic Address

Section 4 – Reasons for Appeal

Section 24 (d) of the Community Standards Appeal Committee Bylaw 19/001 requires that the Notice of Appeal must contain reasons for the application. 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 supporting documentation for clarification.

I/We hereby appeal the decision of the Designated Officer for the following reason(s):

Please see attached pages

(Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

Sept 24, 2026
Date

ATIA 20(1) redacted
Signature of Appellant/Agent

If an Agent is representing the appellant, 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 Community Standards Appeal Committee, Telephone: 780-743-7001 Email: csac@rmwb.ca

Protection of Privacy

The personal information you provide on this form is being collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act*. The personal information is used to process your designation of an agent for appeals with the Community Standards Appeal Committee. If you have any questions about the collection and use of the personal information contact the Legislative Officer –CSAC , 7th Floor 9909 Franklin Avenue, Ft. McMurray AB T9H 2K4 ; or call 780.788.2222

[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 Community Standards Appeal Committee Board.

MATTERS FOR AN APPEAL

- An order issued pursuant to section 545 and 546 of the *Municipal Government Act*;
- A decision of the Chief Bylaw Officer to declare an animal vicious;
- A decision of the Chief Bylaw Officer to revoke or refusal an animal license

COMMUNITY STANDARDS APPEAL COMMITTEE

In accordance with the Community Standards Appeal Committee Bylaw, once you file an appeal, it will be scheduled for a hearing. The appellant will receive written notification of the hearing date, a minimum of five days prior to the hearing. Hearing dates are advertised on Municipal website www.rmwb.ca/csac.

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 Community Standards Appeal Committee at the contact information provided below prior to the deadline indicated on the notice or decision issued:

Clerk of the Community Standards Appeal Committee,
7th Floor, Jubilee Center,
9909 Franklin Avenue,
Fort McMurray AB T9H 2K4

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

Re: Appeal Opposing Backyard Hen Licence Application at 164 Snowy Owl Way

Dear Members of the Community Standards Appeal Committee,

We are submitting this formal appeal as adjoining neighbours to oppose the backyard hen licence issued for 164 Snowy Owl Way. We received notification from Bylaw Services of our neighbour's application and respectfully ask that the application be denied. Our concerns are based on direct, ongoing impacts to our property enjoyment, health, and safety, as well as multiple clear violations of the **Backyard Hen Bylaw (23/004)** and the **Community Standards Bylaw (21/010)**. These issues have already affected our home and yard and demonstrate that the applicant is not in compliance with the requirements necessary to responsibly keep hens.

Grounds for Appeal

1. Odour, Sanitation, and Waste Management Concerns

The rear yard of 164 Snowy Owl Way has become barren, muddy, and odorous due to hen activity. The smell and unsanitary conditions have already impacted our ability to use our own backyard.

Under **Backyard Hen Bylaw 23/004, Section 20(b)**, an owner must *"maintain the Coop in good repair and sanitary condition, free from pests and noxious or offensive smells."* The current conditions clearly fail to meet this requirement.

Additionally, **Community Standards Bylaw 21/010, Section 29(g) and (f)** identifies *"generally offensive odours"* and *"production of excessive dust, dirt or smoke"* as a nuisance. The odour from the hens and mud meets this definition.

2. Noise and Disturbance

While hens are quieter than roosters, they still produce recurring noise when laying, distressed, or roaming. These disturbances have affected the quiet enjoyment of our home.

Under **Community Standards Bylaw 21/010, Section 44**, *a person shall not permit property to be used in a way that disturbs the peace of another individual*. The ongoing noise from hens violates this standard.

3. Impact on Property Enjoyment and Use

The combined odour, noise, appearance, and sanitation issues have reduced our ability to comfortably use our yard, deck, and outdoor spaces. Neighbours should not bear the burden of nuisance conditions arising from private hen-keeping.

4. Ongoing Compliance and Enforcement Concerns

Approval of this licence assumes continued compliance. However, the applicant has already demonstrated disregard for the bylaw:

- **More hens than permitted:** Under **Section 4(c)** of the Backyard Hen Bylaw, no person shall keep more than 6 hens. The applicant currently has **7 hens**.
- **Hens roaming outside the coop: Section 4(f)** prohibits hens roaming outside a coop. The hens at 164 Snowy Owl Way escape regularly and roam freely.
- **Improper housing: Section 4(i)** prohibits keeping hens in any structure other than a coop. The hens are currently kept in a **plastic shed.**
- **Failure to notify adjoining neighbours: Section 7(b)(iv)** requires applicants to notify adjoining neighbours of their application. We received no notification from the applicant.
- **Hens kept without an active licence**: **Section 16** states that keeping hens without a licence is an offence. The hens were present for multiple years before the notice of licence was issued.

These issues demonstrate a pattern of non-compliance that places an unfair burden on neighbouring residents.

5. Site Suitability Concerns

The backyard at 164 Snowy Owl Way is small and heavily used by:

- Three children
- Two large dogs
- A hot tub
- Outdoor furniture
- Storage of a blow-up waterslide (seasonally)

Hens have daily access to all of these areas, raising concerns about:

- **Biosecurity (Section 7(b)(iii))**
- **Sanitation and waste management (Section 20)**
- **Coop placement and setbacks (Section 22(b)** requires a coop to be at least 3.0 metres from a dwelling; the shed appears closer)

- **Privacy fencing requirements (Section 23** requires a privacy fence enclosing the rear yard; the current fence does not meet this standard)

These conditions do not meet the bylaw's requirements for safe and responsible hen-keeping.

