

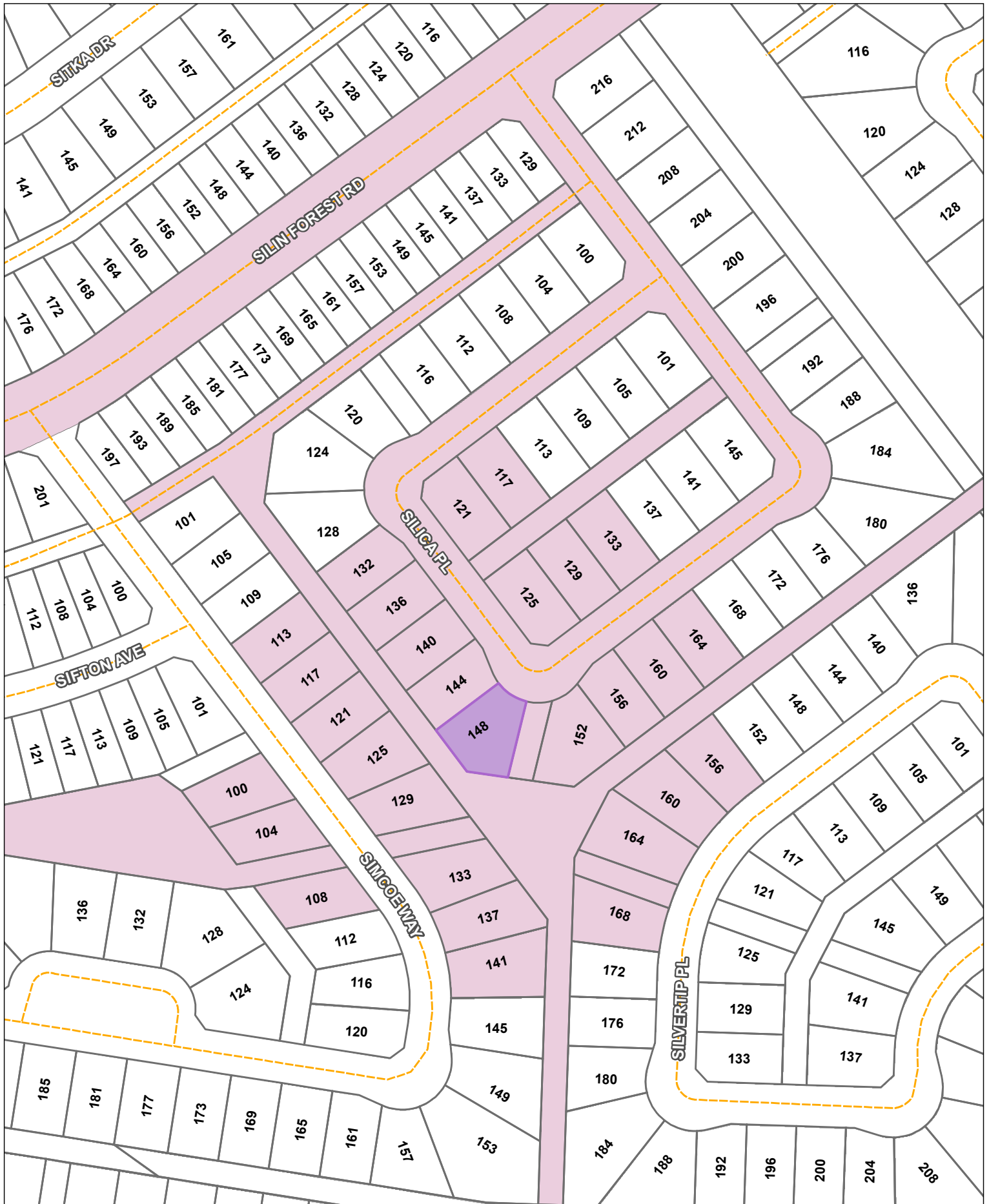


## EXHIBIT LIST

File Number	Appellant
CSAC 2024-003	Blake Linnen
Legal Description	Civic Address
Lot 20, Block 4, Plan 2625 TR	148 Silica Place

Exhibit #	Description	Filing Date
	Subject Area Map (1 page)	August 9, 2024
1.	Notice of Appeal (3 pages)	August 6, 2024
2.	Evidence Disclosure – Appellant (14 pages)	October 15, 2024
3.	Evidence Disclosure – Municipality (47 pages)	October 16, 2024





Subject Area

Notification Property within 60m

Survey Parcels

N  
W  
E  
S

012.525

Metres

148 Silica Place

Lot 20, Block 4, Plan 2625TR



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.

Exhibit 1

**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)

Blake Linnen

Agent's Name (if applicable)

Contact Name (if different) and position held

Mailing Address

City/Town

Province

Postal Code

FOIP section 17(1)

Telephone Number (Daytime)

Alternate Telephone Number

Email Address

FOIP section 17(1)

**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

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):

The reason for the appeal is that the fence is still free standing. We will replace next spring when we can afford to. The fence is needed for my Autistic son and animals - (Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

August 3, 24

Date

FOIP section 17(1)

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.

File No. CSAC 2024-003

Received by the Community Standards Appeal Committee on August 6, 2024

FOIP section 17(1)

Signature of Registered Owner



My son is high support needs Non Verbal Autistic.  
The fence is a safe guard for him to keep him in our  
back yard. He elops without warning. Without a  
fence he will be put at risk. There is also the matter  
of my neighbors that is against the fence which  
is within the 1 meter encroachment of shared property  
line bylaw. I have had fence contractors give quotes  
and have seen the deck. They agree that the removal  
and erection of a fence would be difficult. I would  
like the remediation removed the fence can be replaced  
at a later date when I am financially able to. Due  
to the fact that I am a one income household of special  
need children

Thank you

**FOIP section 17(1)**

**File No. CSAC 2024-003**

**Received by the Community Standards**

**Appeal Committee on August 6, 2024**





Date of Service: July 25, 2024

File No: PD2024-000288

## COMMUNITY STANDARDS REMEDIAL ORDER

Issued pursuant to section 545 of the *Municipal Government Act*, RSA 2000 c M-26

**TO: Blake James Linnen**

**FOIP section 17(1)**

[REDACTED]

[REDACTED]

**SERVICE: IN PERSON, Email, and  
Registered Mail**

**RE: Municipal Address: 148 Silica Place**

**Legal Description: Lot 20; Block 4; Plan2625TR**

YOU ARE HEREBY NOTIFIED, that you are in violation of section 29 (k) of the *Community Standards Bylaw*, Bylaw No 21/010, 29. For the purpose of greater certainty, a nuisance means a Property that shows signs of a serious disregard for general maintenance and upkeep, whether or not it is detrimental to the surrounding area, examples of which include but are not limited to: (k) any damage or deterioration to a fence, including, but not limited to peeling, unpainted or untreated surfaces and missing or rotting fences boards or post; for Pursuant to section 545 of the *Municipal Government Act*, you are now ordered to remedy this violation by:

(1) Repair or remove fence.

If you fail to comply with this Order within 5 business days after the Date of Service, then the Regional Municipality of Wood Buffalo will be empowered to take whatever actions are necessary to remedy the violation. The cost of these actions can be made into an amount owing by you to the RMWB. Further, these costs can be applied to the tax roll of the property described in the subject line of this Order.

You may appeal this Remedial Order by submitting an application to the Community Standards Appeal Committee. Such an application must be made within 14 days of the Date of Service, and must be done as set out on the RMWB website (<https://www.rmwb.ca/en/mayor-council-and-administration/community-standards-appeal-committee.aspx#Filing-an-Appeal>).

Sincerely,

**Regional Municipality of Wood Buffalo**

PER:

