

REPORT TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

v: 2022Mar25

Appeals Received: March 4, 2022	Development Permit: 532532-22-D0005 File: SDAB2022 – 03.04
Appellant: Frank Kalman represented by Stephen Wilton	Fee Paid: March 4, 2022
Development Authority: Darryl Drohomerski, C.E.T, CAO Antonia Knight; Development Officer in Training	Landowner: Peggie Ginger
Regarding a Decision of the Development Authority: Home Occupation – Permitted use Property: L. 12-14, B.1, P.4128EQ Date of Decision: February 11, 2022 End of Appeal Period Date: March 4, 2022	Land Use Designation: ND – Neighbourhood District
Hearing Date: Friday April 1, 2022 – 12:00pm	Location: ZOOM Online Platform + Live Stream

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Intermunicipal Subdivision and Development Appeal Board
Notice of Appeal

I/We hereby appeal the decision, order or permit issued by the Development Officer/Municipal Planning Commission with regards to:

Decision: Home Occupation Peggie's Feline Rescue

Order (dated): Feb 11, 2022 **Permit No.:** 532532-22-D0005

Proposed Development: Home Occupation

Peggie's Feline Rescue

446-2nd Ave East Coulee

P.412860. B. 1. L.12.

Reason for Appeal: We appeal this development decision because we believe a feline rescue operation is neither a discretionary or permitted use in a neighbourhood district, and therefore the development should never have been approved, conditionally or otherwise. In our verbal presentation we will be referring to the land use bylaw, the community standards bylaw, the responsible pet ownership bylaw and the municipal government act, all of which are mentioned in the notice of development approval. See the index and supporting documents on the following pages.

Name: Frank Kalman (DONNA)

documents on the following pages.

Address: 438-2nd Ave East Coulee **Email:** [REDACTED]

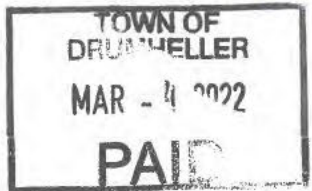
[REDACTED]

Signature: Frank Kalman

Fee Submitted: \$257.50

Date: MARCH 04/2022

Town of Drumheller
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PERMIT NO.: 532532-22-D0005

FILE NUMBER: T00005-22D

REASON FOR APPEAL

We appeal this development decision because we believe a feline rescue operation is neither a discretionary or permitted use in a neighbourhood district, and therefore the development should never have been approved, conditionally or otherwise. In our verbal presentation we will be referring to the land use bylaw, the community standards bylaw, the responsible pet ownership bylaw and the municipal government act, all of which are mentioned in the notice of development approval.

See the index and supporting documents on the following pages.

Frank Helman

MARCH 04 / 2022

INDEX OF SUPPORTING APPEAL DOCUMENTS

- 1. HISTORICAL CORRESPONDENCE BETWEEN CONCERNED CITIZENS OF EAST COULEE AND TOWN OF DRUMHELLER REGARDING THE DEVELOPMENT.**
- 2. LETTERS FROM INDIVIDUAL RESIDENTS SUPPORTING THE APPEAL OF THE DEVELOPMENT**
- 3. LETTER THAT WAS CIRCULATED AND READ BY RESIDENTS WITH SIGNATURES ALL IN SUPPORT OF APPEALING THE DEVELOPMENT, THIS WAS SENT TO THE TOWN OF DRUMHELLER**
- 4. PROFESSIONAL/TECHNICAL STUDIES AND INVESTIAGATIONS IDENTIFYING THE HEALTH RISKS POSED BY CATS TO HUMANS, PETS, WILDLIFE, AND WATER SOURCES**
- 5. SCREEN SHOTS FROM PEGGY'S FELINE RESCUE SOCIETY WEBSITE SUPPORTING THE CONCERNS AND RISKS OF FERAL AND STRAY CATS AS IDENTIFIED BY THE STUDIES IN #4 ABOVE**
- 6. NEWSPAPER POSTINGS FROM THE DRUMHELLER MAIL: MULTIPLE DIFFERENT NOTIFICATIONS TO RESIDENTS STATING THE DEVELOPMENT APPLICATION UNDER CONSIDERATION AND THE NOTICE OF THE APPROVAL AS PERMITTED USE. ATTACHED SEQUENCE OF RELATED EVENTS SHEET.**

**PROFESSIONAL/TECHNICAL STUDIES AND INVESTIGATIONS
IDENTIFYING THE HEALTH RISKS POSED BY CATS TO HUMANS, PETS,
WILDLIFE, AND WATER SOURCES**

Zoonoses Associated with Cats

This document provides information on various diseases that can be passed from cats to humans. Often these diseases do not make the animal appear sick but can cause serious illness in humans. Persons with specific medical conditions such as a chronic illness, immunodeficiency and pregnancy may be at higher risk of developing disease or complications from a zoonotic disease and should consult with their physician before working with animals. Additional information on zoonotic diseases can be found on the [Center for Disease Control and Prevention Website, *Healthy Pets, Healthy People*](#).

The zoonotic diseases associated with cats include rabies, capnocytophagosis, pasteurellosis, cat scratch disease, ringworm, sporothrichosis, tularemia, plague, Q fever, and external parasites, campylobacteriosis, salmonellosis, infections with pathogenic *E. coli*, cryptosporidiosis, giardiasis, toxoplasmosis, and MRSA.

Diseases associated with bites, scratches or direct contact:

Rabies is a fatal viral infection that can be transmitted by bites, scratches and mucus membrane exposure from an infected animal. Cats are the most frequently reported domestic animal diagnosed with rabies in North America. Free roaming outdoor cats may acquire rabies from bats, raccoons, skunks and other wildlife. Infected animals often exhibit neurological symptoms and unusual behavior before death. There is an effective vaccine available for people and most domestic animals including cats. Cats that have not been vaccinated for rabies and cats with undiagnosed neurological disease should be treated with caution to avoid bites and scratches. If a person is bitten or scratched by a suspect animal, they should report the incident and seek post-exposure rabies prophylaxis immediately from a medical professional. Persons who routinely work in high risk activities should be vaccinated against rabies.

Capnocytophaga canimorsus and *Pasteurella multocida* are bacteria commonly found in the mouths of healthy dogs and cats and can be transmitted to people by biting. People may develop a local bacterial infection, or life-threatening sepsis. People with pre-existing disease or immunodeficiency have a higher risk of complications and should consult with their personal physician.

Cat scratch disease caused by *Bartonella hensalae* is a bacterial infection that is transmitted by bites, scratches and flea bites. Young cats under a year of age are more likely to carry the disease and typically exhibit no symptoms. Infection in humans often presents as a pustule at the site of infection associated with swollen lymph nodes and a fever. Immunocompromised persons are at higher risk of developing severe disease and complications from cat scratch disease.

Dermatophytosis is a fungal skin infection commonly known as "ringworm" and is seen in both animals and people as scaly round areas of hair loss but can affect the nails as well. Transmission of ringworm is by direct skin-to-skin contact with an infected cat or from the environment. Young cats and kittens are more likely to carry the disease and infect people. *Sporothrix schenckii* is a yeast infection that causes skin nodules and ulcers in cats, dogs and horses. Transmission to people can occur with direct contact with lesions on infected cats or from the environment. Symptoms in people depend on the area affected by the fungus: skin (ulcers), disseminated (internal organs and bones), or pulmonary (cough, chest pain, difficulty breathing, fever). Persons should use gloves and handwashing when handling any animal with apparent skin disease.

Diseases associated with vectors or contaminated materials:

External parasites such as fleas, ticks, lice, and mites are occasionally transmitted by close contact with an infested cat or handling infested bedding. Animals and animal housing areas should be routinely treated for external parasites.

Free roaming cats and cats that hunt are at risk for developing tularemia and plague. Tularemia is a bacterial infection of wild rodents and rabbits that occasionally infects cats that hunt or drink contaminated water. People can be infected by contact with infected body fluids and tissues, ingestion and inhalation of contaminated water or materials and tick bites. Tularemia in humans initially presents as a fever, headache, swollen lymph nodes and possibly a rash. Plague caused by *Yersinia pestis* is endemic

in wild rodents in the Southwest. Cats acquire the infection by flea bites and hunting infected rodents. Cats may develop septicemic and pneumonic plague which can be transmitted to people by inhalation, contact with the mouth, tissues and body fluids of an infected cat as well as flea bites. Disease in people can be severe and requires prompt medical diagnosis and treatment. Symptoms can include high fever and chills, headache, malaise, and swollen lymph nodes. Plague is primarily found in the Southwestern United States and is unlikely to be diagnosed in cats in the Northwest.

Q fever caused by *Coxiella burnetii* can cause abortion & reproductive disease in pregnant cats. There is an especially high concentration at the time that an infected cat gives birth, so particular care needs to be used in handling newborn kittens, placental tissues, and other products of conception. These agents can be acquired by exposure to placental membranes and fetuses from infected cats and by aerosol. Immunocompromised persons are at higher risk of developing severe disease and complications from Q fever.

Salmonellosis, campylobacteriosis, cryptosporidiosis, giardiasis and infections with pathogenic *E. coli* are acquired by contact and accidental ingestion of fecal material from infected cats. Animals infected with these bacterial and protozoal diseases often have diarrhea, but some animals may show no symptoms of disease. Any animal with diarrhea should be suspect of having a zoonotic disease. Symptoms in people include diarrhea, vomiting, and abdominal cramps.

Toxoplasmosis is an intestinal protozoal infection in cats. Cats typically do not exhibit any disease symptoms but shed infectious oocysts in their feces. Humans are infected by accidental ingestion of oocysts in cat feces or ingestion of tissue cysts in undercooked meat. Toxoplasma infection during pregnancy can result in birth defects including mental retardation and blindness. Avoid direct contact with cat feces and urine and use gloves and handwashing to avoid accidental ingestion of animal waste.

Methicillin-resistant *Staphylococcus aureus* (MRSA) are bacteria that have acquired resistance to certain antibiotics. They can be found on the skin of healthy animals and people, where they can opportunistically cause infections. Cats normally do not have signs of disease, but they can have infections in the skin, and respiratory and urinary tracts. People can get infected after direct contact with animals carrying these bacteria. If people are not treated, the infection can progress to septicemia and affect other organs including the lungs.

Most importantly, familiarize yourself about the animals that you will be working with and the potential zoonotic diseases associated with each species. If at any time, you suspect that you have acquired a zoonotic disease, inform your supervisor and seek medical care.

If you have further questions call:

- Alan Ekstrand at (509) 335-7951; email: alan.ekstrand@wsu.edu
- Nina Woodford at (509) 335-6246; email: nwoodford@wsu.edu

***Prepared by Office of the Campus Veterinarian and the Office of Research Assurances
January 2021*

References

- Centers for Disease Control and Prevention. Healthy Pets, Healthy People. (<https://www.cdc.gov/healthypets/pets/cats.html>)

Infectious disease prevalence in a feral cat population on Prince Edward Island, Canada

[Vladimir Stojanovic](#) and [Peter Foley](#)

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Introduction

Feral cats can serve as a direct or indirect source of infectious diseases for outdoor pet cats. Feline hemotrophic mycoplasmas are red blood cell pathogens which can cause hemolytic anemia and severe clinical disease in affected cats (1). Three etiologic agents, collectively called hemoplasmas, have been identified: *Mycoplasma haemofelis*, *Candidatus Mycoplasma haemominutum*, and *Candidatus Mycoplasma turicensis* (2). *M. haemofelis* is associated with hemolytic anemia in cats (2,3). *M. haemominutum* is usually not associated with clinical disease and typically causes anemia in immuno-compromised cats (2-4). A recent case report from Europe identified *Candidatus Mycoplasma turicensis* as a potential cause of disease in an immuno-competent cat (2-4).

Toxoplasma gondii can cause clinical disease in cats and has zoonotic potential (5,6). Outdoor cats, due to increased chance for predatory behavior, are more likely to contract the pathogen and act as a significant source of the infection for humans (5). The most important sources for human *T. gondii* infection are contaminated inadequately cooked meat and vegetables, and close contact with cat

feces containing infectious *T. gondii* oocysts (5,6). Contaminated water was also recently recognized as a potential source for humans (5).

Bartonella spp. include many fastidious organisms which were recently recognized as emerging feline pathogens (7–11). Infection with these pathogens does not always result in clinical disease (9), but isolated reports described cats in which clinical disease resolved after diagnosis and treatment for *Bartonella* (9). Cat-to-cat transmission of *Bartonella henselae* usually occurs via fleas (*Ctenocephalides felis*) (7–11), while the mode of transmission for other feline *Bartonella* organisms is unknown. Cats are also frequently recognized as a primary reservoir for human infection (7–11). The most severe clinical signs are seen in immuno-compromised humans such as those with human immunodeficiency virus (HIV) infection (11).

Feline retroviruses [feline leukemia virus (FeLV) and feline immunodeficiency virus (FIV)] are widespread feline pathogens that can affect all cats; however, adult, outdoor male cats are at higher risk of contracting the pathogens (12). Retroviruses can be associated with clinical disease in affected cats and can also predispose the affected cats to other diseases including infectious diseases (3).

The goal of the current study was to determine the prevalence of *M. haemofelis*, *M. haemominutum*, *Bartonella* spp. and exposure to *T. gondii*, in a feral cat population on Prince Edward Island. Species of *Bartonella* included in the study were feline pathogens, *B. henselae* and *B. clarridgeiae*. The retroviral status of each cat, the presence of fleas, and the presence of *T. gondii* oocysts were also determined. Eggs or segments of other parasitic pathogens such as roundworms, hookworms, coccidia, and tapeworms discovered during fecal examination allowed determination of the prevalence of these parasites. The relationship between the infectious agents under investigation and age, sex, and flea infestation was also determined.