Requested Outcome

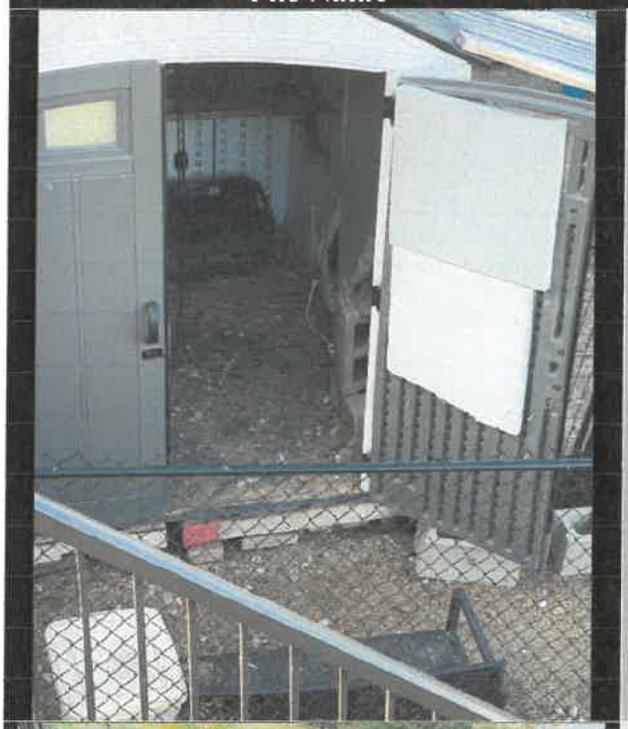
For the reasons outlined above, we respectfully request that the Community Standards Appeal Committee **deny the backyard hen licence** for 164 Snowy Owl Way.

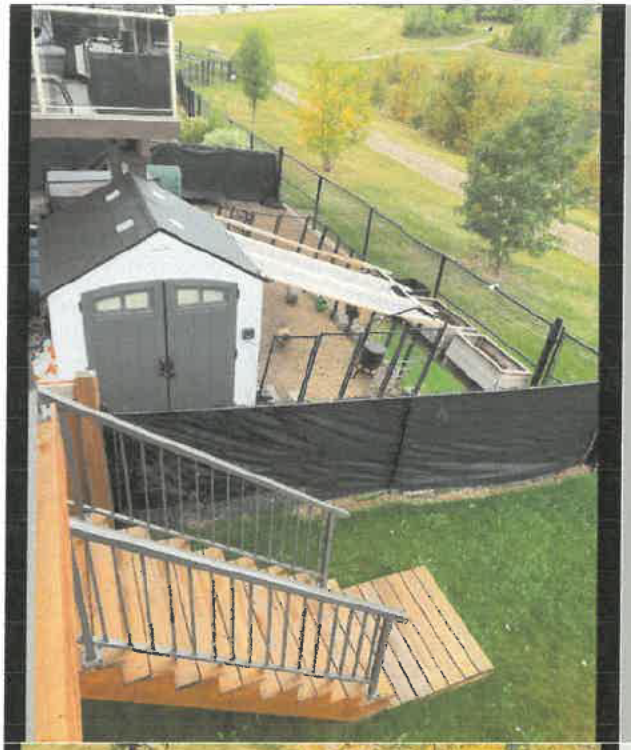
We also request notification of any hearing date or opportunity to provide further information.

Thank you for your consideration and for protecting the health, safety, and enjoyment of adjoining residents.

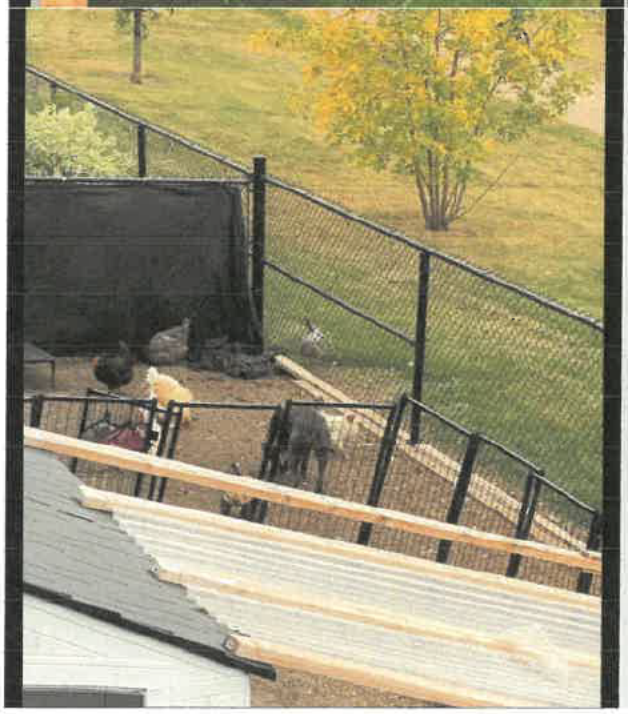
Sincerely,
Annie and Darrell Simms

Photo Evidence Supporting Appeal

File Name	Description of Image
	Interior of plastic shed used as hen housing.
	Backyard with shed, enclosure, astro turf and lose privacy screen.