**FOIP section 17(1)**

**Peace Officer C. Nippard  
Bylaw Services Department  
Regional Municipality of Wood Buffalo  
P: [780-714-1487]**

**File No. CSAC 2024-003**

**Received by the Community Standards  
Appeal Committee on August 6, 2024**



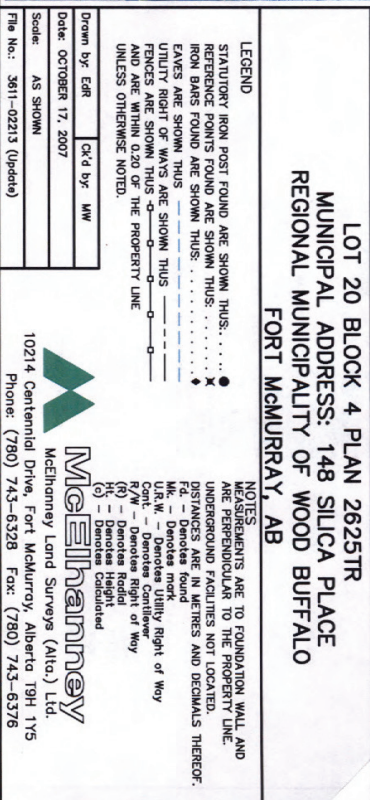
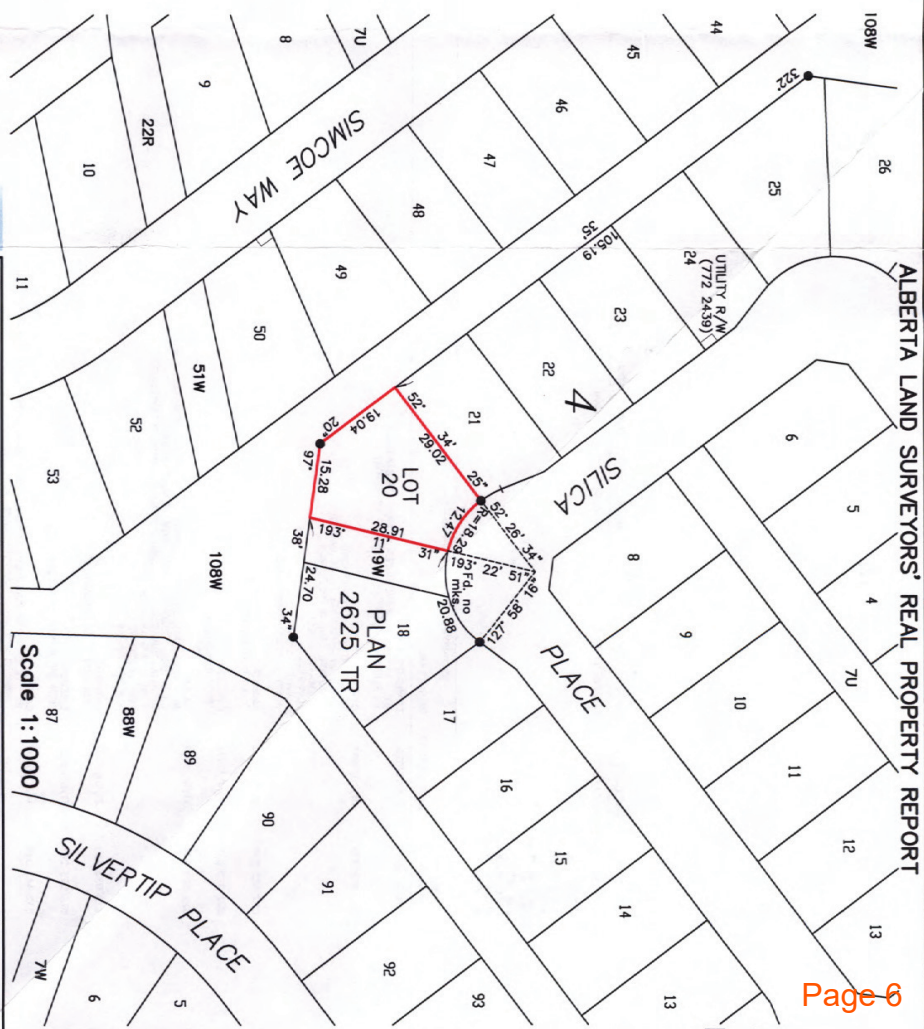
**From:** FOIP section 17(1)  
**To:** [Community Standards Appeal Committee](#)  
**Subject:** Evidence  
**Date:** Tuesday, October 15, 2024 7:07:50 PM  
**Attachments:** [Screenshot 2024-10-11 at 10.49.10 AM.jpeg.png](#)  
[IMG\\_7115.HEIC](#)  
[IMG\\_7121.HEIC](#)  
[IMG\\_7122.HEIC](#)  
[IMG\\_6568 2.HEIC](#)  
[IMG\\_7114.heic](#)  
[IMG\\_7115.heic](#)  
[IMG\\_7116.heic](#)  
[148 Silica Place RPR 2007.pdf](#)

---

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

Theses are the photos indicating the difficulty we have with our neighbors deck and wall built with in the 1 meter in encroachment of a shared fence line which would make the remediation difficult. Planning and development has been notified. The fence is still free standing. I would like to replace the fence when I can financially am able too. My son is a high support needs non verbal autistic he is a elopper! the fence keeps him safe in my yard if the fence is not there then he would be in danger of leaving and possibly going into traffic or be attacked by my neighbors dog. I would understand the removal of the fence if it was in public view but it is not and is shared. This was only made by the recommendation of a peace office which has a bias opinion on the matter. The officer stated numerous times that she had a similar situation were they did not have a fence and paid for it themselves. I am a one income special needs home that at this time is unable to afford a full rebuild. I look forward to address in the board on the 23rd to state my appeal. Thank you and more photos will be attached in the next email







**From :** FOIP section 17(1)  
**To:** Standards Appeal Committee  
**Subject:** Fwd: FW: Evidence  
**Date:** Wednesday, October 16, 2024 9:11:41 AM  
**Attachments:** [image001.png](#)

---

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



### LEGEND

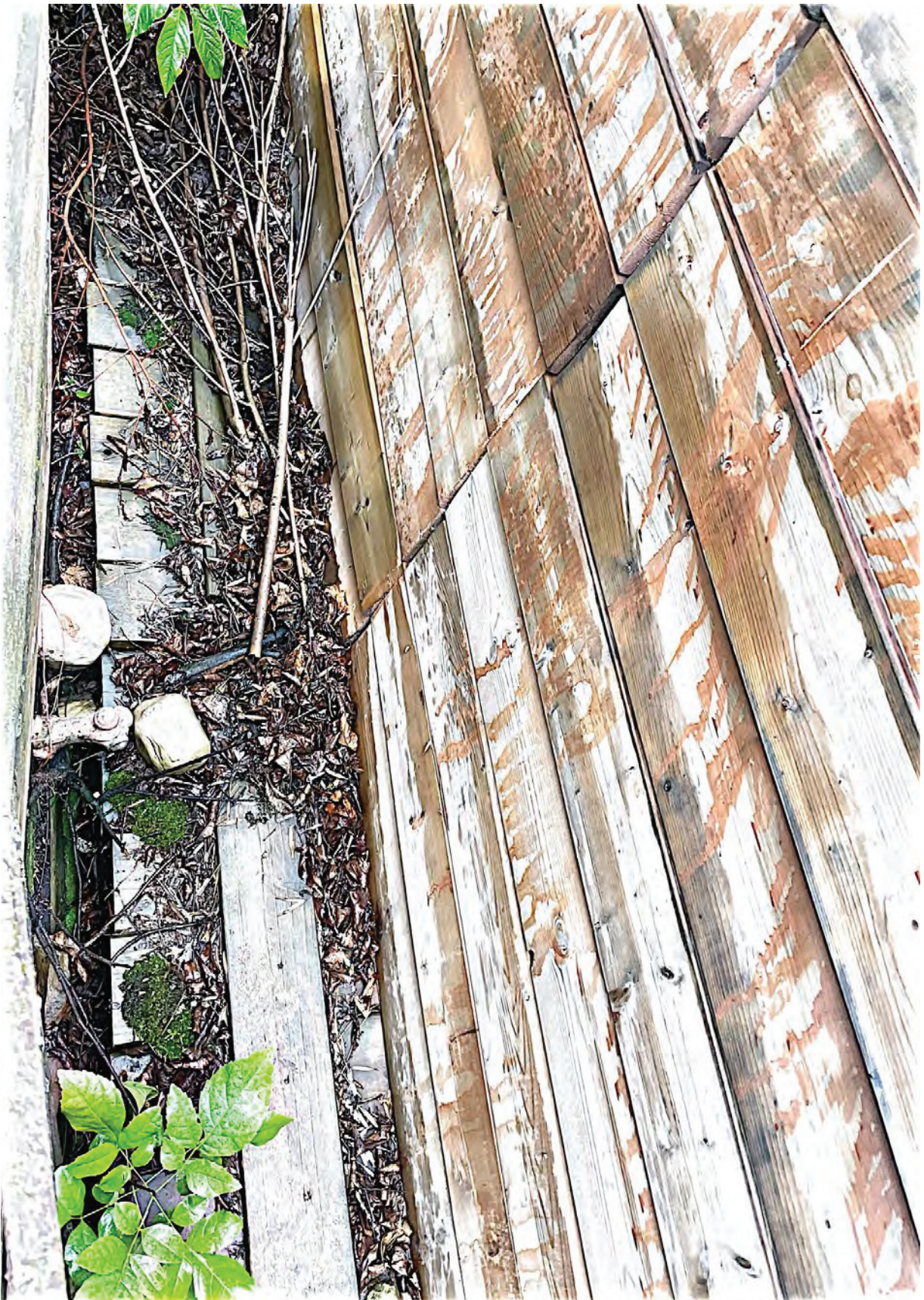
STATUTORY  
REFERENCE  
IRON BARS  
EAVES ARE  
UTILITY RICH  
FENCES ARE  
AND ARE W  
UNLESS OTI