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Materials and methods

Feral cats presenting to the Atlantic Veterinary College (AVC) spay and neuter program were enrolled in the study. The feral cats were defined as free-roaming non-owned intact cats exhibiting feral temperament. The study design was approved by the Animal Care Committee of the Atlantic Veterinary College (AVC), University of Prince Edward Island. Cats were humanely trapped the night before presentation to the AVC. Data collection occurred between March and September of 2009.

For each cat, body weight, approximate age, gender, and assigned feral cat colony number were recorded. Cats were classified as either adult or juvenile based on weight and appearance of the teeth. Cats that weighed less than 2 kg and had deciduous teeth were classified as juveniles; all others were classified as adults. Ninety-six cats were enrolled in the study. All cats underwent general anesthesia, at which time venipuncture was performed and a 3-mL blood sample was obtained. A 1.5 mL volume of blood was placed into a potassium EDTA tube. The other 1.5 mL was placed into a glass tube without additives, allowed to clot, then centrifuged for 10 min at 4000 × g; serum was harvested. A small amount of blood from the potassium EDTA tube was used for a point of care enzyme-linked immunoabsorbent assay (ELISA) for the detection of FIV antibodies and FeLV p27 antigen (SNAP Combo; IDEXX, Westbrook, Maine, USA) to determine the retroviral status of each cat. The manufacturer reports sensitivity for FeLV antigen and FIV antibody detection of 97.6% and 100%, respectively, and specificities of 99.1% and 99.5%, respectively (Package insert, SNAP Combo, IDEXX). Retrovirus-negative cats were spayed or castrated; retrovirus-positive cats were humanely euthanized after being checked for fleas and after a stool sample was obtained.

The rest of the blood sample was stored at 4°C overnight. The whole blood was sent to a commercial laboratory (Diagnostic Center for Population and Animal Health, Michigan State University, Lansing, Michigan, USA) for polymerase chain reaction (PCR) detection of *Bartonella* spp., *M. haemofelis*, and *M. haemominutum*. Sensitivity and specificity of these PCR assays were not established at this time;

however, any positive results were confirmed by an additional PCR assay (Steve Bolin, Diagnostic Center for Population and Animal Health-Michigan State University, Lansing, Michigan, USA, personal communication, 2010). Serum samples from each cat were submitted to the AVC diagnostic laboratory to determine the presence of *T. gondii* IgG antibodies. A serum agglutination test (Toxotest-MT "EIKEN", San Diego, California, USA) was used, and an antibody titer of greater than 1:64 was deemed positive. Sensitivity and specificity of this test was previously reported elsewhere (13). A fecal sample, if available, was obtained digitally from the rectum. Stool samples were placed into sterile containers and stored at 4°C overnight. Stool analysis was performed 2 d later. Each cat was combed with 3 strokes (1 over dorsum and 2 over lateral sides) using a standard flea comb. A sheet of white paper was placed under each cat during combing in order to aid in detection of flea or flea dirt. Any cat that had flea dirt or fleas was classified as positive for fleas.

Fecal analysis was performed by the AVC diagnostic laboratory using a zinc sulfate fecal floatation technique. Samples were positive if eggs or segments of gastrointestinal parasites were visualized, or if *T. gondii* oocysts were present. The detection limit of fecal floatation for *T. gondii* oocysts was previously reported to be 250 oocysts/g of feces (14). Identification of gastrointestinal parasites based on findings of fecal floatation was performed.

After completion of the surgical procedure, each cat was vaccinated against feline viral rhinotracheitis, calicivirus, panleukopenia, and rabies virus. Each cat was permanently identified with a tattoo in the left pinna. After complete recovery from anesthesia each cat was released back into the area where it had been trapped.

Statistical analysis

Study population size was established to achieve a 95% confidence interval (95% CI) and 8% margin of error. Categorical data were analyzed by using a chi-squared or Fisher's exact test. The level of significance was established at $P < 0.05$. Commercially available software (Minitab 15-MINITAB; State College, Pennsylvania, USA) was used for data analysis.

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Results

Ninety-six feral cats trapped on Prince Edward Island were enrolled in the study. There were 39 females and 57 males (40.6% and 59.4%, respectively). Twenty-two cats were classified as juveniles (22.9%) and 74 cats were classified as adults (77.1%). The mean weight of juvenile cats was 1.3 kg (range: 0.6 to 1.8 kg), while the mean weight for adult cats was 3.7 kg (range: 2 to 6.2 kg). Three cats (3.1%) were positive for FeLV, while 5 cats (5.2%) were positive for FIV. One cat was positive for both FIV and FeLV (~1%). Twenty-eight cats (29.8%) had a positive titer for *T. gondii*, and data were missing for 2 cats. Three cats were positive for *M. haemofelis* (3.1%), 8 cats were positive for "*Ca* Mycoplasma haemominutum" (8.4%), and data were missing for 1 cat. Two cats (2.1%) were positive for *Bartonella* spp., while data were missing for 1 cat. Fecal samples were available for 78 cats and only 1 sample (1.3%) contained *T. gondii* oocysts. The cat shedding *T. gondii* oocysts had a serum *T. gondii* titer of 1:256. *Toxocara cati* eggs were found in 27 fecal samples (34%), while 11 cats were positive for *Cystoisospora felis* oocysts (14%). *Taenia* spp. segments were identified in 12 fecal samples (15%). No intestinal hookworms (*Ancylostoma* spp.) were detected. Nine cats had fleas or flea dirt (9.6%) at the time of examination.

"*Ca* Mycoplasma haemominutum"-positive cats were significantly more likely ($P = 0.01$) to be concurrently retrovirus-positive (FIV or FeLV) than were "*Ca* Mycoplasma haemominutum"-negative cats (3/8 and 4/87 respectively). Three out of 11 *Mycoplasma*-positive cats were also retrovirus positive. Gender played a significant role in hemoplasma infection as all the cats positive for *M. haemofelis* or "*Ca* Mycoplasma haemominutum" were male ($P = 0.002$). Although only 1 cat positive for retroviral infection was female, statistical significance for gender predisposition was not seen for retroviral

infection ($P = 0.23$). There was no gender predisposition for *T. gondii* ($P = 0.5$) and *Bartonella* spp. infection ($P = 0.5$). No significance was reached when comparing *T. gondii* and retroviral positive cats ($P = 0.6$). Shedding of the *T. gondii* oocysts was detected in only 1 serologically positive cat. The age of the cats did not play a significant role in retroviral ($P = 0.34$), hemoplasma ($P = 0.44$), *Bartonella* spp. ($P = 1$), and *T. gondii* ($P = 0.06$) infections. None of the cats positive for *Bartonella* spp. were positive for a retrovirus, hemoplasma, or fleas. There was no statistically significant correlation between flea infestation and concurrent *T. gondii* ($P = 1$) serological positivity.

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DISCUSSION

This study investigated the prevalence of selected infectious diseases in a feral cat population in Prince Edward Island ([Table 1](#)). All investigated pathogens were present in the study population. “*Ca. Mycoplasma haemominutum*” was the most prevalent hemoplasma which is contrary to the results of a study investigating stray cats from Ontario ([15](#)), but in agreement with studies from the United States investigating prevalence of hemoplasma in blood submitted from unknown cats to a diagnostic laboratory and from a feral cat population ([2,16](#)). There were no cats positive for both hemoplasmas. Cats infected with “*Ca. Mycoplasma haemominutum*” were at increased risk for retroviral (FIV or FeLV) infection. The same was true when hemoplasma positive cats were compared with the retroviral positive cats. This finding was consistent with previous reports suggesting that hemoplasma positive cats are at increased risk for concurrent retroviral infection ([2,17,18](#)).

Table 1

Feline infectious disease prevalence in a population of feral cats on Prince Edward Island

	FeLV	FIV	<i>T. gondii</i>	MHA	MHM	BAR	<i>T. gondii</i> oocyst	Fleas	<i>Taeniasp.</i>	<i>T. cati</i>	<i>C. felis</i>
Positive (%)	3 (3.1)	5 (5.2)	28 (29.8)	3 (3.1)	8 (8.4)	2 (2.1)	1 (1.3)	8 (9.6)	12 (15)	27 (34)	11 (14)
Negative	93	91	66	92	87	93	77	87	66	51	67
N	96	96	94	95	95	95	78	96	78	78	78
			2*	1*	1*	1*	18*		18*	18*	18*

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FeLV — Feline leukemia virus, FIV — Feline Immunodeficiency Virus, MHA — *Mycoplasma haemofelis*, MHM — *Candidatus Mycoplasma haemominutum*, BAR — *Bartonella* sp., T. cati — *Toxocara cati*, C. felis — *Cystoisospora felis*. *Information missing, N — Total number of cases investigated, T. gondii — IgG serology.

Gender played a significant role in hemoplasma infection, as all hemoplasma positive cats were males. This was statistically significant in spite of the study population being slightly biased towards males. This finding is in agreement with previous studies on cats with hemoplasma (2,16). These results cannot be easily explained as the precise mode of transmission of feline hemoplasmas has yet to be determined (19). Fleas, as vectors of transmission, have been suggested in the past; however, hemoplasmas have been found in cats living in areas with low flea prevalence (19). Also, when 6 naïve cats were exposed to hemoplasma-containing fleas, only 1 cat contracted the disease (19). In addition, none of the hemoplasma-positive cats in this study were positive for fleas at the time of sampling. One possible explanation is that male cats are more likely to engage in roaming and fighting behavior which may increase their chance of contracting the disease. This is especially true if a direct mode of transmission is possible.

Although close to 30% of the cats were positive for *T. gondii* on serology, only 1 cat was shedding *T. gondii* oocysts in the feces. This finding is in agreement with a previous study of environmental burden of *T. gondii* oocysts in cats' feces, showing oocyst shedding in 0.9% of the cats (5). The high prevalence of positive *T. gondii* titers most likely indicated a latent infection or previous exposure and not necessarily clinical disease which is usually seen in retroviral-positive cats or those cats treated with immunosuppressive medications (6). This high prevalence is in agreement with previous prevalence studies from Grenada and California (20,21), but lower prevalence was seen in this study when compared to studies from North Carolina (22). Three cats positive for *T. gondii* antibodies were juvenile, raising a question of possible maternal antibody detection rather than exposure to the pathogen. Based on the findings of this study, feral cats did not seem to pose a great zoonotic risk for *T. gondii*. However, it must be emphasized that cats with latent infection can, in times of stress, start shedding the oocysts in the feces again (5,6). *Toxoplasma gondii* infection in humans can cause serious disease; therefore, the zoonotic potential of any feral cat should not be underestimated. In addition, cats seem to pose a considerable zoonotic risk with respect to the shedding of other intestinal parasites in their feces. Most of the fecal samples showed evidence of at least 1 intestinal parasite, while many samples contained evidence of multiple intestinal parasites.

Bartonella spp. (*B. henselae* and *B. clarridgeiae*) had a much lower prevalence in this population of cats compared with previously reported prevalence rates (16,20–23). This discrepancy in the findings may be due to the different study populations, the confined space of Prince Edward Island, and its harsh winter climate. Most studies that reported higher prevalence of *Bartonella* spp. came from tropical or much warmer climates (16,20,21,23). None of the *Bartonella* spp. positive cats were positive for other investigated pathogens. These results may suggest that *Bartonella* spp. are not associated with any other feline infectious pathogens investigated in this study, but the small number of positive cats precludes any definitive conclusion. Fleas, one of the vectors of this pathogen, were found in 9.6% of cats but the cats positive for *Bartonella* spp. did not have a concurrent flea infestation. This suggests that *Bartonella* spp. positive cats potentially had fleas sometime in the past or that they were exposed to *Bartonella* spp. via other means. A larger study population is required to determine the possible correlation between flea infestation and *Bartonella* spp. infection, due to the low prevalence of the pathogen in this feral cat population on Prince Edward Island.

The estimated age of the cats did not correlate with the prevalence of the infectious diseases. This finding is most likely influenced by the small sample size. The prevalence of retroviral infection was 7.3%, with only 1 cat being positive for both FIV and FeLV. This study showed a decline in the prevalence of retrovirus-positive feral cats when compared with the previously reported retrovirus prevalence in feral cats (12.4%) on Prince Edward Island (24).

Gender did not correlate with the prevalence of retroviral and *T. gondii* infections. The relatively low prevalence of retroviruses in this feral cat population, and a relatively small number of investigated cats most likely underpowered the study with respect to the gender differences for these pathogens.

The results of this study are in agreement with those of most previous studies investigating infectious diseases in cats (2,5,15,18). In addition, we found a low prevalence of *Bartonella* spp. and a higher prevalence of "*Ca. Mycoplasma haemominutum*" than of *M. haemofelis*. The clinical significance of this finding is unknown as feral cats rather than owned cats were investigated. More focused studies, investigating larger number of cats, and determining the clinical and hematological status of each cat would be needed to determine the significance of these pathogens. Analysis of fleas for the presence of *Bartonella* spp. and hemoplasmas would determine their importance as vectors of these infections. Since a direct mode of hemoplasma transmission may be possible, analyzing other body fluids such as saliva may shed more light on the mode of transmission of these pathogens.

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Acknowledgments

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Footnotes

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How Ammonia from Cat Urine and Feces Can Affect Your Health:

Feb 17, 2021

Exposure to cat urine and feces are some of the most dangerous bio-hazard situations that a homeowner can face. Cleaning these liquids can be as essential and as complicated as cleaning blood. A broad range of health hazards occur when homeowners ignore pet urine and feces cleanup. The general health of the inhabitants of a home may worsen causing infections, illnesses, and mortality in serious instances.

Hazards Associated with Cat Urine and Feces:

Cat urine and feces are definitely dangerous for you. Cat feces can trigger a severe human disease called toxoplasmosis. In the first several weeks, exposure to the parasite referred as Toxoplasma Gondii can trigger flu-like signs. Once the parasite grows, a range of other neurological diseases, damaging consequences such as brain inflammation, and effects on the heart, liver, eyes and ears may also occur.