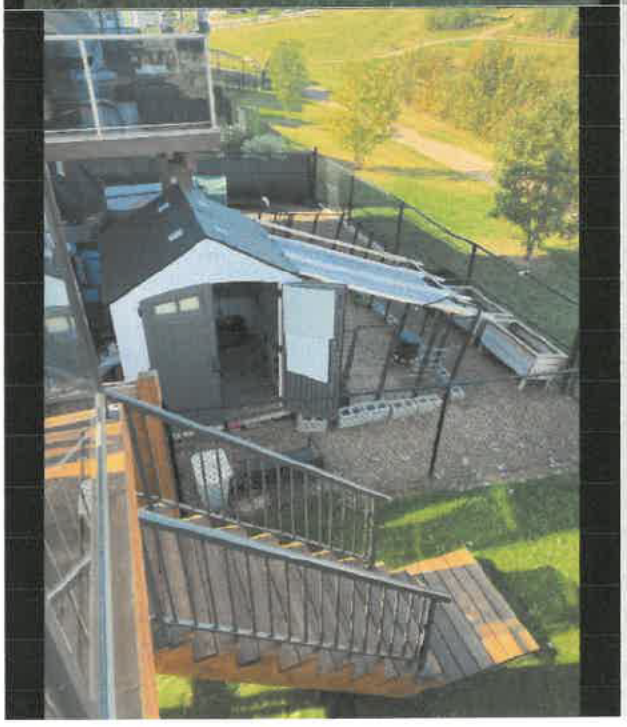
Privacy screen attached Sept 2, 2026



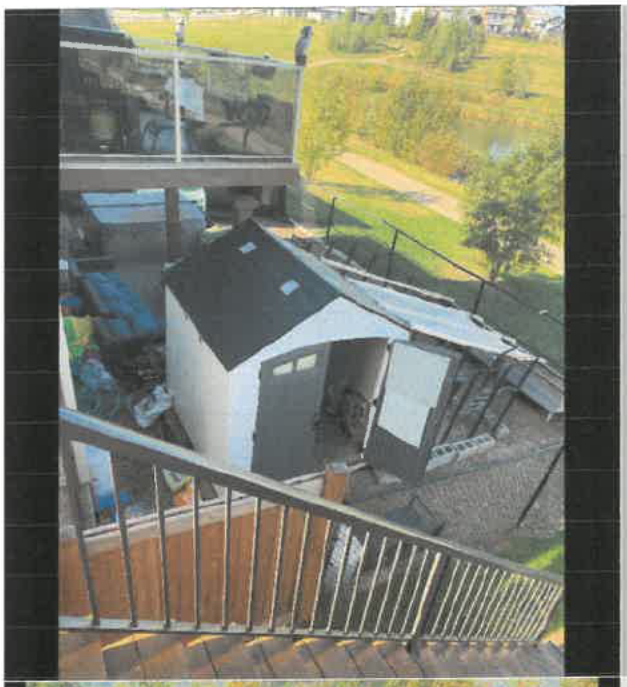
Enclosure with dog and hens inside and outside fenced area – Sept 4, 2026



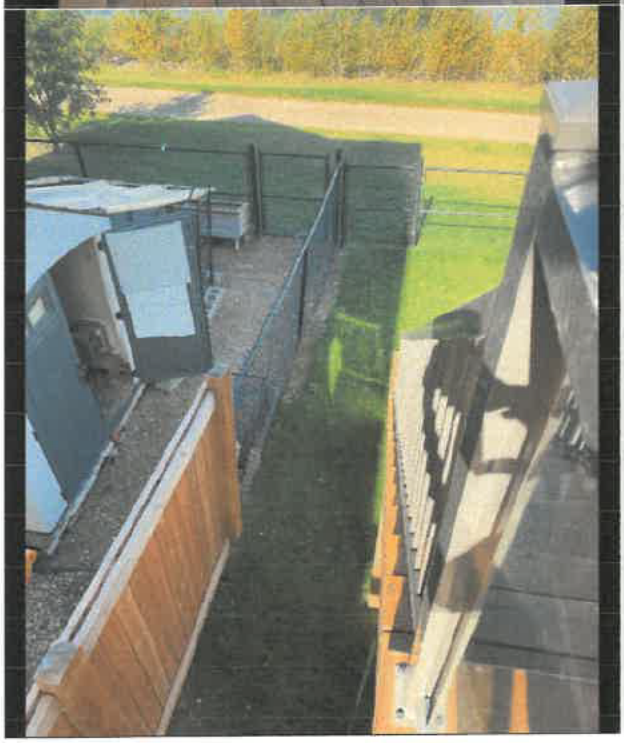
Backyard with shed and fenced area near house.



View from our patio



Shed, hot tub, outdoor seating with fire table under patio, storage of children's yellow/green inflatable water slide all accessible to hens.



Damage to property



Debris from chickens being pushed under fence and into our yard



Hen roaming – Sept 7, 2026



Hen roaming – Sept 3, 2026



Hen on our property – July 22, 2026



Hen roaming – May 22, 2026



Two hens on our property – July 20, 2026



Neighbour sharing on Facebook that Hen is lose. Owner showing disregard for Bylaw requirements – Aug 3



Neighbour sharing on Facebook that Hen is lose. Owner showing disregard for Bylaw requirements – Aug 24

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Date September 11, 2026

NOTICE TO ADJACENT PROPERTY OWNERS

Application for Hen License
LOT 47 BLOCK 44 PLAN 0828607; CIVIC ADDRESS 164 SNOWY OWL WAY
FORT MCMURRAY, ALBERTA

It is the decision of Bylaw Services to approve a Hen Licence which allows the Applicant at 164 Snowy Owl Way to have up to (six) 6 hens in an approved hen house at the above-named site.