Drawn by: EdR

















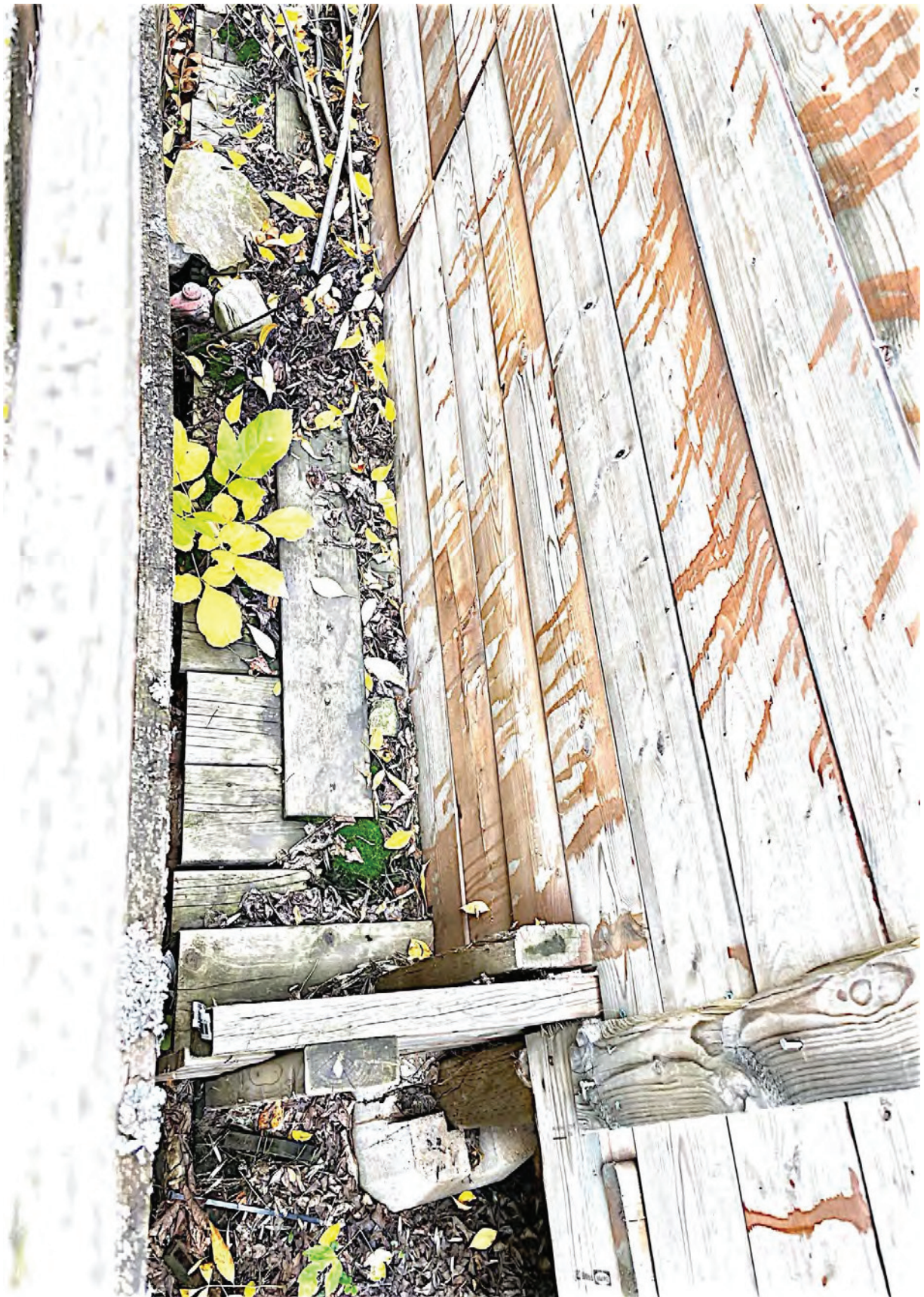
















----- Forwarded message -----

From: **Community Standards Appeal Committee** <[CSAC@rmwb.ca](mailto:CSAC@rmwb.ca)>

Date: Wed, Oct 16, 2024 at 8:55 A M

Subject: FW: Evid

To: Blake Linnen **FOIP section 17(1)**

Good morning Blake,

This will confirm receipt of your submission; however, I am having difficulties opening some of the images as listed below. Please convert these images to a .JPE G or a PD F format and resend at your earliest convenience.

Images: 7115, 7121, 7122, 6568, 7114, 7115, 7116

Thanks in advance.





**Heather Fredeen**

Tribunal Clerk

T: 780-743-7001 | [rmwb.ca](http://rmwb.ca)

[9909 Franklin Avenue](#)

[Fort McMurray](#) | ᓄᓐᑕᓪᓴᓐ | Niistawâyâw | Elídlí 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:** Blake Linnen <[REDACTED]>

**Sent:** Tuesday, October 15, 2024 7:05 PM

**To:** Community Standards Appeal Committee <[CSAC@rmwb.ca](mailto:CSAC@rmwb.ca)>

**Subject:** Evidence

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

These are the photos indicating the difficulty we have with our neighbors deck and wall built within the 1 meter in encroachment of a shared fence line which would make the remediation difficult. Planning and development has been notified. The fence is still free standing. I would like to replace the fence when I can financially am able too. My son is a high support needs non verbal autistic he is a elopper! the fence keeps him safe in my yard if the fence is not there then he would be in danger of leaving and possibly going into traffic or be attacked by my neighbors dog. I would understand the removal of the fence if it was in public view but it is not and is shared. This was only made by the recommendation of a peace officer which has a bias opinion on the matter. The officer stated numerous times that she had a similar situation were they did not have a fence and paid for it themselves. I am a one income special needs home that at this time is unable to afford a full rebuild. I look forward to address in the board on the 23rd to state my appeal. Thank you and more photos will be attached in the next email



7:20

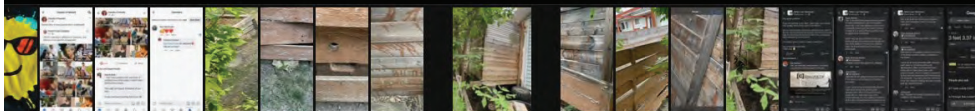
67

Exhibit 2



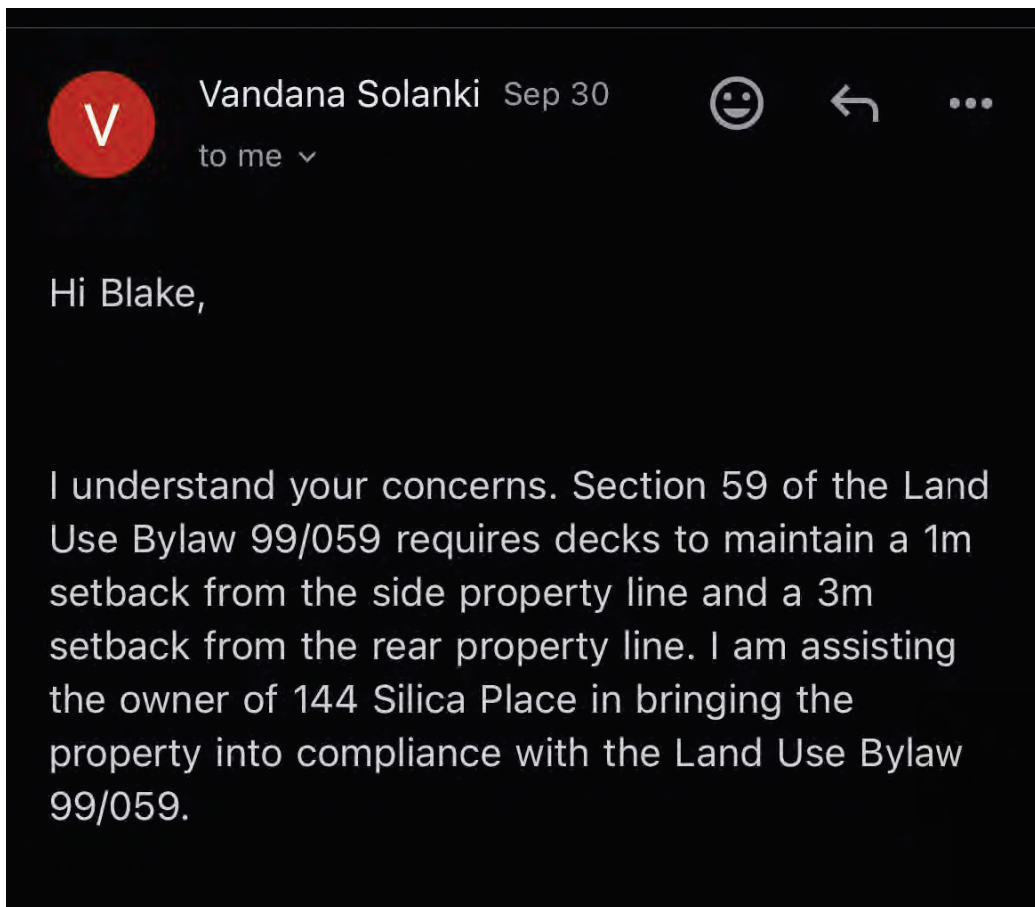
Home  
July 24 2:55 PM

Edit



Page 17









<b>Appeal</b>	Appeal of Community Standards Remedial Order
<b>Notice of Appeal</b>	CSAC 2024-003
<b>Appellant</b>	Blake Linnen
<b>Remedial Order No.</b>	PD2024-000288
<b>Municipal Address</b>	148 Silica Place, Fort McMurray, Alberta, T9H 2Z8
<b>Document</b>	Written Submissions of the Regional Municipality of Wood Buffalo

---

### Introduction

1. Cynthia Nippard (“PO Nippard”) is employed by the Regional Municipality of Wood Buffalo (the “Municipality”) within the Bylaw Enforcement department as a Peace Officer.
2. In accordance with section 8 the *Enforcement Officer Bylaw No. 20/005*, as a Peace Officer, PO Nippard has the authority to:

**8.02. enforce Bylaws within the Municipality;**

**8.06. issue and serve orders, notices, and tickets; and**

**8.08. exercise all powers, duties, and functions of a designated officer to issue orders in accordance with section 545 of the Municipal Government Act.**

3. The Appellant, Blake Linnen, is the registered owner of 148 Silica Place (the “Property”).

#### **Attachment 1 - Certificate of Title, 148 Silica Place**

4. The Appellant is appealing PO Nippard’s decision to issue a Remedial Order (the “Order”) against the Property pursuant to section 52 of the *Community Standards Bylaw No. 21/101* (the “CS Bylaw”), and in accordance with 545 of the *Municipal Government Act*, RSA 2000 c M-26.
5. The subject matter of the Order is a fence that the Appellant is responsible for, and in the opinion of PO Nippard, is currently in a state of serious disrepair.
6. The fence is situated on a shared property line with the adjacent neighbouring property, 144 Silica Place.