Another disease that you can suffer from after exposure to cat urine or feces is called Cryptosporidiosis. This causes diarrhea, vomiting, fever, and a host of other problems. Like toxoplasmosis, cryptosporidiosis can influence both cats and humans. Cryptosporidiosis, like most zoonotic diseases, has the greatest effect on those with poor immune health.

Urine of all species includes unhealthy quantities of ammonia. While ammonia is discovered in different cleaning agents and industrial products, the emission is generally of a regulated type. For several days, litter boxes that are open and soiled with cat urine may generate a mild health concern. Exposure to large quantities of extremely focused quantities of ammonia in urine, particularly in cat urine, may trigger respiratory diseases as well as inflammation of the skin and eyes.

As the urine evaporates in its gaseous state, water is dispelled. As a result, the air can be contaminated by toxic fumes which can cause a number of problems to one's airways.

Exposure to Animal Feces and Human Health: A Systematic Review and Proposed Research Priorities

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Supporting Information

ABSTRACT: Humans can be exposed to pathogens from poorly managed animal feces, particularly in communities where animals live in close proximity to humans. This systematic review of peer-reviewed and gray literature examines the human health impacts of exposure to poorly managed animal feces transmitted via water, sanitation, and hygiene (WASH)-related pathways in low- and middle-income countries, where household livestock, small-scale animal operations, and free-roaming animals are common. We identify routes of contamination by animal feces, control measures to reduce human exposure, and propose research priorities for further inquiry. Exposure to animal feces has been associated with diarrhea, soil-transmitted helminth infection, trachoma, environmental enteric dysfunction, and growth faltering. Few studies have evaluated control measures, but interventions include reducing cohabitation with animals, provision of animal feces scoops, controlling animal movement, creating safe child spaces, improving veterinary care, and hygiene promotion. Future research should evaluate: behaviors related to points of contact with animal feces; animal fecal contamination of food; cultural behaviors of animal fecal management; acute and chronic health risks associated with exposure to animal feces; and factors influencing concentrations and shedding rates of pathogens originating from animal feces.



INTRODUCTION

Nearly two-thirds of human pathogens and three-quarters of emerging pathogens are zoonotic in origin.^{1,2} While research has focused on zoonotic transmission of respiratory and vector-borne pathogens, such as Ebola and West Nile Virus, less attention has been given to pathogens found in animal feces that are transmitted via water, sanitation, and/or hygiene (WASH)-related pathways, as illustrated by the classic “F-diagram” (Figure 1).³ According to the Food and Agricultural Organization (FAO), “domestic animals such as poultry, cattle, sheep, and pigs generate 85% of the world’s animal faecal waste, proportionally a far greater amount than the contribution by the human population”; the fecal production rate can total to 2.62×10^{13} kg/year.⁴ Insufficient separation of animal feces from human domestic environments, common in low-income countries, can lead to fecal-oral transmission of zoonotic pathogens through direct contact with humans and/or fecal contamination of fingers, food, and water sources.

Several pathogens of zoonotic origin are associated with acute gastrointestinal symptoms that can arise from contact with animal feces.⁵ Children may experience long-term growth shortfalls after exposure to these pathogens, and pregnant women and the immunocompromised may also experience severe and/or long-term adverse health effects after infection with pathogens carried in animal feces.^{6–9} Approximately one-third of deaths among children under five years due to diarrhea in the Global Burden of Disease 2015 report are attributed to pathogens that can be found in animal feces.¹⁰ While some studies seek to identify a relationship between animal contact

and diarrhea, not all etiologies of diarrhea are transmitted through animal feces. While many important viral enteropathogens (e.g., rotavirus) have limited zoonotic transmission, animal feces may play an important role in the transmission of some important etiologies of childhood diarrhea, such as *Cryptosporidium*, which substantially contributes to the childhood burden of diarrheal disease and has been associated with severe acute and long-term clinical manifestations, including child growth faltering.¹¹ Unlike rotavirus, there is currently no vaccine for *Cryptosporidium* and treatment options are limited and often unavailable in developing countries. Thus, preventive measures for such zoonotic pathogens are important for reducing disease burden. Though the total contribution of zoonotic transmission is unknown, it may be substantial, and it may vary by the virulence and animal host(s) of the specific etiologic agent, geographic and cultural context, and environmental conditions.¹²

Recent reviews, predominantly using observational data, suggest that improved WASH conditions are associated with better children’s health outcomes.^{13–15} Yet randomized controlled trials in low-income rural settings have demonstrated mixed effects of such interventions on diarrhea, soil-transmitted helminth (STH) infection, trachoma, and stunting.^{16–23} Even comprehensive WASH interventions may be insufficient to

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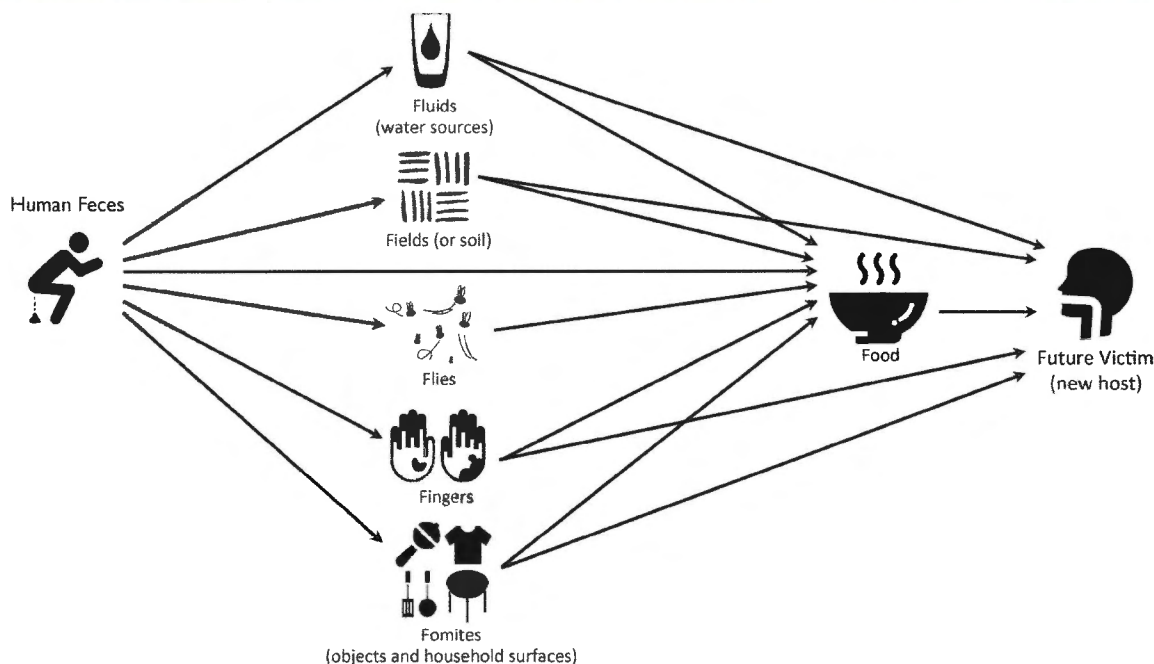


Figure 1. Traditional F-Diagram showing potential fecal-oral transmission pathways. Adapted from Wagner, E.; Lanoix, J., *Excreta disposal for rural areas and small communities. Monograph Series World Health Organization. 1958, 39, 182. Copyright 1958, World Health Organization.*

prevent growth faltering in rural settings.²⁴ One possible reason for the lack of health effects is suboptimal program fidelity and adherence, yielding less than universal coverage and use.²⁵ An alternative explanation is that because sanitation interventions have focused primarily on containment of *human* excrement, the lack of evidence for health effects in large intervention trials could be due to persistent exposure to fecal pathogens of *animal* origin among the study populations.^{5,26,27} A recent systematic review and meta-analysis noted that domestic poultry and livestock exposure are associated with diarrheal illness in humans;⁵ we expand on this review by exploring the risk of animal exposure on diarrhea, child growth outcomes, environmental enteric dysfunction (EED), pathogenic infection, trachoma, and STH infection.

Human exposure to animal feces is more common in developing countries where domestic animals and their animal feces may not be properly contained or separated from domestic environments. Though children and adults in high-income countries (HIC) can also be exposed to animals and/or their feces, potentially causing bacterial, helminth, and/or protozoan infections,^{28–33} the risk may be greater in low- and middle-income countries (LMIC), where domestic animal ownership and middle- and small-scale animal production is more common in both rural and urban households³⁴ compared to households in HIC.

The primary objective of this systematic review was to examine what is known about human health impacts of exposure to poorly managed animal feces transmitted via WASH-related pathways in LMIC. We identified and synthesized existing literature to assess the extent to which exposure to poorly managed animal feces could affect health outcomes in humans. We modified the traditional “F-diagram” to focus on animal feces exposure in households and small-scale animal operations, in households with pets, and in communities with synanthropic rodents; through this lens we propose research priorities to better understand human exposure to

poorly managed animal feces. We identified interventions that have been used to control human exposure to animal feces and summarized what is known about their effectiveness in reducing the presence of animal feces in the environment, preventing human exposure to animal feces, and/or limiting negative human health outcomes. Based on this review, we identified a set of priority research areas to improve our understanding of the human health burden associated with exposure to animal feces, with the ultimate goal of identifying potential control measures to reduce this burden in LMIC.

■ MATERIALS AND METHODS

Search Strategy. To assess the impacts of animal feces on human health, we searched for papers with terms for “animals, feces, exposure, and humans” (Supporting Information (SI) 1, p. 2). The search was limited to English- and Spanish-language studies and included papers published before October 3, 2016. We searched in the following databases: PubMed, Web of Science, Cochrane Library, EMBASE, and CAB Direct. We also included a partial search of the Environmental Sciences and Pollution Management (ESPM) database, but due to host database server challenges at the time of the search, 26% of full search results from this database could not be downloaded. We conducted a search of gray literature in International Food Policy Research Institute (IFPRI), Consultative Group on International Agricultural Research (CGIAR), International Livestock Research Institute (ILRI), Food and Agriculture Organization of the United Nations (FAO), U.S. Centers for Disease Control and Prevention (CDC), and the World Health Organization (WHO). We also included papers from personal libraries and literature collections, including a limited number of highly relevant studies that were published between October 2016 and September 2017. We included experimental and observational study designs. All study settings and populations were eligible for inclusion.

Selection of Studies. Search results were cataloged and organized in EndNote X7 (Clarivate Analytics, Boston, MA). Four researchers (GP, JS, LM, BW) examined every publication's title and abstract to assess if the publication met one or more of the following inclusion criteria: (a) human exposure to poorly managed animal feces; (b) negative human health outcomes from exposure to animal feces (e.g., diarrhea, gastroenteritis, EED, trachoma, STH infections, child growth (anthropometric) outcomes, and infection by zoonotic pathogens); and (c) animal feces contamination of the environment (e.g., water or fields). First, the four researchers all independently reviewed an initial 150 publications to ensure consistency among the study team when determining if papers met the above inclusion criteria. Afterward, the remaining search results were divided equally among the four researchers who independently reviewed the title and abstract of their designated search results. We define poorly managed feces as animal feces that are not contained or separated from human domestic and public environments. We define exposure to animal feces as behaviors related to handling animal feces (e.g., spreading manure on fields or removing domesticated cat feces from litter) and human activity conducted in close proximity to animals and their feces (e.g., children playing on the ground where chickens also roam). While identifying publications that met the inclusion criteria, we simultaneously identified papers that discussed animal husbandry practices and animal feces/manure management, and we identified papers that discussed control measures for reducing human exposure to animal waste. If researchers were unable to make a decision about including or excluding a publication during the title and abstract review process, the publication's features were discussed among the four researchers and a decision was made.

We excluded publications that discussed one or more of the following: no exposure to animals or animal feces, exposure to animal or animal feces in occupational or industrial settings (e.g., commercial farms), exposure to animal urine, animal health outcomes, human respiratory health outcomes, and diseases related to exposure to insect feces (e.g., Chagas Disease). We excluded papers from HIC because piped sanitation and piped water infrastructure are prevalent, and we wanted to explore how humans are exposed to animal feces in LMIC where sanitation and water infrastructure may be limited or nonexistent.

Two researchers (GP, JS) reviewed the full-text of publications that met the inclusion criteria to confirm the publication met the inclusion criteria as well as one of the following: (a) risk factors, such as exposure to or contact with animals or animal feces, associated with zoonotic infection; (b) animal husbandry practices/behaviors and information about animal feces management; or (c) control measures or interventions aimed at reducing human exposure to animal waste. Other areas of potential interest that were beyond the scope of this review include papers that focused on the epidemiology and etiology, antibiotic resistance, or animal shedding of zoonotic fecal pathogens. No publications from the gray literature met our inclusion criteria for this review.

Data Extraction and Synthesis. Data from papers deemed to meet the inclusion criteria were extracted into a prepiloted extraction form, which included research objectives, key findings, descriptions of study populations, descriptions of health outcomes, and descriptions of exposures to animals and/or their feces (SI Table S1). During synthesis, data were classified by health outcomes, pathogens of concern, exposures

to common domestic animals, and regions in which the studies were conducted. Health outcomes, such as diarrhea and trachoma, were assessed by individual studies in a variety of methods including recall, health professional diagnosis, and/or testing. Publications that discussed control measures to remove or reduce the presence of animal feces were identified and classified according to control approach. We did not conduct a meta-analysis or a risk of bias assessment because of the heterogeneity of methods, exposures, and outcomes used across the studies included in the review. We conducted the systematic review according to the evidence-based minimum requirements identified by the Preferred Reporting Items for Systematic Reviews and Meta-Analyses (PRISMA) checklist (SI Table S2).³⁵

RESULTS & DISCUSSION

Our search yielded 12 425 unique results, of which the full texts of 329 articles were reviewed. A total of 62 publications met the inclusion criteria (SI Figure S1). Characteristics of publications included in this review are summarized in Table 1 (regions, health outcomes, and animals) and Table 2 (pathogens).