You are being informed of this development because you share a common property line with the subject property. You have the right to appeal this decision in accordance with Section 25 of the Backyard Hen Bylaw 23/004, to the Community Standards Appeal Committee. If you wish to exercise this right, written notice of appeal must be received by the Clerk of the Community Standards Appeal Committee within 14 days of the date of this notice. Appeal forms are available on www.rmwb.ca/CSAC and must be forwarded to:

The Regional Municipality of Wood Buffalo
Attention: Clerk. Community Standards Appeal Committee
9909 Franklin Avenue – 7th Floor
Fort McMurray AB T9H 2K4

If a reply is not received by September 26, 2026 it shall be assumed that you have no comments or concerns regarding this application. Any major concerns arising from this circulation will be heard by the Community Standards Appeal Committee.

If you have questions regarding the appeal process, please contact the Clerk of the Community Standards Appeal Committee at 780-743-7001 or csac@rmwb.ca.

Sincerely,

ATIA 20(1)

Julie Murphy
Supervisor
Regional Emergency Services
Bylaw Services

REGIONAL MUNICIPALITY
OF WOOD BUFFALO

September 11, 2026

Application for Hen License
LOT 47 BLOCK 44 PLAN 0828607; CIVIC ADDRESS 164 SNOWY OWL WAY
FORT MCMURRAY, ALBERTA

Dear Applicant:

Your application for a Hen License is pending approval. Part of the application process is to notify your adjacent neighbours of their right to appeal based on Section 25 of the Backyard Hen Bylaw 23/004.

A notification letter was sent to all adjacent property owners who share a common property line with your address.

Please be advised the decision of Bylaw Services may be appealed, the cut off date for a neighbour to file an appeal is September 26, 2026.

In accordance with Section 15 of the Backyard Hen Bylaw, your license does not take effect until the 14 day appeal period has passed, or the Community Standards Appeal Committee has made a decision on any appeal and that decision upholds the issuance of the license.

If you have any questions regarding the appeal process, please contact the Clerk of the Community Standards Appeal Committee at 780-743-7001.

Sincerely,

ATIA 20(1)

Julie Murphy
Supervisor
Regional Emergency Services
Bylaw Services

APPENDIX

FILE No CSAC 2026-001

Backyard Hen Licence Appeal — 164 Snowy Owl Way

Appellants: Annie and Darrell Simms	**Date: October 2026**
Property Owners: 168 Snowy Owl Way	**Bylaws:** BHB 23/004 | CSB 21/010

This Appendix is submitted in support of the formal licence appeal by Annie and Darrell Simms and contains narrative evidence, photographic exhibits, and text message records documenting conditions associated with a neighbouring backyard hen operation.

PART I — NEIGHBOUR CONSULTATION & BYLAW ENGAGEMENT

1.1 Concerns Expressed to Neighbours

On August 14, 2026, Annie and Darrell Simms made direct contact with their neighbours, Brendon and Maddie, via an iMessage group text to respectfully raise concerns regarding the appearance, smell, and noise emanating from the neighbouring backyard hen operation. The appellants communicated the significant impact this was having on their ability to enjoy their own property at 168 Snowy Owl Way.

1.2 Neighbours' Response and Stated Limitations

The neighbours acknowledged the concerns and expressed a desire to work collaboratively toward a resolution. However, their communications revealed a consistent inability to meaningfully improve hen housing conditions or enclosure management:

- **Smell:** Brendon indicated he would attempt to close the main coop door to reduce odour, and acknowledged that a broken side door had been left open — representing a pre-existing maintenance deficiency in the hen enclosure.

- **Noise:** Brendon explicitly stated, "there's not much we can do there," confirming the noise impact was treated as unresolvable.
- **Appearance:** Rather than proposing improvements, Brendon directed the question back to the appellants: "Do you have any recommendations for the appearance?" — placing the burden of problem-solving on the affected neighbours.
- **Coop Relocation:** On September 2, 2026, Brendon confirmed that the coop could not be relocated, citing a municipal setback requirement of one metre from the yard perimeter.
- **Yard Surface Conditions:** Brendon indicated that rock or astroturf might be installed "next year" — acknowledging the existing bare-dirt and muddy conditions while deferring any remediation indefinitely.

1.3 Mitigation Offered

The sole concrete mitigation offered by the licence holders was the installation of a privacy liner along the shared fence line. While this gesture is noted, the liner addresses limited visual screening to the lower yard only. It does not address visual screening from the appellants' patio, odour, noise, unsanitary ground conditions, or the structural deficiencies of the hen enclosure. Relocation of the hen pen — which sits immediately adjacent to the appellants' staircase and entrance — was not completed.

The appellants further note that the proposed installation of rock or astroturf — deferred indefinitely to 'next year' — is unlikely to constitute an adequate remediation even if eventually completed. Two specific concerns are raised regarding the suitability of artificial turf in this context. First, animal excrement accumulates within and on the surface of artificial turf and is substantially more difficult to remove than from natural substrates; unlike soil or straw, artificial turf fibres trap and retain waste matter, creating ongoing sanitary maintenance challenges rather than resolving them. Second, artificial turf absorbs and retains radiant heat from the sun during summer months, elevating surface temperatures well above ambient levels; this thermal retention would accelerate the decomposition of hen waste, intensifying odour and worsening unsanitary conditions. The appellants submit that these characteristics render artificial turf a materially unsuitable solution and that the proposed mitigation — even if carried out — would not meaningfully remediate the conditions giving rise to this appeal.