## Attachment 2 - Property Diagram

7. PO Nippard also issued a Remedial Order to the registered owner of 144 Silica Place regarding the fence. The registered owner of 144 Silica Place has not appealed the issuance of the Remedial Order, however, in light of this Appeal, the Municipality has taken no action to enforce this Remedial Order pending the outcome.

### Preliminary Issues

#### *Right to Appeal and Jurisdiction of the Committee*

8. This Appeal is heard in accordance with the CS Bylaw as it was when signed and passed on May 12, 2021, and in force on the date the Order was issued to the Appellant.
9. The Appellant has the right to appeal the issuance of the Order under the CS Bylaw to the Community Standards Appeal Committee pursuant to section 55:

**55. A person who receives a written order under this bylaw may by written notice request the Community Standards Appeal Committee pursuant to the Community Standards Appeal Committee Bylaw, Bylaw No. 19/017 to review the order within fourteen (14) days after the date the order is received.**

10. On July 25, 2024, PO Nippard officially served the Order upon the Appellant, and on August 3, 2024, the Appellant formally filed written notice within the fourteen (14) day period. The Appellant has met all applicable filing deadlines, and the Appeal is properly before the Community Standards Appeal Committee.

### Merits of the Appeal

11. The Municipality submits that the Community Standards Appeal Committee must first decide whether the Appellant has caused or permitted a nuisance to exist at the Property, as set out in section 27 of the CS Bylaw.

**27. A Person shall not cause or permit a nuisance to exist on Property they Own or Occupy and if any Person who Owns or Occupies a Property fails to comply with any part or parts of this section, the Municipality may fix, remove, remediate, mitigate, clear or clean up the nuisance and the costs incurred by the Municipality shall be paid on demand and if unpaid, may be added to the tax roll of the Property.**

12. Pursuant to section 29 of the CS Bylaw, nuisance property is defined as:





- 29. For the purpose of greater certainty, a nuisance means a Property that shows signs of a serious disregard for general maintenance and upkeep, whether or not it is detrimental to the surrounding area. . .**

Section 29 further provides the following an enumerated list of what a nuisance may be, which includes at subsection (k):

- (k) any damage or deterioration to a fence, including, but not limited to peeling, unpainted or untreated surfaces and missing or rotting fences boards or posts.**

13. While the CS Bylaw does not define the term “serious” the municipality submits that the proper interpretation is one that is consistent with its ordinary meaning, significant or worrying because of its possible danger or risk<sup>1</sup>.
14. The Municipality submits that, as evidenced in PO Nippards report, the Property displays a serious disregard for the general maintenance and upkeep by virtue of the Appellant’s failure to maintain the fence free from damage and deterioration, including unpainted, missing, and rotting fence boards or posts.

#### Attachment 3 - PO Nippard’s Report

15. The Appellant has provided, in their written notice, reasons for their Appeal of this Order as follows:

“The reason for the appeal is that the fence is still free standing. We will replace next spring when we can afford too. The fence is needed for my autistic son and animals. My son is high support needs non verbal autistic. The fence is a safe guard for him to keep him in our back yard. He elops without warning. Without a fence he will be put at risk. There is also the matter of my neighbours that is against the fence which is within the 1 meter encroachment of shared property line bylaw. I have had fence contractors give quotes and have seen the deck. They agree that the removal and erection of a fence would be difficult. I would like the remediation removed the fence can be replaced at a later date when I am financially able to. Due to the fact that I am a one income household of special needs children.” [sic]

#### Attachment 4 - Appellant’s Written Notice

<sup>1</sup> Oxford English Dictionary





16. The Municipality takes the position that the Appellant's reasons for the Appeal do not go to establishing that the fence, in its current state, does not amount to a nuisance.

**Decision Making Authority**

17. Where the Community Standards Appeal Committee determines that it has been established, on the facts presented, that the requirements of section 27 of the Bylaw have been fulfilled, the position of the Regional Municipality of Wood Buffalo is that section 56 of the Bylaw grants the Community Standards Appeal Committee the authority to:

- a. confirm the order;
- b. vary the order;
- c. substitute the order; or
- d. cancel the order.

18. Should the Community Standards Appeal Committee makes the decision to vary or substitute the Order, the Municipality submits that the following conditions could be applied:

- a. extending the date of compliance for the Appellant to complete the required remedial work; or
- b. adding parameters of how the fence shall be repaired (i.e. full replacement, straightening, or painting).

Sincerely,

Regional Municipality of Wood Buffalo  
Per:

**FOIP section 17(1)**

Erin Wells  
Student-at-Law  
Legal Services Department  
erin.wells@rmwb.ca

cc: Cynthia Nippard, Peace Officer, Bylaw Enforcement (via email: cynthia.nippard@rmwb.ca)  
Aaron Anderson, Manager, Bylaw Enforcement (via email: aaron.anderson@rmwb.ca)





## LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0015 019 508           2625TR;4;20           142 297 969

LEGAL DESCRIPTION  
PLAN 2625TR  
BLOCK 4  
LOT 20  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;9;89;35;RL

MUNICIPALITY: REGIONAL MUNICIPALITY OF WOOD BUFFALO (FORT MCMURRAY)

REFERENCE NUMBER: 082 282 894

-----  
REGISTERED OWNER(S)  
REGISTRATION      DATE (DMY)      DOCUMENT TYPE      VALUE      CONSIDERATION  
-----  
142 297 969      10/09/2014      TRANSFER OF LAND      \$662,000      \$662,000

## OWNERS

BLAKE JAMES LINNEN  
OF 148 SILICA PLACE  
FORT MCMURRAY  
ALBERTA T9H 2Z8

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS  
-----  
142 297 970      10/09/2014      MORTGAGE  
MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE.  
LEVEL B1-1745 WEST 8TH AVENUE  
VANCOUVER  
BRITISH COLUMBIA V6J4T3  
ORIGINAL PRINCIPAL AMOUNT: \$648,710

TOTAL INSTRUMENTS: 001



THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 15 DAY OF  
OCTOBER, 2024 AT 03:56 P.M.

ORDER NUMBER: 51891082

CUSTOMER FILE NUMBER: legal



\*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).



## SUBJECT AREA MAP

Imagery Dated: May - July 2023



Subject Areas / Survey Parcels

RMWB Land

**144 - 148 Silica Place**  
**Lots 20 - 21, Block 4, Plan 2625TR**



Map Produced for the Community  
 Development Planning Branch  
 TICK115410  
 16 Oct 2024



REGIONAL MUNICIPALITY  
OF WOOD BUFFALO

Date of Service: July 25, 2024

File No: PD2024-000288

**COMMUNITY STANDARDS REMEDIAL ORDER**Issued pursuant to section 545 of the *Municipal Government Act*, RSA 2000 c M-26**TO: Blake James Linnen****FOIP section 17(1)****SERVICE: IN PERSON, Email, and  
Registered Mail****RE: Municipal Address: 148 Silica Place****Legal Description: Lot 20; Block 4; Plan2625TR**

YOU ARE HEREBY NOTIFIED, that you are in violation of section 29 (k) of the *Community Standards Bylaw*, Bylaw No 21/010, 29. For the purpose of greater certainty, a nuisance means a Property that shows signs of a serious disregard for general maintenance and upkeep, whether or not it is detrimental to the surrounding area, examples of which include but are not limited to: (k) any damage or deterioration to a fence, including, but not limited to peeling, unpainted or untreated surfaces and missing or rotting fences boards or post; for Pursuant to section 545 of the *Municipal Government Act*, you are now ordered to remedy this violation by:

(1) Repair or remove fence.

If you fail to comply with this Order within 5 business days after the Date of Service, then the Regional Municipality of Wood Buffalo will be empowered to take whatever actions are necessary to remedy the violation. The cost of these actions can be made into an amount owing by you to the RMWB. Further, these costs can be applied to the tax roll of the property described in the subject line of this Order.

You may appeal this Remedial Order by submitting an application to the Community Standards Appeal Committee. Such an application must be made within 14 days of the Date of Service, and must be done as set out on the RMWB website (<https://www.rmwb.ca/en/mayor-council-and-administration/community-standards-appeal-committee.aspx#Filing-an-Appeal>).

Sincerely,

**Regional Municipality of Wood Buffalo**

PER:

**FOIP section 17(1)**

**Peace Officer C. Nippard  
Bylaw Services Department  
Regional Municipality of Wood Buffalo  
P: [780-714-1487]**

**File No. CSAC 2024-003****Received by the Community Standards  
Appeal Committee on August 6, 2024**





LINNEN, BLAKE  
THE REGIONAL MUNICIPALITY OF WOOD BUFFALO  
OFFICIAL RECEIPT # 4007878

Group:	Date: 2024/08/06
Sub	Payment
SysReference #	Amount
MC 1.1.11.029.4510.100	100.00
Description	
CSAC 2024-002	
G.S.T. EXEMPT	
** Payment Total: 100.00	
Includes G.S.T. Of: .00	
Interac Debit Card	100.00



**Cynthia Nippard**

---

**From:** Heather Fredeen on behalf of Community Standards Appeal Committee  
**Sent:** Tuesday, August 6, 2024 3:02 PM  
**To:** Aaron Anderson; Cynthia Nippard  
**Cc:** Julie Murphy; Shoaib Syed; Anita Hawkins  
**Subject:** CSAC 2024-003 Notice of Appeal - 148 Silica Place  
**Attachments:** Notice of Appeal -148 Silica Place.pdf; CSAC 2024-002 RECEIPT.pdf

Good afternoon,

This will confirm receipt of a Notice of Appeal Application No. CSAC 2024-003 received against the issuance of Remedial Order No. PD2024-000288 for violation of section 29(k) of the Community Standards Bylaw No. 21/010. Attached is a copy of the Notice of Appeal and receipt for payment of the appeal fees.