Most of the studies we identified for this review were cross-sectional studies ($n = 42$); other study designs included case-control ($n = 3$), experimental and quasi-experimental ($n = 2$), longitudinal ($n = 2$), cohort ($n = 4$), and qualitative studies ($n = 1$). The remaining publications, reported on secondary data analyses ($n = 1$), a conceptual model ($n = 1$), or systematic review/meta-analysis ($n = 1$). Study populations included children, adults, animals, and environmental samples (e.g. stool, blood, water). Most of the studies were conducted in Asia ($n = 30$), but this review also includes studies conducted in Africa ($n = 20$), South America ($n = 12$), and Oceania ($n = 1$) as well; one literature review included papers from around the globe. Relevant characteristics of the publications included in this review are presented in SI Table S3.

IMPACT OF EXPOSURE TO ANIMALS AND/OR ANIMAL FECES ON HUMAN HEALTH

Most studies assessed exposure to animal feces based on contact with or presence of animals in the environment. Few ($n = 9$) measured direct human contact with animal feces per se. We illustrate the role of exposure to animal feces and/or contact with or presence of animals and its impact on WASH-related health outcomes in Figure 2. Below we synthesize findings for each of the health outcomes considered, including diarrhea, child growth, EED, pathogen isolation in human stool (bacterial, protozoan, microsporidian, viral), trachoma, and STH infections.

Diarrhea. Heterogeneous effects of exposure to animals and animal feces on human diarrheal illness were observed among the 18 studies examining diarrhea in this review. A systematic review and meta-analysis found consistent evidence of a positive association between domestic poultry and livestock exposure and diarrheal illness.⁵ Animals housed in living quarters increased the risk of diarrhea and/or infection by enteric pathogens in several studies and increased the risk of longer durations of diarrhea.^{36–41} Living with chickens infected by zoonotic enteric pathogens increased the risk of diarrhea among children in Lima, Peru.³⁹

No associations were found between the presence of animals or animal feces and diarrhea or enteric infection in urban Accra, Ghana and rural Odisha, India.^{42,43} An assessment of

Table 1. Summary of Characteristics of Studies ($n = 62$)^a Included in Review of Potential Health Impacts from Exposure to Animal Feces

Region	n (%)
Africa	
North Africa	1 (2%)
Sub-Saharan Africa	19 (31%)
Asia	
Middle East	1 (2%)
South Asia	19 (31%)
Southeast Asia	9 (15%)
East Asia	1 (2%)
South America	12 (19%)
Oceania	1 (2%)
Global	1 (2%)
Health Outcomes	n (%)
Diarrhea	18 (29%)
Environmental Enteric Dysfunction	2 (3%)
Helminth Seropositivity	5 (8%)
Mortality	1 (2%)
Nutrition and Growth Outcomes	8 (13%)
Pathogens Found in Stool	17 (27%)
Trachoma	3 (5%)
Hookworm-Related Cutaneous Larva Migrans	1 (2%)
Other: human behaviors/practices	5 (8%)
No Health Outcomes Specified	14 (23%)
Animal	n (%)
Livestock	
Buffalo	5 (8%)
Cattle	25 (40%)
Goats	19 (30%)
Sheep	14 (22%)
Pigs	9 (14%)
Poultry (chickens, ducks, geese, quail)	29 (46%)
Synanthropic Rodents	3 (5%)
Pets/Free-Roaming	
Cats	11 (17%)
Dogs	14 (22%)
Other (horses, guinea pigs, rabbits)	2 (3%)
Not Specified	13 (21%)

^aA total of 62 unique publications were reviewed. The total N for Regions, Health, Outcomes, and Animals is greater than 62 because publications that assessed multiple regions, health outcomes, or animals in their study were counted for each unique region, health outcome, or animal.

Demographic Health Surveys (DHS) from 30 sub-Saharan African countries found an inconsistent relationship across contexts between childhood diarrhea and household livestock ownership; 13 countries indicated livestock ownership as a risk factor but 10 countries exhibited a protective association likely due to confounding with socio-economic status and varied access to improved water and sanitation infrastructure.²⁶ Cattle ownership in Madagascar was found to be protective against severe diarrhea.⁴⁴

Child Growth. Exposure to fecal pathogens of animal origin may impair child growth, although these effects are not consistently found in the literature ($n = 8$). For most studies, child growth was measured using anthropometric measurements to calculate standardized age- and sex-specific height-for-age Z-scores (HAZ), weight-for-age Z-scores (WAZ), and weight-for-height Z-scores (WHZ) to classify levels of stunting,

Table 2. Summary of Pathogen Characteristics of Studies ($n = 62$)^a Included in Review of Potential Health Impacts from Exposure to Animal Feces

Pathogens	n (%)
Bacteria	
<i>Aeromonas hydrophila</i>	1 (2%)
Bacteroidales spp.	1 (2%)
<i>Campylobacter</i> spp.	9 (15%)
<i>Chlamydia trachomatis</i>	3 (5%)
<i>Escherichia coli</i>	11 (17%)
<i>Klebsiella</i> spp.	1 (2%)
<i>Salmonella</i> spp.	5 (8%)
<i>Shigella</i> spp.	5 (8%)
<i>Vibrio</i> spp.	4 (7%)
<i>Yersinia</i> spp.	2 (3%)
Helminths	
<i>Ascaridia</i> spp.	1 (2%)
<i>Ascaris</i> spp.	4 (7%)
<i>Clonorchis</i> spp.	1 (2%)
<i>Echinococcus</i> spp.	2 (3%)
<i>Enterobius</i> spp.	1 (2%)
Hookworm (<i>Ancylostoma</i> spp.)	7 (11%)
<i>Hymenolepis</i> spp.	1 (2%)
<i>Schistosoma</i> spp.	3 (5%)
<i>Spirometra</i> spp.	1 (2%)
<i>Strongyloides</i> spp.	3 (5%)
<i>Taenia</i> spp.	1 (2%)
<i>Toxocara</i> spp.	6 (10%)
<i>Trichuris</i> spp.	6 (10%)
Microsporidia	
<i>Enterocytozoon bienersi</i>	1 (2%)
Protozoa	
<i>Blastocystis hominis</i>	1 (2%)
<i>Cryptosporidium</i> spp.	10 (16%)
<i>Cyclospora cayetanensis</i>	2 (3%)
<i>Entamoeba</i> spp.	6 (10%)
<i>Giardia</i> spp.	15 (24%)
<i>Isospora belli</i>	2 (3%)
<i>Toxoplasma</i> spp.	1 (2%)
<i>Trichomonas hominis</i>	1 (2%)
Viruses	
Adenovirus	2 (3%)
Astrovirus	1 (2%)
Hepatitis E virus	1 (2%)
Rotavirus	5 (8%)

^aA total of 62 unique publications were reviewed. The total N for all pathogens is greater than 62 because publications that assessed multiple pathogens were counted for each unique pathogen.

being underweight, and wasting, respectively. In a study in rural Ethiopia, poultry ownership was positively associated with child HAZ, but corralling poultry indoors at night was negatively associated with child HAZ; no association was found between corralling animals indoors at night and child HAZ for other animal species (cattle, goats, sheep, pack animals).^{45,46} Several studies found no association between livestock ownership and child HAZ and WAZ, though livestock diseases might be related to lower child HAZ and WHZ in some groups in rural Kenya.^{43,47} The presence of animal feces in household compounds was negatively associated with child HAZ in rural Bangladesh and Ethiopia.⁴⁰

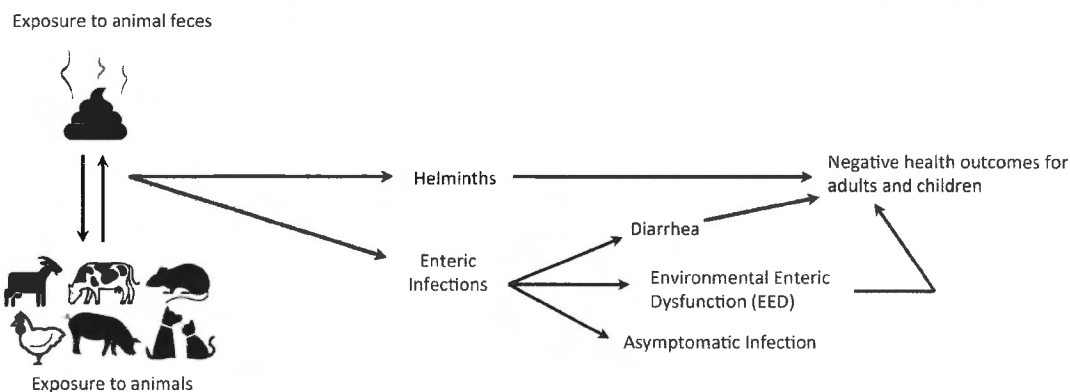


Figure 2. Impact of exposure to animal feces and/or contact with animals to human health.

A recent analysis of agricultural, nutritional, and interview data, along with anthropometric measurements from sub-Saharan Africa, revealed inconsistent evidence for the effects of animal ownership and consumption of animal-sourced foods on child growth. Children in households that consumed animal-sourced foods in Rwanda, Uganda, and Malawi had better anthropometric scores (WHZ and HAZ) than those that did not consume animal-sourced foods; however, children who consumed animal-sourced foods in Ghana and Senegal had lower relative anthropometric scores (WHZ (Ghana only) and HAZ).⁴⁶ The analysis of DHS from 30 sub-Saharan African countries similarly found inconsistent results, but data revealed a slight protective effect of the number of animals owned on child stunting.²⁶

Child growth effects may be mediated by animal containment and housing practices. Children in households that kept poultry outside the home had significantly better HAZ compared to those in households that kept poultry inside the home in rural Ethiopia.⁴⁵ Similarly, in rural Bangladesh the odds of being stunted were higher among children in households with animals corralled in sleeping quarters versus households where animals were not corralled in sleeping quarters.⁴⁸

Environmental Enteric Dysfunction (EED). Two studies in this review suggest that exposure to animals and animal feces might increase the risk of EED, also referred to as environmental enteropathy, an impairment of intestinal function evident in many young children in low-resource settings that leads to growth faltering and cognitive impairment.^{49–54} Children sleeping in households with animal corrals in the sleeping quarters had significantly higher EED scores (calculated from fecal biomarker measurements) than those without animals in the sleeping quarters in rural Bangladesh.⁴⁸ Among rural Malawian children, animals sleeping in the same room as the children, combined with use of potentially contaminated water sources and the absence of household pit latrines, was positively associated with EED.⁵⁵

Pathogen Isolation in Human Stool. Several studies examined associations between exposure to animals and/or their feces to subsequent isolation of pathogens in human stool.

Among bacteria, *Campylobacter* spp. infection was common among children living with domesticated animals, especially poultry, compared to children not living with animals, because children were likely to be in direct contact with chicken feces.^{54,56,57} A study in peri-urban Peru noted that chickens, dogs, and cats were commonly infected with *C. jejuni*.³⁶ Genetic

analysis of animal and child stool samples in semirural Ecuador found that *C. jejuni* sequence types were identical between children and chickens, dogs, guinea pigs, and rabbits; atypical enteropathogenic *Escherichia coli* (aEPEC) sequence types were identical between children and pigs, dogs, and chickens.⁵⁸

Among protozoal pathogens, *Cryptosporidium* spp., *Giardia* spp., and *Entamoeba* spp. have been associated with exposure to animals. *Cryptosporidium* spp. identification in child stool was associated with the presence of chickens in the household in Cambodia.⁵⁹ In urban Kenya, a study among HIV/AIDS patients found that cryptosporidiosis was associated with contact with animals,⁶⁰ and in urban Democratic Republic of the Congo, exposure to farm pigs increased the odds of *Cryptosporidium* infection among HIV/AIDS patients.⁶¹ Individuals with household pets were 2.6 times more likely to be infected with *G. duodenalis* assemblage A compared to those without pets in Malaysia.⁶² A study of outpatient stool samples from an urban hospital in Yemen found that contact with animals increased the risk of any intestinal protozoan infection (*G. duodenalis*, *E. histolytica*, *E. dispar*) and single infection with *Entamoeba* spp.; single infection of *G. duodenalis* was not associated with contact with animals.⁶³ A study in rural China among individuals with pulmonary tuberculosis found that those raising chickens, ducks, or pigs, and working farmlands barefoot to be significantly associated with protozoan (*Blastocystis hominis*, *Entamoeba* spp., *Trichomonas hominis*) and helminthic infections (hookworm, *Trichuris trichiura*, *Ascaris lumbricoides*, *Clonorchis sinensis*), respectively.⁶⁴

Immunocompromised populations are particularly susceptible to infection by microsporidia, specifically *Enterocytozoon bienersi*. A study of microsporidiosis in HIV patients in hospitals in Lima, Peru found that contact with duck or chicken fecal droppings was a risk factor for infection with the *E. bienersi* genotype, Peru-1, as were lack of running water, flush toilets, or garbage collection.⁶⁵ Among HIV/AIDS patients in Kinshasa, Democratic Republic of the Congo, exposure to farm pigs was associated with higher odds of infection with *E. bienersi* or *Cryptosporidium* spp.⁶¹ In urban India, a study among HIV-positive individuals found that contact with pets and other animals increased the odds of infection with enteric pathogens, including bacterial, protozoan, helminthic, and microsporidian species.⁶⁶

Several studies reported no association between presence of or contact with domestic animals or rodents and their feces and pathogenic infection with certain species of bacteria,^{42,67,68} protozoans,^{59,63} and viruses.⁶⁹