The pattern of engagement demonstrates that the licence holders, while cooperative in tone, were unable or unwilling to remediate the conditions driving the appellants' concerns, and that the burden of identifying solutions was placed on the appellants rather than the licence holders.

1.4 Prior Anonymous Complaint to Bylaw Services

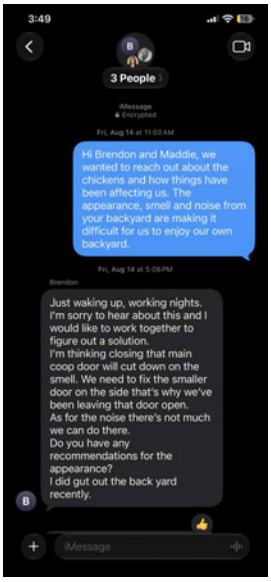
When the appellants contacted Wood Buffalo Bylaw Services to formally report their concerns, they were informed by Bylaw staff that an anonymous complaint regarding the same property had already been submitted prior to the appellants' complaint. This indicates that the licence holders' hen operation had been generating community concern before the appellants came forward, and that the issues documented in this Appendix are not isolated experiences but are consistent with a broader neighbourhood impact.

PART II — TEXT MESSAGE EVIDENCE (EXHIBITS A)

The following exhibits are screenshots of iMessage group text conversations between the appellants and their neighbours (Brendon and Maddie). These records document the appellants' direct outreach and the neighbours' responses regarding the hen operation. Screenshots are presented in chronological order.

EXHIBIT A — Initial Outreach to Neighbours Regarding Hen Concerns (August 14, 2026)

File Code: TXT-P

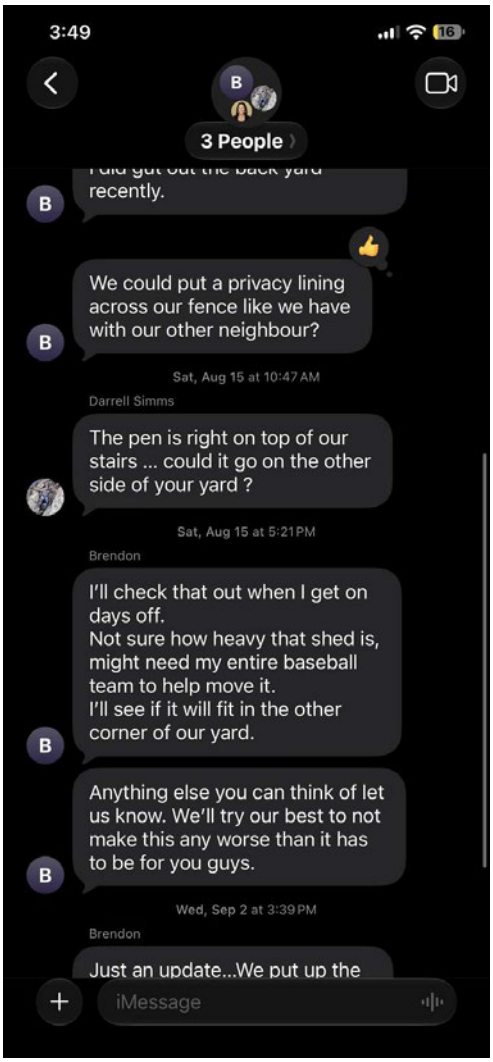


Description: Screenshot of iMessage group text dated August 14, 2026. The appellants sent a message to neighbours Brendon and Maddie raising concerns about the appearance, smell, and noise from the backyard hen operation. Brendon's response (sent at 5:08 PM) acknowledged the issues, proposed closing the main coop door for smell, admitted that a broken side door had been left open, stated explicitly that nothing could be done about noise ("there's not much we can do there"), and asked the appellants to recommend solutions for appearance — placing the burden of remediation on the affected neighbours.

Bylaw Relevance: Demonstrates acknowledgment by the licence holders that conditions were deficient; confirms noise and appearance issues were accepted as irremediable by the licence holders; shows that the appellants were expected to propose solutions on behalf of the licence holders.

EXHIBIT B — Discussion Regarding Pen Relocation (August 15 – September 2, 2026)

File Code: TXT-B

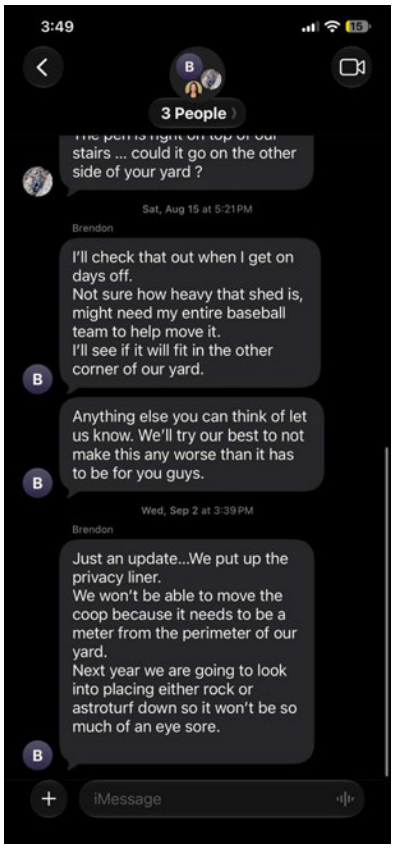


Description: Continuation of the iMessage group text thread spanning August 15 to September 2, 2026. The appellants requested the hen pen be relocated away from their staircase and entrance area. Brendon indicated he would investigate but expressed uncertainty about the shed's weight and feasibility of moving it. A limited privacy liner was proposed by the neighbours. The thread concludes mid-message as Brendon begins providing an update.