In accordance with section 29 (a) of the Community Standards Appeal Committee Bylaw No. 19/001, an automatic stay has been granted on the remedial order until a final decision on the appeal is issued by the Committee. The automatic stay on the remedial order has also been communicated to the Applicant (Appellant).

The Committee will endeavor to schedule the appeal hearing within 30 days, and once a date and time has been determined, we will send a Notification of Appeal Hearing to the appropriate parties. Please provide me with the names of those within your party in which you wish to be notified.

If you have any questions or concerns, please let me know.

Kind regards,



**Heather Fredeen**  
Tribunal Clerk

T: 780-743-7001 | [rmwb.ca](http://rmwb.ca)  
 9909 Franklin Avenue  
 Fort McMurray | ᓂᓐᑕᓐᓂᓐᓂᓐ | 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.*





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.

**Section 1 - Appellant Information**

NS 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)

Blake Linnen

Agent Name (if applicable)

Contact Name (if different) and position held

Mailing Address

City/Town

Province

Postal Code

FOIP section 17(1)

Telephone Number (Daytime)

Alternate Telephone Number

Email Address

FOIP section 17(1)

**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

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): The reason for the appeal is that the fence is still free standing. We will replace next spring when we can afford to. The fence is needed for my Autistic son and animals - (Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

August 3, 24

Date

FOIP section 17(1)

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.

File No. CSAC 2024-003

Received by the Community Standards Appeal Committee on August 6, 2024

FOIP section 17(1)

Signature of Registered Owner



My son is high support needs Non verbal Autistic. The fence is a safe guard for him to keep him in our back yard. He elops with out warning. With out a fence he will be put at risk. There is also the matter of my neighbors that is against the fence which is within the 1 meter encroachment of shared property line bylaw. I have had fence contractors give quotes and have seen the deck. They agree that the removal and erection of a fence would be difficult. I would like the remediation removed the fence can be replaced at a later date when I am financially able to. Due to the fact that I am a one income household of special needs children

Thank you

**FOIP section 17(1)**





## NOTIFICATION OF APPEAL COMMITTEE HEARING

August 8, 2024

Regional Municipality of Wood Buffalo  
Attention: Aaron Anderson  
9909 Franklin Avenue  
Fort McMurray, AB T9H 2K4

Regional Municipality of Wood Buffalo  
Attention: Cynthia Nippard  
9909 Franklin Avenue  
Fort McMurray, AB T9H 2K4

Regional Municipality of Wood Buffalo  
Attention: Legal Services  
9909 Franklin Avenue  
Fort McMurray, AB T9H 2K4

**RE: NOTICE OF APPEAL - CSAC 2024-003**  
**Remedial Order File No. PD2024-000288**  
**Lot 20, Block 4, Plan 2625TR**  
**148 Silica Place, Fort McMurray, AB**

This is to confirm that a Notice of Appeal has been filed against the issuance of a Remedial Order issued by the Municipality pursuant to section 545 of the *Municipal Government Act*, for violation of section 29(k) of Community Standards Bylaw No. 21/010, at the property known as Lot 20, Block 4, Plan 2625TR, being 148 Silica Place, Fort McMurray, Alberta.

The appeal hearing is set as follows:

**Date:** Thursday, August 29, 2024

**Location:** Council Chamber  
Jubilee Centre  
9909 Franklin Avenue  
Fort McMurray, AB

**Time:** Doors open at 6:00 p.m.,  
Hearing commences at 6:30 p.m.

If you wish to make an oral or written presentation to the Community Standards Appeal Committee, please be advised that any documentary or photographic evidence and a summary of testimonial evidence must be received by 12:00 p.m. noon, on Thursday, August 22, 2024. It is at the discretion of the Committee to accept any evidence filed beyond this date.



It is the responsibility of the parties to ensure that the evidence has been received by the Appeal Committee. Parties will be given **twenty (20) minutes** of time to present their evidence. All evidence can be submitted to the Community Standards Appeal Committee via email at [CSAC@rmwb.ca](mailto:CSAC@rmwb.ca).

Please refer to the enclosed pamphlet "Preparing for the Community Standards Appeal Committee" to assist you in preparing for the Hearing. For further information on the Community Standards Appeal Committee, please visit [www.rmwb.ca/csac](http://www.rmwb.ca/csac).

Should you have any questions or concerns regarding this notice of hearing, please contact the undersigned at the information provided below.

Sincerely,

*Heather Fredeen*

Heather Fredeen  
Clerk of the Community Standards Appeal Committee  
9909 Franklin Avenue, Fort McMurray, AB T9H 2K4  
T: 780-743-7001 T: 780-743-7871  
E: [csac@rmwb.ca](mailto:csac@rmwb.ca)

Encl.

**IMPORTANT NOTICE**

Regional Municipality of Wood Buffalo Community Standards Appeal Committee hearings are open to the public.

The personal information on submissions to the Committee is collected under the Authority of the *Alberta Freedom of Information and Protection of Privacy Act* (FOIP), section 33(c).

The agendas and decisions of the Board will be publicly available in accordance with section 40(1) of the FOIP Act by contacting the Clerk of the Committee.

If you have any questions regarding the collection or use of this information contact the Clerk of the Community Standards Appeal Committee, 7<sup>th</sup> Floor Jubilee Centre, 9909 Franklin Ave, T9H 2K4, or call (780) 743-7001.



# Preparing for the Community Standards Appeal Committee Hearing

## The Appeal

The Clerk assembles a report consisting of the Notice of Appeal form, submissions from the Parties to the appeal<sup>1</sup> including the Applicant<sup>2</sup>, the Respondent(s)<sup>3</sup>, and any Interested Parties<sup>4</sup>. All written materials submitted prior to the hearing, including the Notice of Appeal form, become part of the report; this report is available to the public upon request. A Party wishing to obtain a copy of any submissions must contact the Clerk.

Personal information is collected under the authority of the *Freedom of Information and Protection of Privacy Act*, Section 32 (c) and the *Municipal Government Act*, Sections 678 and 685. If you have any questions regarding the collection of information, please contact the Legislative Services Department at (780) 743-7001.

## Preparing for the public hearing

Listed below are some suggestions that may assist in preparation for the Community Standards Appeal Committee (CSAC) hearing:

- Determine the relevant legislation associated with the appeal. Examples include section 545 and 546 of the *Municipal Government Act*, the Responsible Pet Ownership Bylaw No. 19/025, the Backyard Hen Bylaw 23/004, Community Standards Bylaw No. 21/010, and the impact on neighbours and their properties (adjacent properties).
- Prepare a summary of testimonial evidence that is clear, concise and logically written.
- Any documentary or photographic evidence and the summary of testimonial evidence for the Committee must be submitted at least 7 days before the hearing unless otherwise stated.
- Ask neighbours affected by the decision/order/declaration to speak on your behalf and write letters outlining their position in support or objection.
- Review the contents of the submission(s) prepared by the opposing party.
- Your co-operation and attendance at the hearing will prevent any unnecessary delays for the Committee and will help the Municipality use resources effectively. By attending the hearing, the Committee is in a position to ask you questions (if any).

## Procedures followed at the public hearing

Applicants who file an appeal are encouraged to make a verbal presentation to the Committee. Persons who are considered to be affected, "Interested Parties", may also be given an opportunity to present at the Board's discretion. Parties may have someone (an agent<sup>5</sup>, friend or family member) to speak on their behalf. If you choose to have someone appear on your behalf, you will need to complete an Agent Authorization Form.

The Clerk will begin by introducing the application.

<sup>1</sup> Parties to an appeal – includes the applicant, the respondent and interested parties.

<sup>2</sup> Applicant - individual, agent or business who has filed a Notice of Appeal

<sup>3</sup> Respondent - means the Municipality and any other person who responds to an Application.

<sup>4</sup> Interested Party - means a person who is, or may be, directly affected by a matter before the Committee.

<sup>5</sup> Agent - a person who acts for a Property Owner, Applicant, Appellant, and/or Interested Party during the appeal hearing process or at a hearing before the Community Standards Appeal Committee.





The Chair will then ask for:

- a representative from the Municipality to come forward, who will have twenty (20) minutes of time to present their report on the decision/order/declaration and the reasons for the Municipality's decision.
- the Applicant to come forward, who will have twenty (20) minutes to present their evidence in support of their appeal.
- Interested Parties who, with a majority vote of the Committee, will have five (5) minutes of time to speak to the appeal (first, those in favor of the appeal, then opposed to the appeal).
- the Clerk to read into the record, any written submissions that have not already been included in the report.
- the Municipality to come forward for closing comments and to respond to any new information that has been presented. This will be followed by the Applicant who will have the last word. Each Party will have five (5) minutes.

The purpose of the appeal hearing is for the Applicant and the Respondent(s) to provide the Committee with information in relation to the appeal.

All comments are directed through the Chair. All comments must be respectful and concise; if another person has already made a point, simply state that you agree with the point.

If a person references any written documentation, including a map, photographs or reports, a copy must be provided to the other parties and a copy must be left with the Committee. If you are reading from a written statement, a copy must be left with the Committee as this will assist the Clerk in preparing the record of the hearing, and the Committee in making its decision.