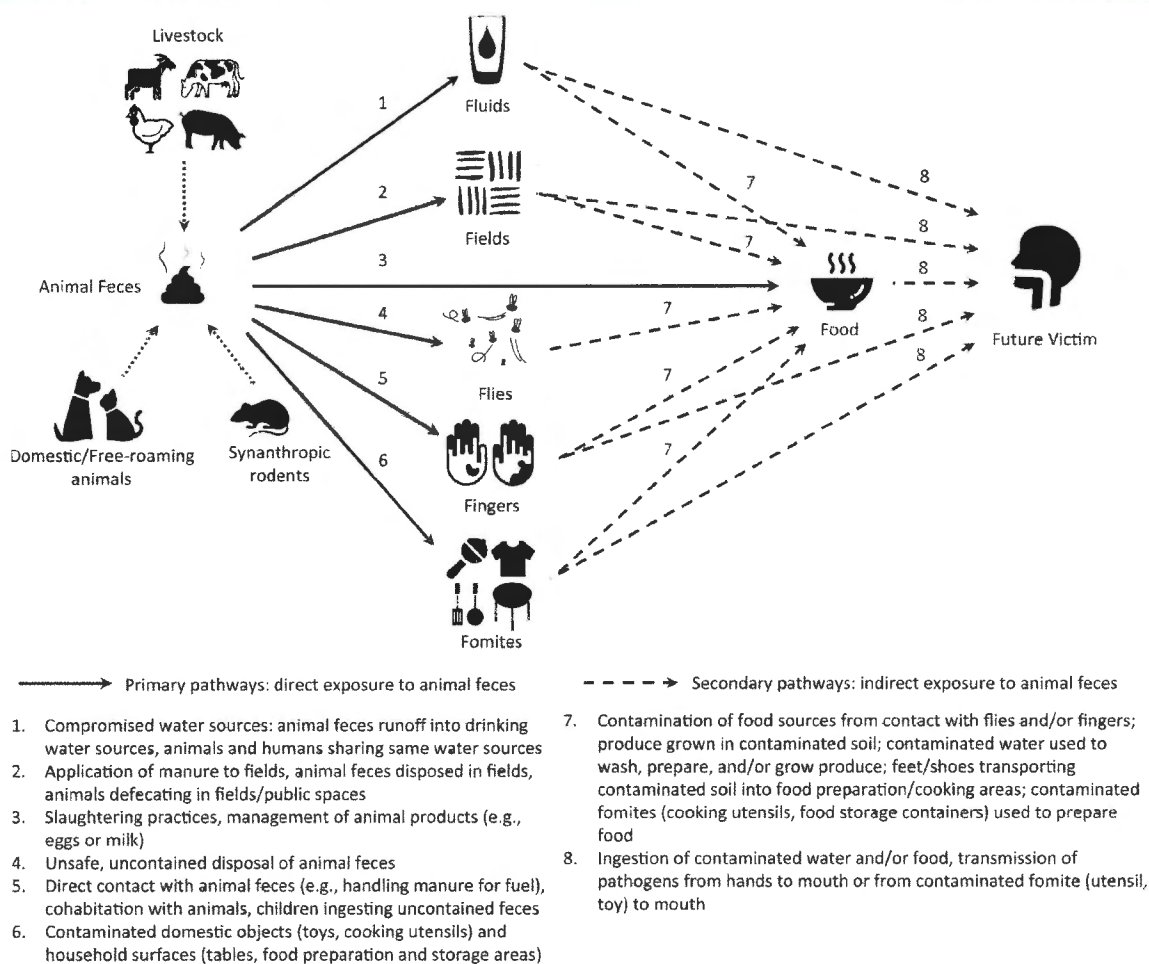


Figure 3. Modified F-diagram showing transmission routes of animal feces to humans. Adapted from Wagner, E.; Lanoix, J., *Excreta disposal for rural areas and small communities. Monograph Series World Health Organization. 1958, 39, 182. Copyright 1958, World Health Organization.*

Trachoma. Exposure to animals and animal feces might increase the risk of trachoma, an infection by the bacterium *Chlamydia trachomatis*, by potentially providing breeding sites for flies that propagate the infection. The studies in this review do not assess if flies carrying *C. trachomatis* actually bred on animal feces; the presence of human feces in or near study sites may be a confounding factor. In rural Nigerian households, the presence of animal feces in household compounds was a risk factor for trachomatous inflammation-follicular (TF), a precursor condition to blinding trachoma.⁷⁰ In rural Ethiopian households, active trachoma, measured by TF and trachomatous inflammation (TI), was more common in children in families who specifically housed their cattle in their sleeping quarters, though cattle ownership was not associated with trachoma risk.⁷¹ Another study in rural Ethiopia also noted that the presence of animal feces near the house was associated with active trachoma in at least one child in the study households.⁷²

Soil-Transmitted Helminth (STH) Infection. Evidence suggests that exposure to animals and animal feces, particularly those of cats and dogs, leads to an increased risk of STH infections. Individuals in urban, low-income households in Brazil were more likely to be diagnosed with hookworm-related cutaneous larva migrans (HrCLM), a parasitic skin disease caused by feline or canine hookworms, if animal feces were present in the compound.⁷³ Dog owners in Chile and Argentina

displayed positive human seropositivity to *Echinococcus granulosus* and *Toxocara canis*, respectively.^{74,75} Similarly, the presence of dogs and their feces significantly contributed to children being seropositive for toxocarasis in Sri Lanka.⁷⁶ Pregnant women in Bali exposed to oocyst-positive cat feces in their environment were more likely to be serologically positive for *Toxoplasma gondii* than pregnant women who were not exposed to oocyst-positive cat feces.⁷⁷

■ PATHWAYS OF EXPOSURE TO ANIMAL FECES

The means of characterizing exposure to animals and animal feces varied considerably in the literature we reviewed. Researchers assessed presence of or contact with animals, presence of or contact with animal feces, animal ownership, environmental contamination of public and domestic spaces, and risky husbandry practices (e.g., using cow dung as cooking fuel and slaughtering practices) through structured observations and semistructured interviews. Most publications assessed impacts of raising poultry (chickens, duck, geese, quail) and cattle; studies also assessed impacts of exposure to goats, dogs, sheep, cats, pigs, buffalo, synanthropic rodents (mice, rats), and less commonly, horses, guinea pigs, and rabbits.

We reviewed the literature to identify the extent of human-animal contact with attention to regional, cultural, and urban-rural contextual differences. The evidence of human-animal

contact between regional and cultural contexts revealed anecdotal study site-specific information, but did not provide a sufficiently generalizable set of behaviors. The comparative risk of exposure to animal feces in urban compared to rural areas is therefore difficult to determine.

Figure 3 illustrates the pathways for human exposure to zoonotic fecal pathogens using a modified F-diagram. We distinguished transmission pathways dependent on animal species and behaviors versus pathways dependent on human behaviors and practices; the pathways corresponding to human behaviors are independent of the animal species that is the source of the fecal exposure. Below we present the evidence around each of the exposure pathways highlighted in Figure 3; the numbers correspond to the pathways in Figure 3.

Pathway 1: Contamination of Water Sources. Contamination of both source and stored drinking waters is an important human exposure to animal feces. Several studies demonstrated that open ponds and surface waters are more susceptible to contamination by animal feces, though significant contamination has been observed in public and private tube wells also.^{27,78,79} In rural India, higher sheep populations in villages increased the odds of detecting higher concentrations of *Cryptosporidium* spp. in public ponds.⁸⁰ Humans sharing water sources with livestock represents a particularly risky behavior in low-income settings.^{78,81–83}

Pathway 2: Contamination of Soil. Many of the pathways for exposure to animal feces occur directly in and around the domestic environment. We found consistent evidence of animals contaminating fields and soil by indiscriminate defecation. Positive associations were found between seropositivity for helminths and soil contaminated by dog and cat feces in households and public settings (e.g., parks, playgrounds).^{74,76} Stray, free-roaming cats and dogs contaminated domestic and public environments with *Toxoplasma* spp. and helminth eggs in rural and urban communities in LMIC.^{29,30,84,85}

Ruminant fecal markers were observed in soil and hand rinse samples from households that did and did not own ruminant species in Bangladesh.^{86,87} Widespread chicken feces contamination has been observed in household kitchens and backyards;⁸⁸ chickens might therefore be of particular concern in household environments, because children (up to five years old) have been observed to have contact with chicken feces an average of 2.9 times in a 12 hour span.⁵⁷

Soil was contaminated during the use and disposal of manure on agricultural or residential areas as fertilizer.^{83,89,90} Manure effluents may also be discharged from cattle storage, potentially contaminating surrounding land.⁸¹

Pathway 3: Contamination of Food. In the United States and other HIC, where human waste is arguably well-controlled, the burden of enteric disease is largely related to foodborne or animal-associated outbreaks. Most of the important bacterial pathogens of foodborne illness in the United States are transmitted by animals.⁹¹ Even in the case of sophisticated human waste containment, pathogens from poorly managed animal feces can directly contaminate food during the food production process, particularly related to slaughter. As such, foodborne exposure to animal feces in LMIC is likely an important pathway that warrants further research.

Our search, however, uncovered few studies ($n = 2$) that reported on the contamination of food from animal feces. *Campylobacter* spp. contamination was found in 34.6% of samples of various types of goat meat collected in the

Democratic Republic of Congo.⁹² Fresh produce collected from a suburban market in Vietnam was widely contaminated with parasite ova excreted by both humans and animals.⁹⁰

Pathway 4: Contamination via Flies. Flies, potential vectors of fecal contamination, may be associated with negative health outcomes. Three studies specifically examined flies as vectors for trachoma infection^{70,72} and diarrheal illness.³⁸ In rural Ethiopia and Nigeria, the presence of flies in the home (due to presence of cows, waste disposed near the home, and defecation near the home)⁷² and on the face⁷⁰ was positively associated with trachoma. In rural India, higher fly densities were associated with longer durations of diarrhea.³⁸ Also, the absence of animals in or near the home was protective against high fly densities. An additional study in rural Indian households assessing the presence of cowsheds and the presence of flies noted that fly counts were higher in households owning cowsheds versus those without cowsheds.⁴³

Pathway 5: Contamination of Human Hands. Cohabitation of animals and humans is a common practice in LMIC and is one of the primary risk factors we identified in this review. Though most studies did not explicitly observe human-to-animal contact, we used animal ownership and the presence of animals in and around households as a proxy for direct contact with animals, a pathway important for exposure to animal feces. In many domestic settings, livestock, including cattle and poultry, were housed in the family's sleeping quarters,^{45,48,63,89} increasing the potential for contamination in the household environment. Households kept livestock in sleeping quarters at night to protect them from thieves or from being hunted by other animals.⁸⁹ Poultry were generally allowed to scavenge for food inside and outside living quarters in rural villages in Bangladesh.⁸⁹ Household members directly contacted animal feces when handling manure, sometimes handling cow manure from *E. coli*-positive and negative herds with bare hands.^{81,83,93}

Multiple studies in rural and urban settings found positive associations between high levels of contact with animals and/or animal feces and negative health outcomes.^{33,62,69,74,94,95} The presence of animal feces in household compounds has been associated with diarrhea, lower HAZ, and HrCLM.^{37,40,73} Contact with manure has also been associated with the presence of antibodies to *C. jejuni* and pathogenic *E. coli*.²⁸

Pathway 6: Contamination of Fomites. Other sources of direct or indirect contamination by animal feces include fomites, such as cooking and infant feeding utensils and toys. Two studies in South Asia evaluated environmental fecal contamination in rural households using toys which may be more likely to come into direct contact with animal feces as they are used for play. In rural India, the average fecal contamination of toys increased as the number of animal fecal piles observed in the household or within the compound increased.⁹⁶ The authors suggest that the fecal contamination detected on the toys is likely from both human and animal feces. In rural Bangladesh, fewer toys were contaminated with *E. coli* (used as a fecal indicator bacteria) in households in villages with more than 50% latrine coverage, no open defecation, handwashing facilities with soap, protected source water in dwellings, safe disposal of child feces, and no animals present in the household but used plaster floors with cow dung.⁹⁷ In this study, the households' substantial WASH infrastructure used to limit human fecal contamination likely played a role in minimizing fecal contamination in the household, but the absence of animals is also noteworthy.

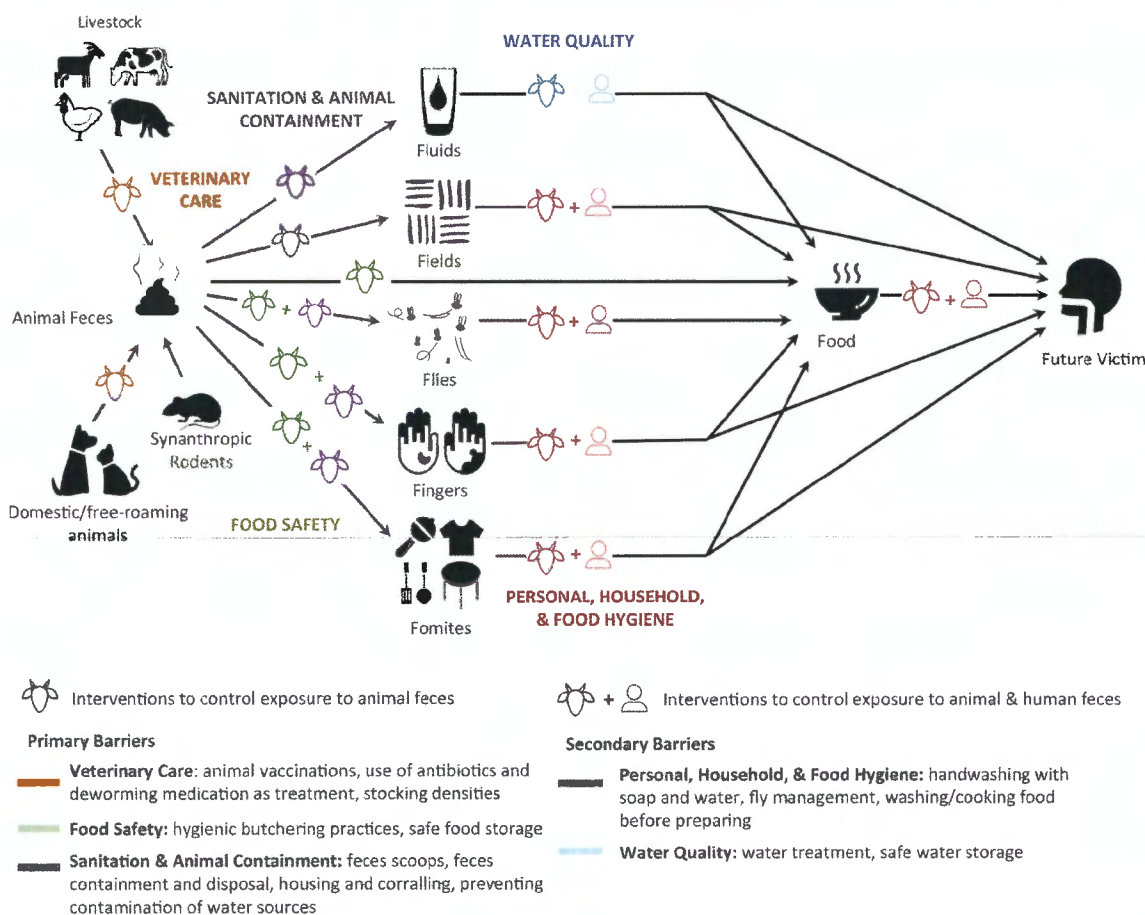


Figure 4. Modified F-diagram including interventions that can block human exposure to animal feces. Adapted from Wagner, E.; Lanoix, J., Excreta disposal for rural areas and small communities. *Monograph Series World Health Organization*. 1958, 39, 182. Copyright 1958, World Health Organization.