Bylaw Relevance: Documents the appellants' specific request that the pen be moved away from their primary access point; shows that relocation was considered but deferred pending further assessment and was ultimately not completed.

EXHIBIT C — Confirmation That Coop Cannot Be Relocated (September 2, 2026)

File Code: TXT-C



Description: Screenshot of iMessage message dated September 2, 2026, in which Brendon confirms: (1) a privacy liner has been installed along the shared fence; (2) the coop cannot be relocated because it must remain one metre from the yard perimeter as required by municipal regulation; (3) rock or astroturf may be installed "next year" as a longer-term improvement to the bare yard surface. This message confirms that the only remediation completed was limited visual screening, that the coop position is permanently fixed, and that no surface remediation is planned in the near term.

Bylaw Relevance: Confirms the hen enclosure position is fixed due to setback constraints and will not be moved; confirms the licence holders do not intend to remediate unsanitary yard surface conditions until an unspecified future date; confirms that the scope of mitigation offered is limited exclusively to limited visual screening via a privacy liner.

— End of Appendix —

Appeal	Appeal of Hen License Conditional Approval
Notice of Appeal	CSAC 2026-001
Applicants	Annie Simms Darrell Simms
Hen License No.	N/A
Respondent	Brendan Amyotte
Respondent Address	164 Snowy Owl Way
License Submission Date	September 10, 2026
Licensing Authority	Julie Murphy, Supervisor of Bylaw Services
Document	Written Submissions of the Licensing Authority

Introduction

1. The Applicants, Annie and Darrell Simms, are appealing a pending Hen License approval by the Licensing Authority, Julie Murphy, to the Respondent, Brendan Amyotte, at their property, 168 Snowy Owl Way (the "Parcel").

2. The Chief Administrative Officer of the Regional Municipality of Wood Buffalo (the "Municipality") delegated the role of Licensing Authority under the Municipality's *Backyard Hen Bylaw, No. 23/004* (the "Backyard Hen Bylaw") to the Supervisor of Bylaw Services, Julie Murphy (the "Licensing Authority").

3. The Hen License was issued by the Licensing Authority on September 11, 2026, as pending approval pursuant to the Municipality's Backyard Hen Bylaw.

4. The Hen License does not take effect until (a) the 14-day appeal period has expired, if no appeal was received during the appeal period, or (b) the Community Standards Appeal Committee has made a decision on any appeal and that decisions upholds the issuance of the Hen License (pursuant to section 15(a) and 15(b) of the Backyard Hen Bylaw).

5. An approved Hen License would allow the Respondent to keep a minimum of three (3) and a maximum of six (6) Hens on the Parcel.

Chronology

September 10, 2026	1. The Licensing Authority received the Respondent's online application for the Hen License. Attachment 1 – Respondent Application Attachment 2 – Coop Diagram Attachment 3 – Chicken Care Course Certificate of Completion 2. The Licensing Authority confirmed Parcel eligibility within the online system (required under section 7(a)(i)-(iii) of the Backyard Hen Bylaw). Attachment 4 – Parcel Eligibility Confirmation Attachment 5 – Parcel Land Title Certificate 3. The Licensing Authority conditionally approved the Hen License. Attachment 6 – Conditional Approval Letter 4. The Licensing Authority gave notice to adjoining neighbors, notifying them that the Hen License had been issued to the Parcel (required pursuant to section 6(12), of the Backyard Hen Bylaw). Attachment 7 – Notice to Adjacent Neighbors
September 24, 2026	Applicant filed the within Notice of Appeal to the Community Standards Appeal Committee (the "Committee").

Preliminary Matters

Jurisdiction to Hear Appeal

6. The Licensing Authority submits that the Committee has jurisdiction to hear this Appeal pursuant to section 27 of the Backyard Hen Bylaw:

> *27. Upon receiving a Notice of Appeal under section 25 or 26, the Community Standards Appeal Committee shall hear the appeal and may either:*
>
> *(a) confirm the decision to refuse or revoke a License;*
>
> *(b) direct the Licensing Authority to issue a License, with or without conditions; or*
>
> *(c) direct the Licensing Authority to reinstate a License, and where it directs that a License be reinstated, the Community Standards Appeal Committee may vary any condition provided however that it shall not vary the expiry of the License.*

Applicant's Right to Appeal

7. The Licensing Authority takes no position as to the Applicant's right to appeal under the Backyard Hen Bylaw.

Grounds of Appeal

8. Section 26 of the Backyard Hen Bylaw lists the three grounds of appeal upon which the Adjoining Neighbour may appeal the issuance of a Hen License. These grounds are as follows:

    a. that the keeping of Hens on the Parcel is likely to have a materially adverse effect on the health of the Adjourning Neighbor, or of a person living in the premise of an Adjourning Neighbor; or

    b. the applicant does not meet the requirements of the Backyard Hen Bylaw; or

    c. the Hen License was issued based on incorrect information or a misrepresentation by the License Holder.

9. While the Applicant's Notice of Appeal does not specifically reference subsection 26 of the Backyard Hen Bylaw, in substance, the Notice of Appeal references elements from Section 26(a), (b), and (c). Therefore, it is the position of the Licensing Authority that the Notice of Appeal raises a valid ground of appeal pursuant to the relevant Bylaws.