The Committee does not, on its own initiative, seek information or evidence. The Committee relies on the written evidence presented, as well as verbal submissions at the hearing, as the basis for their decision. Therefore, it is critical that persons appearing before the Committee ensure that sufficient evidence is presented to support their respective positions. When presenting an appeal, keep in mind the Committee is not bound by precedent when making its decision, each application is judged on its own merits.

Exhibits/Evidence used during a presentation become part of the record of the hearing. If this material has to be returned to the Applicant, the Committee must be advised at the conclusion of the hearing and arrangements will be made to have copies.

## Request for adjournment

A written request for an adjournment, including the reasons for the request, must be submitted to the Clerk of the Community Standards Appeal Committee as soon as possible. If you are unable to submit the request in writing, a verbal request should be made at the time of the hearing.

Adjournment requests are not granted automatically. The Committee considers each request on its own merits, including submissions concerning requests from other affected parties to the appeal. If you are unable to attend the hearing to speak to the adjournment request, you should have someone (an agent) attend on your behalf who will be prepared to discuss the request and/or present evidence to the Committee in the event the adjournment request is denied.

## Withdrawal of an appeal

A withdrawal should be submitted in writing to the Clerk as soon as possible.





Date of Service: July 25, 2024

File No: PD2024-000288

## COMMUNITY STANDARDS REMEDIAL ORDER

Issued pursuant to section 545 of the *Municipal Government Act*, RSA 2000 c M-26

TO: Blake James Linnen

FOIP section 17(1)

SERVICE: IN PERSON, Email, and  
Registered Mail

RE: Municipal Address: 148 Silica Place

Legal Description: Lot 20; Block 4; Plan2625TR

YOU ARE HEREBY NOTIFIED, that you are in violation of section 29 (k) of the *Community Standards Bylaw*, Bylaw No 21/010, 29. For the purpose of greater certainty, a nuisance means a Property that shows signs of a serious disregard for general maintenance and upkeep, whether or not it is detrimental to the surrounding area, examples of which include but are not limited to: (k) any damage or deterioration to a fence, including, but not limited to peeling, unpainted or untreated surfaces and missing or rotting fences boards or post; for Pursuant to section 545 of the *Municipal Government Act*, you are now ordered to remedy this violation by:

(1) Repair or remove fence.

If you fail to comply with this Order within 5 business days after the Date of Service, then the Regional Municipality of Wood Buffalo will be empowered to take whatever actions are necessary to remedy the violation. The cost of these actions can be made into an amount owing by you to the RMWB. Further, these costs can be applied to the tax roll of the property described in the subject line of this Order.

You may appeal this Remedial Order by submitting an application to the Community Standards Appeal Committee. Such an application must be made within 14 days of the Date of Service, and must be done as set out on the RMWB website (<https://www.rmwb.ca/en/mayor-council-and-administration/community-standards-appeal-committee.aspx#Filing-an-Appeal>).

Sincerely,

Regional Municipality of Wood Buffalo

PER:

FOIP section 17(1)

Peace Officer C. Nippard  
Bylaw Services Department  
Regional Municipality of Wood Buffalo  
P: [780-714-1487]















Regional Municipality of Wood Buffalo  
Bylaw Services  
9909 Franklin Avenue  
Fort McMurray, AB T9H 2K4  
780-743-7000



REGIONAL MUNICIPALITY  
OF WOOD BUFFALO

Exhibit 3

File #: PD 2024-002258

**WARNING OF BYLAW VIOLATION**

Issued To:	Name		
	Blake James Linnen		
	Address		
	FOIP section 17(1)		
	City	Province	Postal Code
	FOIP section 17(1)	FOIP section 17(1)	

Location of Violation (Municipal Address or Legal Description):

148 Silica Place - Lot 20; Block 4; Plan 2625TR

Time Issued	12:16	<input type="radio"/> AM <input checked="" type="radio"/> PM	Date Issued	Year	Month	Day
				2024	July	15

Be advised that an inspection on July 14, 2024 disclosed a violation of Community Standards Bylaw Bylaw No. 21/010 of the Regional Municipality of Wood Buffalo Section/Subsection(s) 29 (K). The details of the Violation are:

For the purpose of greater certainty, a nuisance means a Property that shows signs of a serious disregard for general maintenance and upkeep, whether or not it is detrimental to the surrounding area, examples of which include but are not limited to: (k) any damage or deterioration to a fence, including, but not limited to peeling, unpainted or untreated surfaces and missing or rotting fences boards or posts.

Repair/replace all posts/fence boards that are rotting

You are hereby requested to comply with the aforementioned bylaw by taking the appropriate action to eliminate the violation on or before July 25, 2024

Contact the Municipal Law Enforcement Officer noted below to arrange for a compliance inspection on or before the above noted compliance date.

**Please Note**

Failure to comply with the requirements of the above noted bylaw by the compliance date stated within this notice may result in commencement of proceedings under the Municipal Government Act or Provincial Offences Procedure Act.

Bylaw Officer (Please Print)	Badge No.
Cynthia Nippard	12188
Signature	

FOIP section 17(1)

<input type="radio"/> Received by (Please Print)	<input type="radio"/> Owner <input type="radio"/> Tenant <input type="radio"/> Other	<input type="radio"/> Accepted <input type="radio"/> Refused
<input checked="" type="radio"/> Left at Door		
<input type="radio"/> Mailed	Date July 16, 2024	



Regional Municipality of Wood Buffalo  
Bylaw Services  
9909 Franklin Avenue  
Fort McMurray, AB T9H 2K4  
780-743-7000



REGIONAL MUNICIPALITY  
OF WOOD BUFFALO

Exhibit 3

File #: RD 2024-000288

**WARNING OF BYLAW VIOLATION**

Issued To:	Name		
	Blake James Linnen		
	Address		
	FOIP section 17(1)		
	City	Province	Postal Code
	FOIP section 17(1)		

Location of Violation (Municipal Address or Legal Description):

148 Silica Place - Lot 20; Block 4; Plan 2625TR

Time Issued	12:16	<input type="radio"/> AM <input checked="" type="radio"/> PM	Date Issued	Year	Month	Day
				2024	July	15

Be advised that an inspection on July 14, 2024 disclosed a violation of Land Use Bylaw Bylaw No. 99/059 of the Regional Municipality of Wood Buffalo Section/Subsection(s) 50 (5). The details of the Violation are:

An accessory building shall be set back a Minimum of 1.0 m from the side and rear property lines.

Remove shed (accessory building) from m the side yard.

You are hereby requested to comply with the aforementioned bylaw by taking the appropriate action to eliminate the violation on or before July 25, 2024.

Contact the Municipal Law Enforcement Officer noted below to arrange for a compliance inspection on or before the above noted compliance date.

**Please Note**

Failure to comply with the requirements of the above noted bylaw by the compliance date stated within this notice may result in commencement of proceedings under the Municipal Government Act or Provincial Offences Procedure Act.

Bylaw Officer (Please Print)	Badge No.
Cynthia Nippard	12188
Signature	

<input type="radio"/> Received by (Please Print)	<input type="radio"/> Owner <input type="radio"/> Tenant <input type="radio"/> Other	<input type="radio"/> Accepted <input type="radio"/> Refused
<input checked="" type="radio"/> Left at Door		
<input type="radio"/> Mailed	Date July 16, 2024	



Regional Municipality of Wood Buffalo  
PLANNING AND DEVELOPMENT -

## Case Report

Reported By: NIPPARD, CYNTHIA

Incident Types Label	Offender	Incident Disposition
BYLAWS : LAND USE BYLAW : ACCESSORY BUILDING SHALL BE SETBACK A MINIMUM OF 1.0 M FROM THE SIDE AND REAR PROPERTY LINES IN A REAR YARD BYLAWS : COMMUNITY STANDARDS BYLAW : ALLOW A NUISANCE TO EXIST ON PRIVATE PROPERTY		
Report Disposition	Method of Reporting	
OPEN	PULSE LINE	
	Related Number:	
	2024-07-13-00312	
Incident Occurred Date	Incident Occurred End Date	Incident Discovered / Called In
2024/07/15 at 1702	2024/07/15 at 1702	2024/07/13 at 1616
Location	Specific Location	
RMWB : FORT MCMURRAY : THICKWOOD - WEST : SILICA PLACE	148 SILICA PL	
Team Lead On Duty	Complaint Advised?	
MURPHY, JULIE	YES	
Report Synopsis/Overview		

\*\*\* Dispatch Information \*\*\*

Dispatch Initial Call Type: OTHER LAND USE BYLAW

Officer Times (userid: dis/enr/arr/clr):

CYNTHIA NIPPARD (12188): 1615:57///1745:08

## Dispatch Notes:

7/13/2024 4:16:59 PM : O'DONNELL

PULSE Ticket #24-007676

Development Compliance and Enforcement - General Request

Blake Linnen

Cell Phone: FOIP section 17(1)

Home Phone:

Email: FOIP section 17(1)

Ticket Description: Neighbour (when facing their house, it is the house to the right) - green house) has built a wooden structure right against the shared fence, with the roof slant/drainage going into the callers yard. Would like to know if this is allowed, if there is a minimum distance a structure has to be from fencing.