Interestingly, the study noted that households with floors of soil or mud surfaces in the living and entrance areas had statistically lower amounts of bacteria on toys compared to households with cement floors, but there was no difference in contamination levels of the toys between households that plastered with cow dung versus households that did not plaster with cow dung.⁹⁷

Two studies in this review examined fecal contamination on cooking and feeding utensils. In a peri-urban community in Lima, Peru, a study of environmental contamination of household objects, including infant bottle nipples, feeding bottles, spoons, and can openers, found that 35% of the objects ($n = 80$) were positive for *E. coli* cultures.³⁶ Another household-level study found that infants' cups and spoons yielded *E. coli* cultures in 23% of households ($n = 5$).⁸⁸ In these studies, indirect contamination of fomites likely occurred when the fomites dropped onto contaminated floors or were handled by contaminated fingers; direct exposures of fomites to animal feces were not addressed in these studies.^{36,88}

■ INTERVENTIONS LIMITING EXPOSURE TO ANIMAL FECES

We adapted the traditional F-diagram to show pathways of human exposure to animal feces and assessed potential interventions along those pathways (Figure 4). While “secondary” barriers to block transmission of animal feces to

humans are capable of controlling both human and animal feces, “primary” barriers are specific to controlling exposure to animal feces. These primary barriers have largely not been considered in traditional WASH interventions designed to limit exposure to human feces, and few studies have evaluated their potential in reducing the burden of animal feces on human health. Our review uncovered only seven intervention studies specifically aimed at controlling this primary barrier of exposure to animal feces. The control measures that have been evaluated and/or suggested as potential interventions in the studies included in this review are described below; Table 3 summarizes these intervention studies.

Separating Chickens from Human Living Quarters.

Cohabitation with animals has been associated with negative health outcomes. Animal containment practices can reduce human exposure to animal feces contamination in domestic environments. However, according to two studies that evaluated the effects of separating chickens from human living quarters in peri-urban areas of Lima, Peru, corralling chickens did *not* eliminate child exposure to poultry; it might actually increase the risk of campylobacteriosis potentially due to continued exposure to chickens and/or from increased concentrations of *Campylobacter* spp. in the corralling area.^{41,98} Harvey et al. evaluated an intervention to contain poultry in wooden corrals with commercial fish netting walls and fiberglass roofs, in addition to separating poultry by age,

Table 3. Summary of Trials Evaluating Potential Interventions Limiting Exposure to Animal Feces

intervention	interrupted fecal-oral pathway	reference	description of intervention	study context	effectiveness of intervention
separating chickens from human living quarters	feces → fluids, food, fingers	Harvey et al. (2003)	provided wooden corrals with commercial fish netting walls and fiberglass roofs separated poultry by age, sex, and/or species	peri-urban Peru	uptake was low among households that did not corral their poultry before the study corralling did not eliminate child exposure to poultry
		Oberhelman et al. (2006)	provided corrals sized based on number of chickens in household and the size of available areas on the property outside living quarters	peri-urban Peru	chicken feces from corralled chickens was colonized with <i>Campylobacter</i> spp. more often than control group corralling might have increased the risk of campylobacteriosis in children
providing animal feces scoops	feces → fluids, fields, fingers	Boehm et al. (2016)	provided metal scoops for removal of animal feces and safe disposal in a dual-pit latrine provided concrete ring-based dual-pit latrines with slabs, water seals, and superstructures provided "potties" for young children	rural Bangladesh	ruminant fecal markers detected more often in stored water of control vs sanitation compounds impossible to disentangle effects of provision of metal scoop from other components
		Hussain (2013)	provided "sani-scoops" for disposal of child and animal feces provide "potties" for young children	rural Bangladesh	reported use of the hardware was relatively high minimal differences detected in the presence of human and animal feces in compounds between baseline and follow-up visits
creating safe child play spaces	feces → fingers; fields → human	SHINE Trial et al. (2015)	provided safe play areas among a package of other WASH interventions	rural Zimbabwe	ongoing trial; results not yet published
improving animal veterinary care	animal → feces	Hall et al. (2012)	increased veterinary care of dairy cattle encouraged behavior change to reduce exposure to manure improved agricultural production	rural Bangladesh	increased access to health services, human and veterinary, in most villages reduces exposure to emerging infectious disease hazards, as well as removing livestock from one in three households, improving manure management in all villages, and improving water and latrines in all villages

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sex, and/or species.⁹⁸ Households that used corrals most of the time before the study consistently used the experimental corrals from the start; households who let their poultry roam before the study intervention housed their poultry in corrals less consistently. Despite efforts to separate children from poultry, some children were still exposed because they helped catch poultry and move them into the corral, climbed on corral walls and doors, poked fingers through the netting, entered corrals to play with the poultry, or helped with daily animal care. In another area of peri-urban Lima, researchers installed chicken corrals in intervention households.⁴¹ They found that chicken feces from the control group were colonized with *Campylobacter* spp. more often than that from the corral group, but both groups were heavily colonized (63.9% and 58.1% of chicken stool samples, respectively). The rate of diarrhea in children was higher in the corral group (2.79 episodes per person per year [epy]) than the group without corrals (2.07 epy; $p = 0.017$), suggesting that chicken corralling may have increased the risk of *Campylobacter*-related diarrhea in children from children entering and handling the chickens in the corrals and/or encouraged the children to interact with the chickens due to close proximity of the corrals to the home. In addition, the corrals concentrated chicken feces in a single area that could have contributed to an increased concentration of *Campylobacter* spp. in the area.

Providing Animal Feces Scoops. Similar to animal containment practices, promotion of animal waste removal from the domestic environment and proper disposal could disrupt the contamination of environmental reservoirs by animal feces. Though sanitation interventions have primarily focused on containing human feces by providing improved latrines, some studies have added components to encourage the safe disposal of animal feces as well. The WASH Benefits trial provided a metal scoop to households for removal of animal feces from the environment and safe disposal in a dual-pit latrine as part of a sanitation intervention in rural Bangladesh.⁹⁹ The authors hypothesize that the use of the metal scoops might remove animal feces from sanitation compounds, but might ultimately contaminate the community's water source downstream of the disposed animal feces. While the intervention group had lower ruminant fecal markers, the scoop was coupled with provision of a household dual-pit latrine as well as potties for young children, so disaggregating the impact of animal feces disposal was not feasible.⁸⁶

In rural Bangladesh, households were provided potties and "sani-scoops", hoe-like tools for disposal of child and animal feces. Although reported use of the hardware was relatively high, minimal differences were detected between the presence of human and animal feces in compounds at baseline and follow-up visits.¹⁰⁰ Interviews with study participants revealed that liquid feces was hard to remove from uneven or hard surfaces with the sani-scoop, and animal feces was not generally perceived as "disgusting". Additionally, household members were unlikely to change their habits of sweeping and cleaning courtyards of feces only at certain times during the day, potentially exposing them to fecal contamination at other times of day.¹⁰⁰ To reduce exposure to animal feces, education regarding safe animal feces disposal methods might be necessary as a complement to provision of sanitary scoops designed to remove animal feces.

Reducing Contamination of Environmental Sources by Controlling Animal Movement. Soil is oftentimes a reservoir for animal feces contamination in both public and

domestic areas, and animal containment measures may reduce animal fecal contamination. In urban Brazil, fencing around public sandboxes was a significant protective factor against soil contamination of helminths from dog feces because the fences prevented stray dogs from accessing the area.⁸⁴

Creating Safe Child Spaces. Rather than corralling animals, protective and hygienic barriers may prevent humans, specifically children, from coming into contact with animal feces. Since there are constant opportunities for young children to put contaminated fingers in their mouths or ingest feces-contaminated soil, creating spaces for children separate from livestock could reduce exposure to animal feces. The Sanitation, Hygiene, and Infant Nutrition Efficacy (SHINE) trial in Zimbabwe is testing this approach by providing households with safe play areas for children in addition to a package of other water and sanitation interventions.¹⁰¹ The trial is ongoing, and results have not yet been published.

Improving Animal Veterinary Care. Veterinary care may reduce the spread of zoonotic fecal pathogens from livestock and domestic animals by reducing pathogen carriage in animals. In Bangladesh, exposure to emerging infectious disease hazards were significantly reduced by removing livestock from one in three households, improving manure management in all villages, improving water and latrines in all villages, and increasing access to health services—human and veterinary—in most villages.¹⁰² The intervention also increased income from animal agriculture.

Promoting Handwashing and Domestic Environment Hygiene. Handwashing and domestic hygiene have been recommended by several studies finding positive associations between animal exposure, raw vegetable consumption, geophagy, or lack of handwashing before meals and zoonotic pathogenic infection.^{36,56,62,74,103} Unlike the animal feces "sanitation" interventions, handwashing and domestic hygiene are designed to protect humans from exposure to both animal and human feces. Lack of handwashing might be a generalizable and important behavior to target; another study found that handwashing by mothers was infrequent and children placed their hands in their mouths 38 times in 130 h on average.⁸⁸ However, we did not find any studies that explicitly examined the effects of handwashing after contact with animals.

■ LIMITATIONS

We included all studies that meet the inclusion criteria regardless of methodological rigor. A majority of the publications are cross-sectional studies, making it difficult to assess the causal attribution of exposure to animal feces on human health. Due to the lack of in-home observations, most studies we reviewed used surveys and interviews assessing animal ownership or contact with animals as proxies for exposure to animal feces. Such exposure measures might be poor indicators of true exposure to animal feces, and in fact, could measure behaviors associated with potential health benefits to households. For example, a study in rural Ethiopia carefully looked at the benefits of poultry ownership on egg consumption versus the risks posed by corralling poultry inside the home,⁴⁵ but few studies empirically address these competing risks and benefits. There is also limited research on specific exposure pathways to animal feces and important confounding variables are not well understood or quantified. Due to the use of household interviews, studies were subject to recall bias when participants were asked to self-report past bouts of diarrhea. The use of convenience sampling methods,

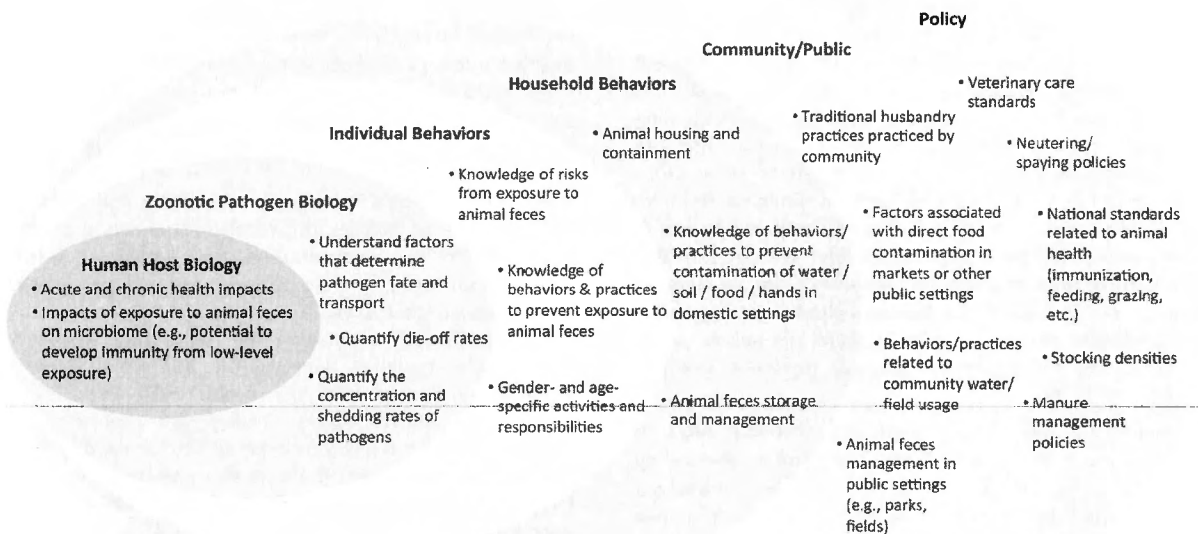


Figure 5. Priority research gaps in assessing human health impacts from exposure to poorly managed animal feces. This figure, an adaption from the socio-ecological model, represents how the “spheres of influence,” from human host and zoonotic pathogen biology to national policies, influence the health of the human host. Example items for future research within each sphere are provided.

instead of random sampling methods, may have led to selection bias. Many of the studies included in this review had small sample sizes, thus preventing them from achieving sufficient power to detect many of the health outcomes examined in this review.