Merits of the Appeal

10. Upon further review of the Hen License Application by the Respondent, the Licensing Authority takes the position that the License should not have been conditionally approved because the Parcel's fence does not meet the definition of "Privacy Fence," in accordance with section 3 (w) of the Backyard Hen Bylaw, which says

    "Privacy Fence" means a solid fence with a continuous height of no less than 2.0 metres or the maximum height permitted by Land Use Bylaw, whichever is lesser, that creates a visual barrier, and which conceals view of the enclosed Parcel and prevents entry by predators.

11. Section 5.23.2 of the *Land Use Bylaw*, No. 26/001 permits the Parcel to have a maximum height of 2.0 meters:
    In all residential land use districts, the maximum height of a fence shall be: (a) 1.2m in a front yard and 2.0m in a side yard or rear yard in the Urban Service Area;

12. The Respondent's fence is less than 2.0 meters.

13. The Licensing Authority submits that it erred in failing to consider this

requirement under the Backyard Hen Bylaw, prior to issuing the conditional approval letter to the Respondent.

Decision Making Authority

14. The Licensing Authority takes the position that, pursuant to section 40 of the *Community Standards Appeal Committee Bylaw,* No. 23/005 (the "CSAC Bylaw"), the within appeal is a hearing *de novo,* which constitutes an opportunity for the parties to present any evidence to support their positions on the Hen License approval.

15. Where the Committee determines that, on the facts presented at this Appeal, that the requirements of section 26 of the Backyard Hen Bylaw have been fulfilled, the position of the Licensing Authority is that section 27 of the Backyard Hen Bylaw grants the Community Standards Appeal Committee the authority to:

    a. approve the Hen License with conditions;

    b. approve the Hen License without conditions; or

    c. deny the Hen License.

Sincerely,

Regional Municipality of Wood Buffalo
Per:
ATIA s.20(1)
Tiffany Primmer
Municipal Legal Counsel for the Municipality
Legal Services Department
tiffany.primmer@rmwb.ca

Monique Hopkins

From: noreply 1
Sent: Thursday, September 10, 2026 12:46 PM
To: Hens
Subject: RMWB Hen Licence Online Payment (Receipt: 5749557408696-DXK24)
Attachments: 2026-09-10 12-04.pdf; 2026-09-10 12-41.pdf; file_000000009b5482309fda43995699b543.png

Notification of Online Hen Licence Submission

Receipt Number: 5749557408696-DXK24
Transaction Time: 9/10/2026 at 12:45 PM
Amount Paid: $150.00
Card Type: V
Card: ATIA 20(1)

Application Contact Info

Name: Brendon Amyotte
Mailing Address: ATIA 20(1)
Telephone Number: ATIA 20(1)
Email: ATIA 20(1)
Renewal: False

Certificate of Title

Title Attached: True

Owner Authorization

Registered Owner: True
Owner Authorization Attached: False

Site Information

Address of Hen Coop: 164 Snowy Owl Way
Number of Hens: 6
Site Plan Attached: True
Solid Fence: True
Away from Property Lines: True
Away from Dwelling: True
Parcel at least 400 square metres: True
Single/Semi Detached: True

Premises Identification Program (PID)

PID Agreement: True

PID Number:

Hen Keeping Training

Training Completed: True

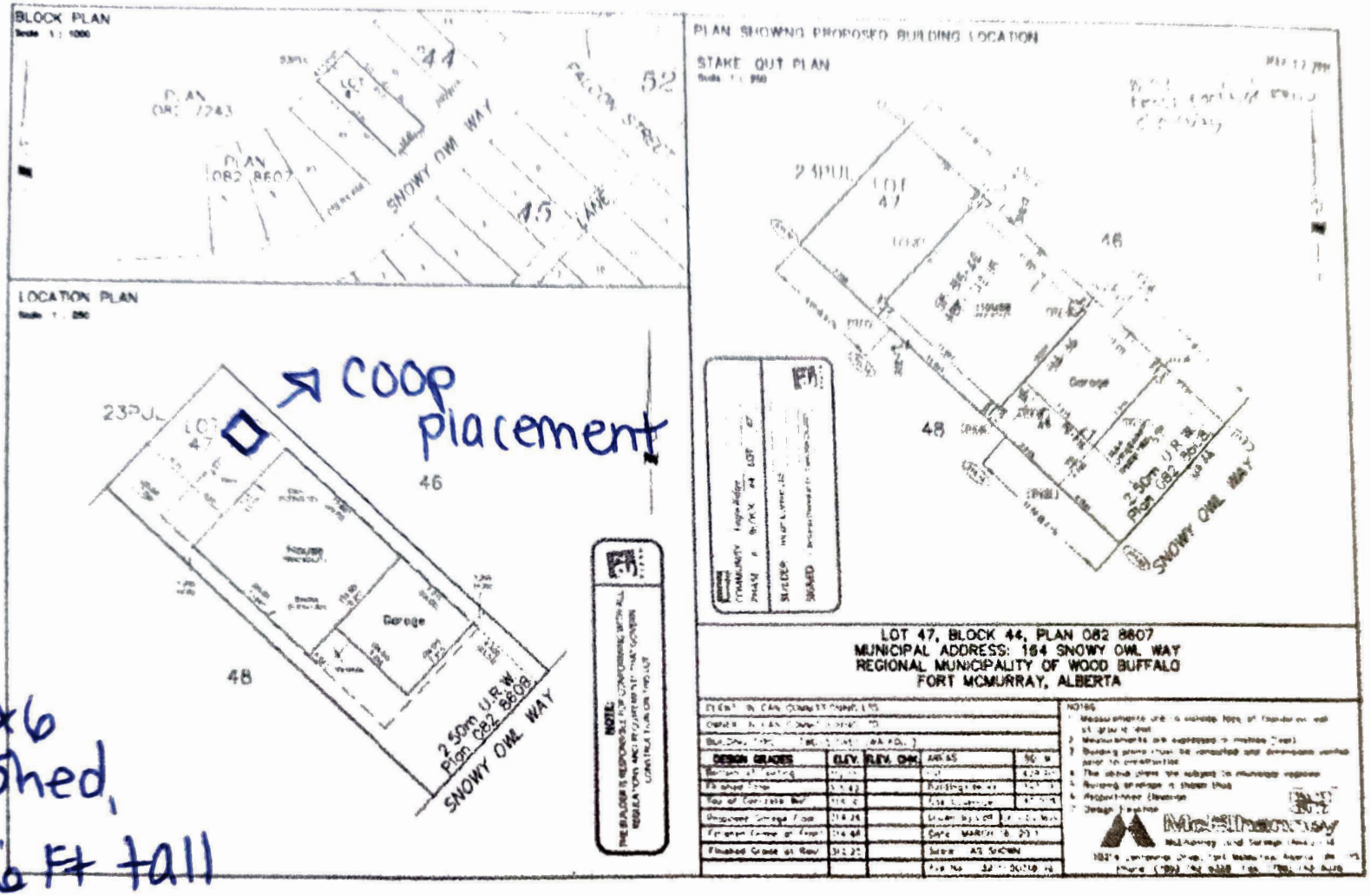
Terms and Conditions

Bylaw Agreement: True

RMWB Refusal Agreement: True

Requirements Agreement: True

Fee Agreement: True


BLOCK PLAN
PLAN 082 8807
SNOWY OWL WAY
LANE
LOCATION PLAN
COOP placement
46
48
Garage
2.50m U.R.W. Plan 082 8809
SNOWY OWL WAY
6x6 Shed, 6 Ft tall
PLAN SHOWING PROPOSED BUILDING LOCATION
STAKE OUT PLAN
LOT 47
46
48
Garage
SNOWY OWL WAY
LOT 47, BLOCK 44, PLAN 082 8807
MUNICIPAL ADDRESS: 184 SNOWY OWL WAY
REGIONAL MUNICIPALITY OF WOOD BUFFALO
FORT MCMURRAY, ALBERTA

Certificate of Completion

THIS CERTIFICATE GOES TO

MADDIE AMYOTTE
BRENDON AMYOTTE

in recognition of completing the
Chicken Care Course for
Urban Chicken Ownership

June 29, 2021

JUNE 29, 2021

Sturgeon County, Alberta



[redacted] ATIA s.20(1)

MONIQUE WEBB

Learning Farm Coordinator
Morinville, Alberta

House_Numb	Street_Nam	Status	Dwelling_T	Type	Type_Detai	Community	Community_Pivot	Full_Addre	Municipali	Province	Postal_Cod	Area_Nam	Subdistric
164	SNOWY OWL WAY	Completed	Single Detached	Residential	Private Residence	Fort McMurray	Fort McMurray	164 SNOWY OWL WAY	RMWB	AB	T9K 0R8	Timberlea	EAGLE RIDGE SOUTH

Service_Ar	Zone_Type	LEGAL	LOT	BLOCK	PLAN	Shape_STA	Shape_STLe	Eligible
URBAN	Urban North	47\44\0828	47	44	0828607	427.8	92.4622066	Eligible


46\44\0828607
172
168
164
48\44\0828607
47\44\0828607
160
156
49\44\0828607
152
148
Snowy Owl Way
7\45\0828607
173

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0033 538 506	0828607;44;47	222 141 345

LEGAL DESCRIPTION
PLAN 0828607
BLOCK 44
LOT 47
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;9;89;30;SE
ATS REFERENCE: 4;9;89;30;NE

MUNICIPALITY: REGIONAL MUNICIPALITY OF WOOD BUFFALO (FORT MCMURRAY)

REFERENCE NUMBER: 122 041 659

REGISTRATION	DATE(DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
222 141 345	22/06/2022	TRANSFER OF LAND	$735,000	$735,000

OWNERS

BRENDON AMYOTTE
OF ATIA 20(1)
ATIA 20(1)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
082 459 337	20/10/2008	RESTRICTIVE COVENANT
082 459 339	20/10/2008	RESTRICTIVE COVENANT
082 459 340	20/10/2008	RESTRICTIVE COVENANT
082 459 342	20/10/2008	UTILITY RIGHT OF WAY GRANTEE - REGIONAL MUNICIPALITY OF WOOD BUFFALO. AS TO PORTION OR PLAN:0828608

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
222 141 346	22/06/2022	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. P.O. BOX 115, COMMERCE COURT POSTAL STATION, TORONTO ONTARIO M5L1E5 ORIGINAL PRINCIPAL AMOUNT: $713,960

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 8 DAY OF SEPTEMBER, 2026 AT 04:06 P.M.

ORDER NUMBER: 58315224

CUSTOMER FILE NUMBER:

REGISTRAR OF LAND TITLES

END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

ATIA 20(1)

Murp

N **N** **WN**

ATIA 20(1)