Prepared By:

NIPPARD, CYNTHIA(12188)

Submitted Date

2024/08/09 0645

Signature

Reviewed By/Date



\*\*\* Dispatch Information End \*\*\*

List of supplemental reports

Follow Up PD2024-000288\_1

List of contacts in this report

LINNEN, BLAKECOMPLAINANTPD2024-000288

Contact # 1 (COMPLAINANT)

Full Name

BLAKE JAMES LINNEN

Drivers LicenseProvince of IssueEmail Address

FOIP section 17(1)AB

AgeDate of BirthGender

FOIP section 17(1)

HeightWeightEye ColorHair Color

FOIP section 17(1)

Notes:

RO DSNUTZ; R/O ZGL902 AB;

Addresses

Street Number	Street Direction	Street Name	Street Type	Apt./Suite
148		SILICA	PL	
City	Province	Postal Code	Country	Address Type
FORT MCMURRAY	AB	T9H2Z8		HOME

Phones :

(HOME) FOIP section 17(1)

Prepared By:Submitted Date

NIPPARD, CYNTHIA(12188)2024/08/09 0645

SignatureReviewed By/Date





Digital Media List

Digital Media # 1



Title

Description

Digital Media # 2



Title

Description

Digital Media # 3



Title

Description

Digital Media # 4



Title

Description

Digital Media # 5



Title

NOTICE

Description

Prepared By:

NIPPARD, CYNTHIA(12188)

Submitted Date

2024/08/09 0645

Signature

Reviewed By/Date



Digital Media # 6



Title

Description

Digital Media # 7



Title

Description

Digital Media # 8



Title

Description

Digital Media # 9



Title

Description

Digital Media # 10



Title

Description

Digital Media # 11



Title

Description

Prepared By:  
NIPPARD, CYNTHIA(12188)

Submitted Date  
2024/08/09 0645

Signature

Reviewed By/Date



Digital Media # 12



Title

Description

Digital Media # 13



Title

Description

Digital Media # 14



Title

Description

Digital Media # 15



Title

Description

Digital Media # 16



Title

Description

Digital Media # 17



Title

Description

Prepared By:

NIPPARD, CYNTHIA(12188)

Submitted Date

2024/08/09 0645

Signature

Reviewed By/Date



Digital Media # 18



Title

Description

Digital Media # 19



Title

Description

Digital Media # 20



Title

Description

Digital Media # 21



Title

Description

Digital Media # 22



Title

Description

Digital Media # 23



Title

Description

Prepared By:

NIPPARD, CYNTHIA(12188)

Submitted Date

2024/08/09 0645

Signature

Reviewed By/Date



Digital Media # 24



Title

Description

Narrative text

July 14, 2024

Mbr attended. Photos taken. Mbr spoke with both property owners regarding each one's issues.

July 15, 2024

Mbr delivered notices to both property owners.

July 15, 2024

mbr received a request to contact Blake, Property of 148 Silica Place. Blake felt that the fence is a shared fence, therefore both property owners should receive a notice. Mbr completed and delivered notice to 144 Silica Place regarding fence.

July 25, 2024

Remedial Order delivered in person, emailed and sent registered mail.

Prepared By:

NIPPARD, CYNTHIA(12188)