■ FUTURE RESEARCH

Our review highlights the scarcity of information available on the human health impacts of exposure to poorly managed animal feces transmitted via WASH-related pathways. To accurately capture human exposure to animal feces, future research could prioritize longitudinal studies with in-home observation methodologies. In addition, data to inform a rigorous assessment of the contribution of poorly managed animal feces to the global burden of disease is not available. Yet many associations between some measure of animal or animal feces exposure and health effects have been explored, and interventions designed to control human fecal waste will likely lead to suboptimal health gains in the absence of efforts to control animal feces in the same environment. Understanding the true burden of disease from poorly managed animal feces given the current infrastructure and behavioral contexts would provide important guidance for policy and programs.

It would be of considerable value to categorize and measure exposure to animal feces and to develop and evaluate interventions to mitigate that risk. Using direct observations and interviews/discussion with domestic animal owners,

household members including women and children, veterinarians, and community leaders, more data are needed to

- understand the key behaviors and contexts associated with exposure to animal feces;
- identify key points (“hot spots”) of human contact with animals and/or their feces in different contexts (e.g., domestic, community);
- understand the factors associated with direct contamination of food from poorly managed animal feces, particularly in food markets and noncommercial agricultural/meat production facilities; and
- identify cultural behaviors that influence animal husbandry and animal feces management practices.

Understanding the various pathways and behaviors that expose humans to animal feces could allow researchers develop innovative interventions limiting such exposures in LMIC. Behavioral approaches to WASH should be evaluated further to understand their potential for controlling human exposure to animal feces. Our review demonstrates that many people did not feel disgust toward animal feces¹⁰⁰ and exposure to poorly managed animal feces might occur at the community-level rather than just the household-level. An evaluation of a community-led total sanitation (CLTS) program in rural Mali found that households that participated in the CLTS program were less likely to have observable animal feces in their compound courtyard;²⁰ CLTS programs integrating animal feces management could therefore be considered as potential

control measures. Interventions executed in HIC, such as building bridges across streams to reduce point source contamination of waterways by livestock, could be also adapted for LMIC.¹⁰⁴

Once the various pathways of human exposure to animal feces are explored and understood, it would be possible to calculate specific health risks associated with exposure to animal feces, including both acute infectious diseases and chronic sequelae, such as EED and growth faltering, by conducting intervention trials. These intervention trials can measure before-and-after health outcomes among study populations who are provided interventions to limit or eliminate exposure to animal feces across multiple pathways compared to health outcomes in similar study populations who are not provided interventions to limit or eliminate exposure to animal feces. In addition to understanding the human behaviors and possible health outcomes associated with exposure to animal feces, future laboratory and field-based research must also consider pathogen biology by

- quantifying the concentration and shedding rates of pathogens in the feces of animal hosts and understanding the factors that determine variability in these parameters;
- quantifying die-off rates of pathogens outside of animal hosts and the factors that determine them;
- understanding the factors controlling the fate and transport processes of pathogens outside of the animal host, under varying environmental conditions; and
- understanding how antibiotic usage in humans and animals may be contributing to antibiotic resistance of zoonotic pathogens.

These types of data will be critical for parametrizing quantitative microbial risk assessment models and transmission models that can provide important insights on zoonotic transmission of pathogens from animal feces to humans. Studies could also take advantage of new molecular techniques that provide insights into transmission processes, such as microbial source tracking,¹⁰⁵ strain typing, multiplex enteropathogen assays,^{106,107} and metagenomics.¹⁰⁸

In addition, work is needed to understand the role of exposure to animal feces on negative human health outcomes in various rural, urban, and peri-urban contexts, from human host and pathogen biology to overarching public policy. This is illustrated in Figure 5, a diagram showing priority research gaps in assessing the role of contact with animal feces on human health, which we adapted from the socio-ecological model.¹⁰⁹ The potential for acute and chronic human health impacts to manifest from exposure to animal feces is dependent on biology within the human host (i.e., intestinal microbiome), including age- and sex-dependent susceptibilities to different zoonotic fecal pathogens and potential immunities developed from low-level exposures to animals and their feces. To understand the health risks associated with exposure to animal feces, it is crucial to understand the microbiology of pathogens found in animal feces, including their shedding and die-off rates and their transport processes. Human behaviors and practices are additional vital elements to assessing human health outcomes from exposure to animal feces. At the individual level, it is important to understand knowledge around risks and preventions of exposure to animal feces. In LMIC, gender and age divisions in responsibility for care, decisions, and the control of livestock production are common.^{93,110} Gender and age divisions in labor should be explored further to understand

how these variables influence risk of exposure to animal feces. Future research could characterize human behaviors in the household that result in exposure to animal feces, such as animal housing and containment practices or animal feces management. Our review points to the probable importance of community-level animal feces contamination on the human health burden, particularly in regards to food contamination in markets, soil contamination in the public environment from free-roaming animals, and contamination of community water sources; as such future research should investigate traditional husbandry practices in different regions and contexts. At the policy level, it would be valuable to monitor and evaluate the effect of national policies and regulations aimed at promoting animal health (e.g., immunization, feed standards), veterinary care (e.g., neutering/spaying policies), and safe management of animal manure and feces.

One particularly interesting line of inquiry would be to evaluate the trade-off between the nutritional benefits of livestock ownership with the health risks associated with exposure to animals. Many development projects promote animal husbandry as a way to improve nutrition and livelihoods, yet this review highlights the ways that contact between animal feces and humans may potentially be deleterious to health, especially in children. This trade-off was highlighted by several of the articles in this review.^{26,44} Once more information is available on the magnitude of the health risk posed by animal feces exposure, knowledge around animal feces management, and key points of contact between humans and animals, culturally appropriate intervention strategies can be developed and rigorously evaluated.

■ CONCLUSIONS

As envisioned by the Sustainable Development Goals, the world will achieve universal access to safe water, coverage of safely managed sanitation, and handwashing with soap by 2030.¹¹¹ However, even if these ambitious targets are met, effectively eliminating direct and indirect exposure to human feces, risks associated with exposure to animal feces will remain. The literature in this review suggests that exposure to animals and animal feces has mixed effects on diarrhea and child growth, potentially increases risks of EED, STH infection, and trachoma, and has mixed effects on isolation of zoonotic pathogens in human stool. There is some evidence for the WASH-related pathways by which humans are exposed to animals and animal feces, but more research on pathogen transmission parameters, animal husbandry practices, and cultural/social influences is warranted. Furthermore, few studies have tested interventions that control the transmission of pathogens in animal feces and limit human exposure to animal feces. As we increasingly understand the contribution of poorly managed animal feces to the overall global burden of disease, it is important to gain insights into the routes by which humans are exposed to animal feces to design efforts to interrupt these pathways and reduce subsequent human health impacts.

■ ASSOCIATED CONTENT

§ Supporting Information

The Supporting Information is available free of charge on the ACS Publications website at DOI: 10.1021/acs.est.7b02811.

Further details about methods including full search string and databases used, global PRISMA chart, data extraction

form, PRISMA checklist, and table of study characteristics (PDF)

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Notes

The authors declare no competing financial interest.

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**SCREEN SHOTS FROM PEGGY'S FELINE RESCUE SOCIETY WEBSITE
SUPPORTING THE CONCERNS AND RISKS OF FERAL AND STRAY CATS
AS IDENTIFIED BY THE STUDIES**

ABOUT PEGGIE GINGER



"Hi! I'm Peggie. Like many people I have had a lifelong love for cats, I have always owned a cat or two or eight, maybe they owned me... I like to refer to my life 40 years ago to be another lifetime, in that former life of chaos and stress I did not always make the best decisions regarding our family pets and for this, I will forever be regretful. I began stepping up to help cats many years ago, I was one of the original group of people that started our Drumheller Humane Society and I dedicated five years of my life to get that project off the ground. After stepping away from the DHS I felt the most efficient way to tackle the cat problem in Drumheller was to spay and neuter as many cats as I could get my hands on. I understood that I could never tackle this alone, so after recruiting as many friends as I could, I was able to develop a plan that became the beginning of Peggie's Feline Rescue (PFR), where our main goal is to sterilize as many cats as we can while caring and finding homes for kitties in need of love and shelter."

"As many cats
as I can get
my hands on"

In the application and all documentation, the only clear number of cats that will/would be present is 5 as per the responsible pet bylaw. As of March 2, 2022 Peggie's Feline Rescue had 6 cats available for adoption and maybe 5 pet cats. Kittens (cats younger than 90 days) are required to be considered but many could be present as rescued feral kittens. She is actively looking for cats to spay and neuter. So potentially dozens of cats go through the facility regularly. In 5 years she states she has rescued 300 cats. The risk to neighbors, other animals such as wildlife and pets is significant as the technical data shows, as well as to the potential of transmission by insects, such as mosquitoes, flies and ticks. Again the technical data supports the serious risk of water borne diseases and parasites spread by cats. As well soil borne parasites can survive for years.

Vicki Wilton

From: Stephen Wilton <[REDACTED]>
Sent: Wednesday, March 02, 2022 9:09 PM
To: [REDACTED]
Subject: [External]Fwd: Peggy Rescue

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Peggie's Feline Rescue Society

[HOME](#) [50/50 DRAW](#) [OUR SERVICES](#) [ABOUT THE SOCIETY](#) [ADOPT A CAT](#) [KEEP IN TOUCH](#) [More](#)



Tiggy
adopted to forever home



Sammie
Sammie is a 8 month ol...



Mash
This is Mash he is a fluff...



Lovie
This is Lovie. He is Peggi...



Dot
Dot is a seven month ol...



Bug
This is bug, he is an 8...



Dannie
This Dannie, he is an ou...



Uhura
Meet Uhura our latest...



adopted
Uhras baby boy , 8 wee...

2022-03-04

2022-03-04

2022-03-04



adopted

Uhura's sweet little mini! ...



adopted

Uhura's other baby boy, ...



Arrow

Hi, My name is Arrow, I w...



Tweak

Hi, my name is Tweak , I'...



brew

Brew was trapped in th...

Peggie's Feline Rescue Society

[HOME](#) [50/50 DRAW](#) [OUR SERVICES](#) [ABOUT THE SOCIETY](#) [ADOPT A CAT](#) [KEEP IN TOUCH](#) [More](#)



OUR SERVICES

[Download Applicati...](#)

FOSTERING PROGRAM

To those of you that already offer foster homes for our home-seeking furballs, thank you! If you'd consider fostering a cat while we seek out a new forever home, please contact us.

RESCUE PROGRAM

Since the organization was founded, we have rescued almost 300 cats. Many of which were rescued from environments of neglect or malnourishment.

SUBSIDIZED SPAY/NEUTER PROGRAM

An unspayed female cat, her mate, and offspring can produce 2 litters a year. With an average of 2.8 surviving kittens per litter, this can result in 12 kittens a year. The average lifespan of a cat is 9 years; or a potential of **11,606,077** kittens

MONTHLY 50/50 DRAW

Every month, Peggie's Feline Rescue Society holds a 50/50 draw. 1000 tickets are sold for \$2/ticket. Half of the proceeds go to support our society and \$1000 is given to the winner. Buy a ticket for this months draw, who knows, the next winner could be you!

ADOPTION PROGRAM

Most of the cats that come to us, wind up rehomed into loving families. We welcome you to search our site for cats and kittens that are just waiting for a special person to offer them their forever home!



**NEWSPAPER POSTINGS FROM THE DRUMHELLER MAIL:
MULTIPLE DIFFERENT NOTIFICATIONS TO RESIDENTS STATING THE
DEVELOPMENT APPLICATION UNDER CONSIDERATION AND THE
NOTICE OF THE APPROVAL AS PERMITTED USE:
ATTACHED SEQUENCE OF RELATED SHEET.**

Sequence of related events pointing out numerous inconsistencies in...

Stephen Wilton <[REDACTED]>

Fri 2022-03-04 10:22 AM

To: Donna Kalman <[REDACTED]>

Sequence of related events pointing out numerous inconsistencies in the Development Approval Process

The appellant Frank Kalman first became aware of the potential development on Jan 29,2022.

The appellant then notified his neighbours and informed them of the proposed Feline Rescue Service being set-up in the middle of their community. Many people were vocal and began making inquiries and voicing their concerns to the Town of Drumheller. Apparently any concerns were dismissed as opinions as stated in other documents. Many of the people in favour of the proposal are strong advocates of the Feline Cat Rescue but do not reside in the small community of East Coulee and won't be directly impacted. This is most visible on social media sources.

After numerous requests by residents of East Coulee asking the town what the number of letters and emails were for either against or for the development nothing has been provided. Also copies of said letters of concern for or against without signatures or names were requested but they haven't been provided.

The Development permit application under consideration was posted in the Drumheller Mail newspaper on Feb 9,2022. See attached enlarged photo of the clipping. There is also a stated end date of Feb 11, 2022 at 4:00 pm for any concerns to be voiced with no MPC involvement.

Two days later on Feb 11,2022 the development is approved by the Development Authority. A Development Permit Notice of Decision is completed. It has a number of dates that don't match the supporting application information. It states the application date as January 28,2022. Yet the application is dated Jan 31,2022.

Also the Application completion date is stated as Feb 11,2022, this is the same date as the stated decision date Feb 11,2022

On Feb 16,2022 there is a posted Notification of Approved Development for Peggie's Feline Rescue in the Drumheller Mail newspaper. See attached enlarged photo of the clipping.

It should be noted that in the same posting is an Application under consideration for a mobile vendor in a Neighborhood District and it states there are 8 days to voice concerns ending on Feb 23, 2022, for this one, the MPC would be reviewing the application. See same attached enlarged photo of the clipping as noted above.