Submitted Date

2024/08/09 0645

Signature

Reviewed By/Date













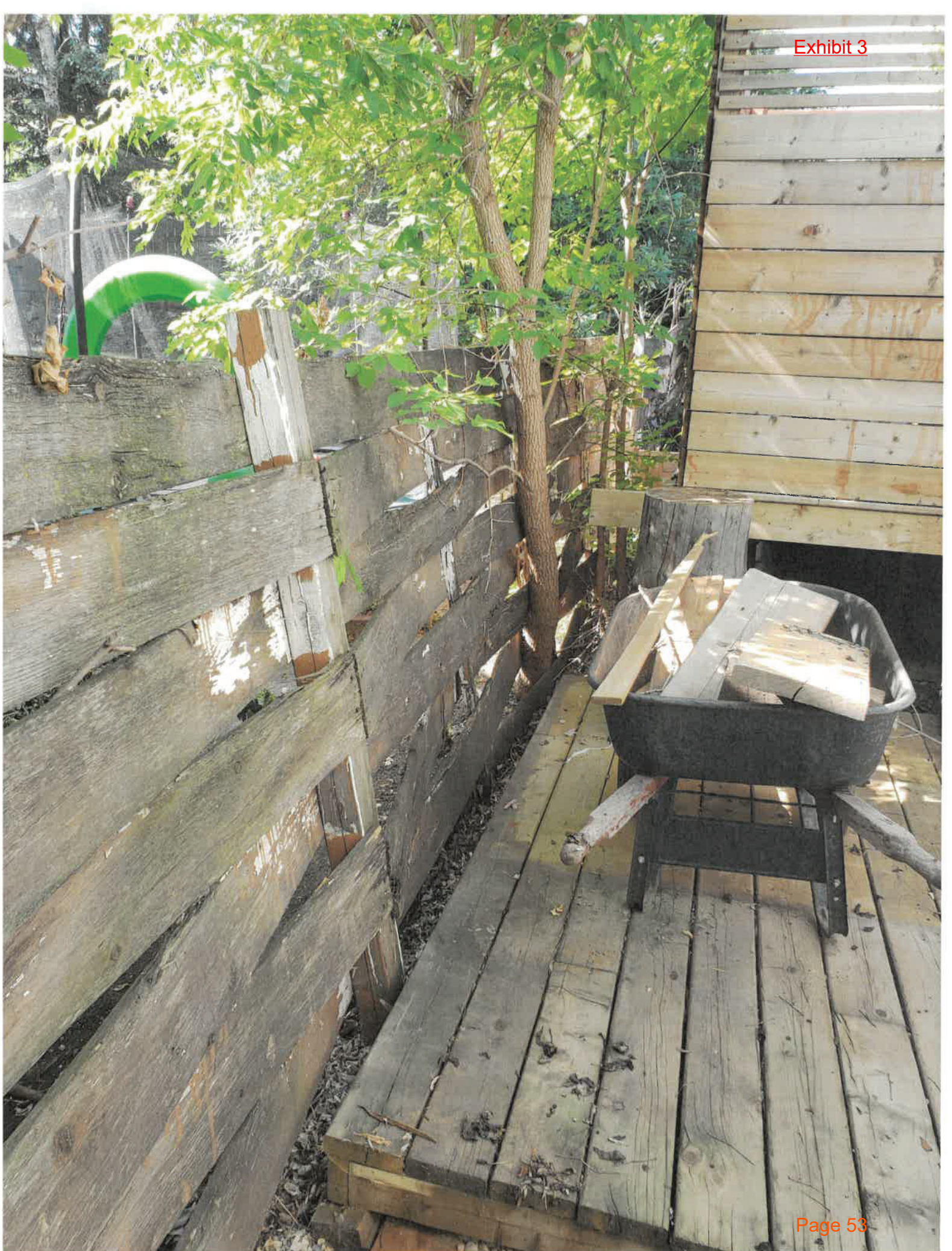








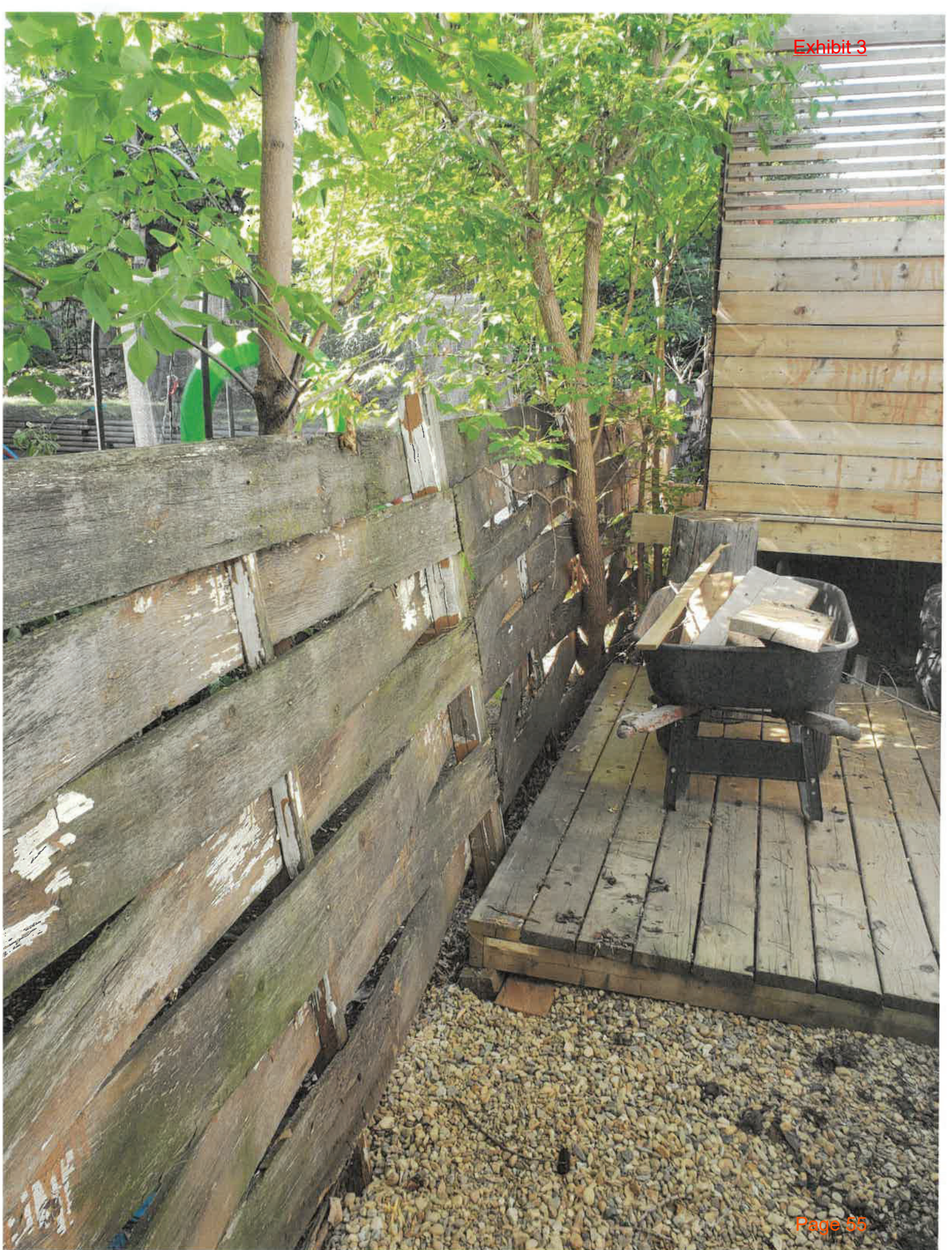




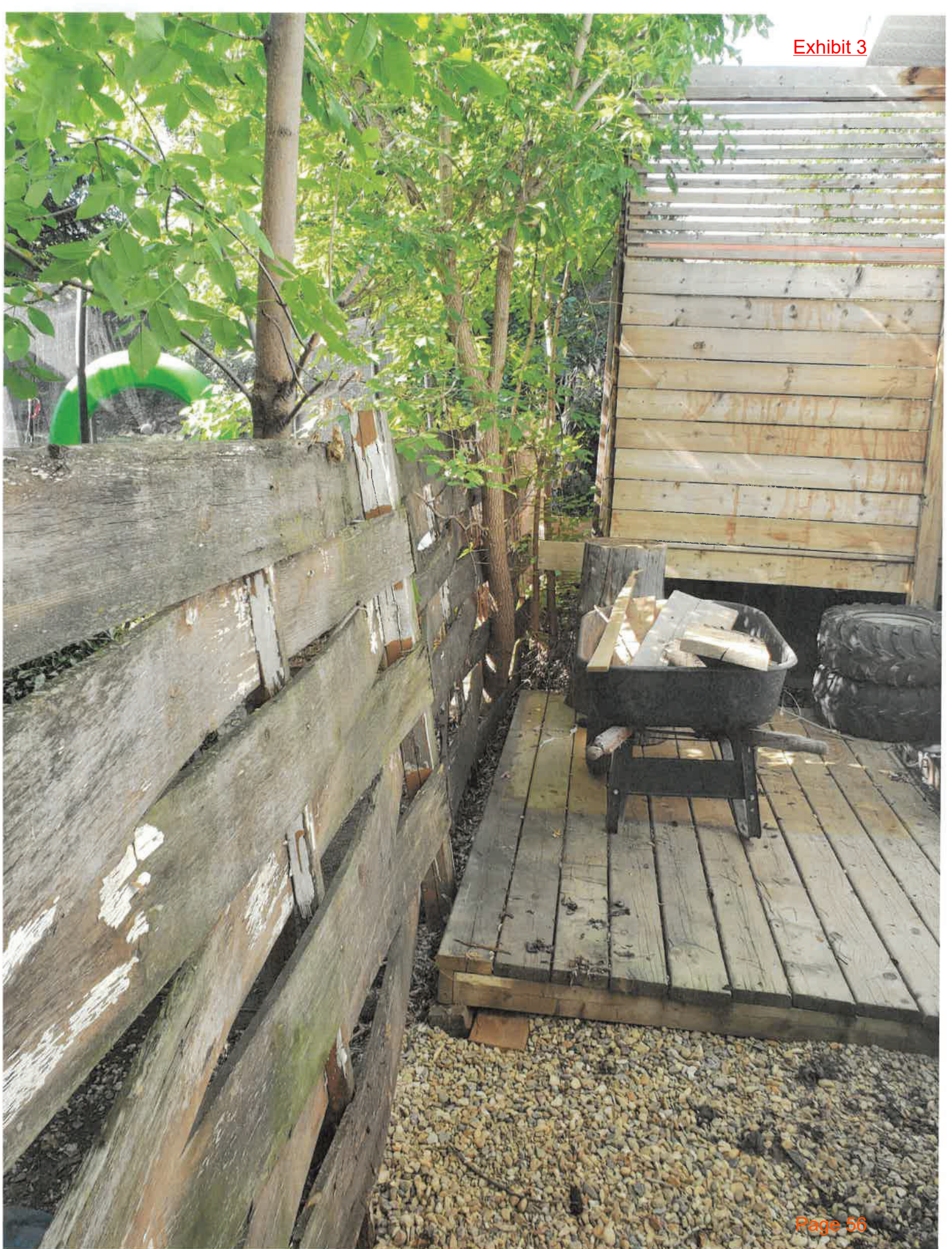












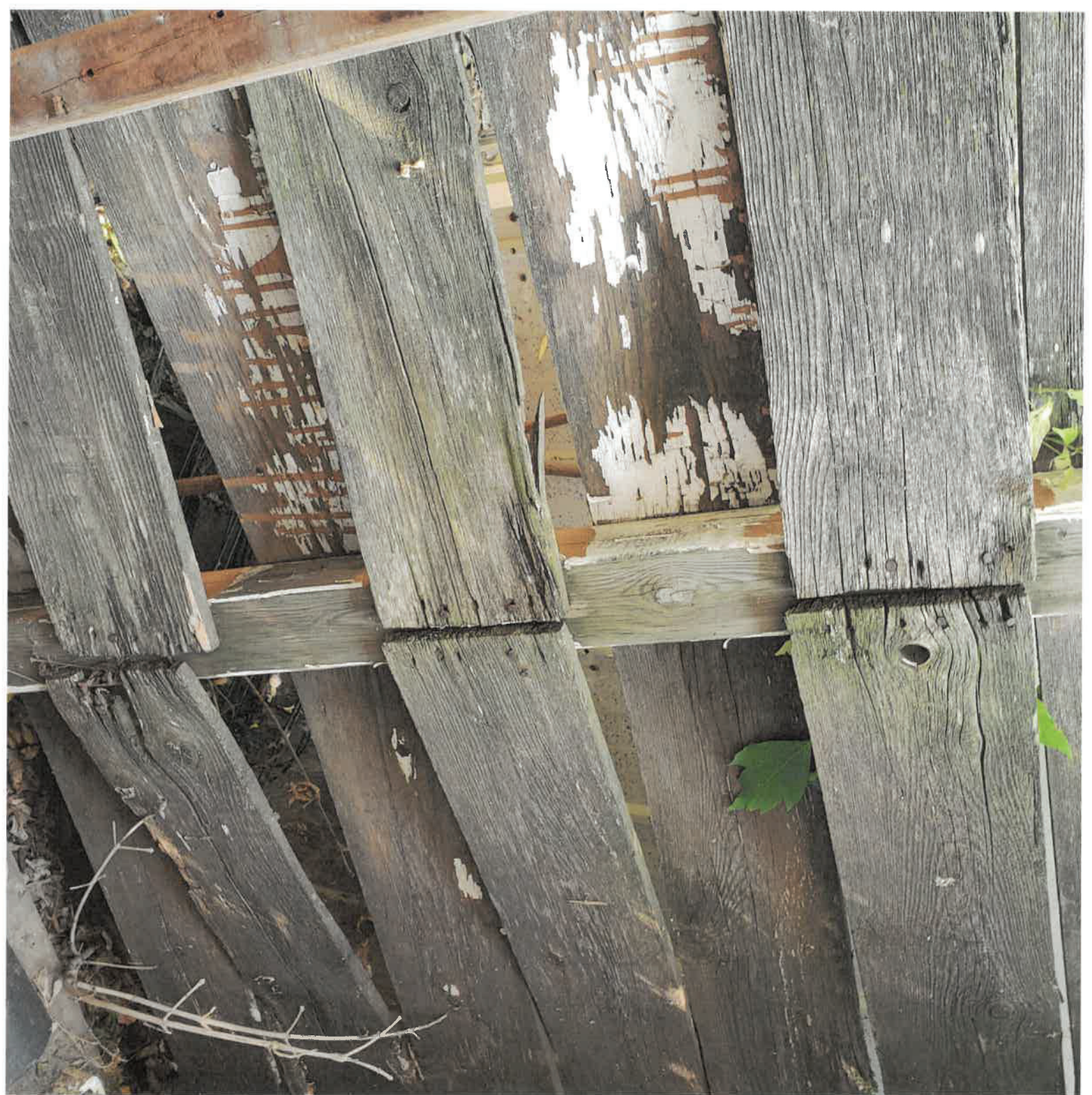
































In accordance with Regional Municipality of Wood Buffalo Community Standards Appeal Committee Bylaw 19/001, an appeal to the Community Standards Appeal Committee must be filed on the prescribed form.

### 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)

Blake Linnen

Agent Name (if applicable)

Contact Name (if different) and position held

Mailing Address

City/Town

Province

Postal Code

FOIP section 17(1)

Telephone Number (Daytime)

Alternate Telephone Number

Email Address

FOIP section 17(1)

### 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

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): The reason for the appeal is that the fence is still free standing. We will replace next spring when we can afford to. The fence is needed for my Autistic son and animals - (Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

August 3, 24

Date

FOIP section 17(1)

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.

FOIP section 17(1)

Signature of Registered Owner



My son is high support needs Non verbal Autistic. The fence is a safe guard for him to keep him in our back yard. He elops with out warning. With out a fence he will be put at risk. There is also the matter of my neighbors that is against the fence which is within the 1 meter encroachment of shared property line bylaw. I have had fence contractors give quotes and have seen the deck. They agree that the removal and erection of a fence would be difficult. I would like the remediation removed the fence can be replaced at a later date when I am financially able to. Due to the fact that I am a one income household of special needs children

Thank you

**FOIP section 17(1)**