Feb 17,2022 Via Canada post the appellant receives a Notice of Approved Development as he is an immediate neighbour and could be affected by the development, as well as a Development Permit Notice of Decision. Why did it take 6 days to get from Drumheller to East Coulee and after the noted posting above? He is the immediate neighbour and could be affected. The Development Permit Notice of Decision states End of appeal period as March 4,2022. It has a number of dates that don't match the supporting application information. It states the application date as January 28,2022. Yet the application is dated Jan 31,2022. Also the Application completion date is stated as Feb 11,2022, this is the same date as the stated decision date Feb 11,2022

Feb 21,2022.The appellant requests and receives copy of the Application For Development Permit dated January 31,2022.It should be noted that the permit has January 28,2022 stamped on the leading edge of the sheet in a random location. There is nothing listed under :Other Supporting Material Attached.Please see the comments and pertinent documents regarding discrepancies in two different copies of the Application For Development provided by the Development authority.Please see the attached permit received Feb 21,2022.

Feb 24,2022 The MPC meeting occurs and is video broadcast on You Tube .Concerned citizens tune in hoping there will be some discussion about the decision .The first thing brought up by Member Zariski is the feline rescue development in East Coulee as well at this point the video and audio are very clear.When Antonia Knight from the development group begins to answer and explain the development decision the audio drops (quits) from the broadcast.The member continuous to talk about the development online, MPC members can here but not any remote viewers.A short time later during the MPC meeting the audio returns and the topic has changed. The audio is fine until the end of the meeting.There have been numerous requests for a copy of these meeting minutes but as of noon March 3 they were not available (told not completed) and citizens have been told they may not be available at all or at least until they are reviewed by the MPC at the next meeting .

March 3 ,2022 additional copies of the Notice of Appeal and Application For Development are received from the Planning Authority in Drumheller.

It is discovered that this recent copy has additional information under :Other Supporting Material Attached .Listed there are: letters x 2 from applicant ,purchase agreement,RPR-clean & annotated.Upon seeing the new information an email request was made to the Planning Authority requesting the newly listed materials.The request was dennied .Please see the attached application permit received on March 3 and the response from Planning to the materials request.

After reviewing the information above it is quite clear there are a number of inconsistencies in this Development process. Is it an attempt to expedite a development which isn't appropriate for a Neighborhood District and despite the many concerns raised by residents of East Coulee and other stake holders ?It also seems the Development Authority is trying to assist and expediate relocating the displaced Feline Cat rescue service . Peggy's Feline Rescue Service and all the other displaced residents of Lehigh are victims of flood mitigation decisions.Now it would seem the appellant and the community of East Coulee have become victims also.

The Asset ID is the number found on the metal plate on the pole/davit.

DEVELOPMENT PERMITS APPLICATIONS UNDER CONSIDERATION

Permit #	Use	Address	Land Use District
T00007-22D	Temporary Campground	605 17 Street SW	RDD- Rural Development District
T00008-22D	Mobile Vendor - Canadian Mini Donuts	Rotary Splash Park	ND - Neighborhood District

The Municipal Planning Commission will be meeting to consider these applications on February 24, 2022 at 12:00 pm at the Town of Drumheller Administration Building, 224 Centre Street, Drumheller, Alberta.

If you have any concerns or comments regarding this development or you require more information, please contact the Town of Drumheller office by February 23 at 4:00pm, quoting the above file number to the Development Office via regular mail, email development@drumheller.ca, or call 403-823-1310.

NOTIFICATION OF APPROVED DEVELOPMENT (PERMITTED USE)

Permit #	Use	Address	Land Use District
T00005-22D	Home Occupation - Peggies Feline Rescue	446 2 Avenue, East Coulee	ND - Neighbourhood District
T00006-22D	Seasonal Food Trailer and outdoor seating	600 - 680 2 Street SE	TCD - Tourism Corridor District

Further information regarding this decision may be obtained from the Development Office, Town Hall, 224 Centre Street, Drumheller, Alberta T0J 0Y4 (403) 823-1310 or e-mail development@drumheller.ca

Darryl Drohomerski, C.E.T., CAO / Development Officer
Town of Drumheller

Due to the Covid-19 Pandemic, MPC meetings will now be held virtually. If you would like to view or participate in a meeting, please contact development@drumheller.ca or 403-823-1310

Sent from my iPhone

Drumheller Mail Posting
Feb 16, 2022

[Handwritten mark]

[Handwritten mark]



General Inquiries. 403-823-1310
Please have the Asset ID number ready.
The Asset ID is the number found on the metal plate
on the pole/davit.

**DEVELOPMENT PERMITS
APPLICATIONS UNDER CONSIDERATION**

Permit #	Use	Address	Land Use District
T00005-22D	Home Occupation - Feline Rescue	446 2 Avenue, East Coulee	NCD - Neighbourhood District

If you have any concerns or comments regarding this development or you require more information, please contact the Town of Drumheller office by February 11 at 4:00, quoting the above file number to the Development Department via regular mail, email development@drumheller.ca, or call 403-823-1310.

NOTIFICATION OF APPROVED DEVELOPMENT (PERMITTED USE)

Permit #	Use	Address	Land Use District
T00004-22D	Home Occupation	12 Willow Point	NCD - Neighbourhood District

Further information regarding this decision may be obtained from the Development/Planning Department, Town Hall, 224 Centre Street, Drumheller, Alberta T0J 0Y4 (403) 823-1310 or e-mail development@drumheller.ca

**NOTIFICATION OF APPROVED DEVELOPMENT
(DISCRETIONARY USE)**

Permit #	Use	Address	Land Use District	End of Appeal Period Date
T00141-21D	Craft Distillery - Tasting Room, Restaurant and Rooftop Patio	180 3 Avenue West	DTD - Downtown District	February 9, 2022
T00142-21D	Craft Distillery - manufacturing associated with application T00141-21D	298 2 Street West	DTD - Downtown District	February 9, 2022

Any person wishing to appeal these decisions may do so by submitting Form F and/or a written notice of appeal to the Secretary of the Sub-division & Development Appeal Board at 224 Center Street, Drumheller, Alberta, T0J 0Y4. A non-refundable fee of \$257.50 must accompany the appeal. The "Notice of Appeal" and accompanying fee must be received no later than 4:30 p.m., of the End of Appeal Period Date noted above.

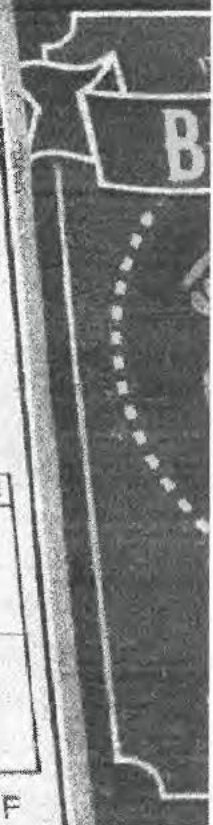
Darryl Drohomerski, C.E.T., CAO/Development Officer, Town of Drumheller

Due to the Covid-19 Pandemic, MPC meetings will now be held virtually. If you would like to view or participate in a meeting, please contact development@drumheller.ca or 403-823-1310

Drumheller Mail Posting
Feb 9, 2022



RECI
& AI
SPRING





APPLICANT INFORMATION

[REDACTED]
[REDACTED]
[REDACTED]

**Development Permit
Notice of Decision**

Permit No.: 532532-22-D0005
File Number: T00005-22D
Application Date: Jan 28, 2022
End of Appeal Period Date: Mar 4, 2022

PROPERTY ADDRESS

446 2 Avenue
Drumheller
East Coulee
L:12-14 B:1 P:4128EQ

Application Complete Date: Feb 11, 2022
Decision Date: Feb 11, 2022
End of Appeal Period Date: Mar 4, 2022

Decision: Home Occupation
Peggie's Feline Rescue
Approved With Conditions
Development Officer
Darryl Drohomerski, C.E.T.

Development Officer:

CONDITIONS

1. Shall conform to Land Use Bylaw 16.20
2. Shall not employ more than four people not residing in the Dwelling Unit;
3. Outdoor storage of materials, commodities, or finished products related to the use is prohibited.
4. One Sign is permitted, in accordance with Part 4 of Land Use Bylaw 16.20.
5. A development permit for a Home Occupation - Urban may be revoked at any time if, in the opinion of the Development Authority, the operator of the Home Occupation - Urban has violated any provisions of the Bylaw and/or the conditions of the development permit.
6. If the holder of any Home Occupation Development Permit relocates within the municipality, a new Development Permit is required for the new location.
7. A development permit is valid for 12 months from its date of issuance, unless development has been substantially started in a manner satisfactory to the Development Authority.
8. No use shall cause or create any nuisance, by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the determination of the Development Authority.

9. Garbage and waste material must be stored in closed containers, and visually screened from public roads, excluding lanes and disposed of in a timely manner.
10. Storage of cat food must be stored in closed containers, within Principal or Accessory Building(s), and visually screened from public roads, excluding lanes.
11. A fence or hedge located in a front yard or a secondary front yard shall be a maximum height of 1.2 metres. All other fences or hedges shall be a maximum height of 1.8 metres.
12. A Development Permit for the placement of all Accessory Buildings must be submitted under a separate application. Parcel Coverage must not exceed the maximum limit for the Neighbourhood District.

GENERAL REQUIREMENTS

1. Shall conform to the Town of Drumheller Community Standards Bylaw 06.19.
2. Shall conform to the Town of Drumheller Responsible Pet Ownership Bylaw 06.13.
3. If Development is no longer recognized as exempt under the Responsible Pet Ownership Bylaw 06.13, the Development Permit may be revoked.
4. No animal shall be permitted to run at large.
5. An **Annual Business License** is required for the duration of occupancy for the Home Occupation.
6. Home Occupation must operate as a **Registered Charity**. Confirmation as a Registered Charity must be provided to the Development Authority prior to occupancy. Confirmation as a Registered Charity must be provided to the Development Authority upon request.
7. If the holder of the permit wishes to make any change in the conduct of the business that departs from the description in the application or from any other condition or restrictions imposed, the holder of the permit must obtain prior permission of the Development Authority.
8. Development to conform to any and all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.

DEVELOPMENT PERMIT

This permit is issued subject to the following conditions:

- a. As per Section 685 (3) Municipal Government Act; Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted, or the application for the development permit was deemed to be refused under section 683.1 (8)
- b. That the development or construction of the said land(s) will not begin until after the **End of Appeal Period Date**.
- c. That the development or construction shall comply with the conditions of the decision herein contained or attached.
- d. That the development or construction will be carried out in accordance with the approved plans and application.
- e. Should you wish to appeal this decision, an appeal may be made to the Secretary of the Development Appeal Board within **21 days of the Decision Date**.
- f. That this permit shall be invalid should an appeal be made against the decision. Should the Development Appeal Board approve this issue of this permit, this permit shall be valid from the date of decision and in accordance with the conditions of the Development Appeal Board.

e: development@drumheller.ca | a: 224 Centre Street, Drumheller, Alberta T0J 0Y4 | t: 403 823 1310

DEVELOPMENT | TOWN OF DRUMHELLER



Feb 11, 2022

File Number: T00005-22D

Dear Sir/Madame,

RE: Notice of Approved Development

As an immediate neighbor and therefore a person potentially affected by the attached development permit application, you are entitled under Section 5.15.3 of the Town of Drumheller Land Use Bylaw 16.20 to be advised of the approved development permit application for the following permitted use:

Legal Land Location:	446 2 Avenue, East Coulee Drumheller L:12-14 B:1 P:4128EQ
Type of Development:	Home Occupation - Peggies Feline Rescue
Land Use District:	Neighbourhood District

Permitted Use – means a use of land, building, or structures for which a development permit shall be issued, with or without conditions, by the Development Authority.

Further information regarding this development may be obtained from the Development Department, Town Hall, 224 Centre Street, Drumheller, Alberta T0J 0Y4 (403) 823-1310 or e-mail development@drumheller.ca

Kind Regards,

Darryl Drohomerski C.E.T
CAO/Development Officer
Town of Drumheller

NB; if you are a land owner and lease or rent the property affected; please circulate this information to your tenants.

Fwd: Town of Drumheller ISDAB Appeal Form and Links

Stephen Wilton <[REDACTED]>

Fri 2022-03-04 9:44 AM

To: Donna Kalman <[REDACTED]>

Begin forwarded message:

From: Stephen Wilton <[REDACTED]>
Subject: Fwd: Town of Drumheller ISDAB Appeal Form and Links
Date: March 4, 2022 at 8:47:01 AM MST
To: Darryl Drohomerski <DDrohomerski@drumheller.ca>, Antonia Knight <AKnight@drumheller.ca>

Good morning .Yesterday I received a copy of the Application For Development Permit from Antonia .After reviewing it I see there are other supporting materials and they are listed as being attached.Could you provide me with a copy of those supporting materials? We have a previous Application For Development Permit that your office provided but there isn't anything listed in Other Supporting Materials.Why is there a discrepancy between the two documents?Thank you.

Stephen Wilton

Begin forwarded message:

From: Stephen Wilton <[REDACTED]>
Subject: Re: Town of Drumheller ISDAB Appeal Form and Links
Date: March 4, 2022 at 8:13:34 AM MST
To: Darryl Drohomerski <DDrohomerski@drumheller.ca>
Cc: Denise Lines <dlines@drumheller.ca>, Tom Zariski <tzariski@drumheller.ca>, Antonia Knight <AKnight@drumheller.ca>, Development <development@drumheller.ca>, Mayor <mayor@drumheller.ca>, Devin Diano <ddiano@palliserservices.ca>

Thanks for your help everyone.Take care.

Stephen Wilton

On Mar 3, 2022, at 12:37 PM, Darryl Drohomerski <DDrohomerski@drumheller.ca> wrote:

Fwd: Town of Drumheller ISDAB Appeal Form and Links

Stephen Wilton <[REDACTED]>

Fri 2022-03-04 9:50 AM

To: Donna Kalman <[REDACTED]>

Begin forwarded message:

From: Antonia Knight <AKnight@drumheller.ca>
Subject: RE: Town of Drumheller ISDAB Appeal Form and Links
Date: March 4, 2022 at 9:27:39 AM MST
To: Stephen Wilton <[REDACTED]>, Darryl Drohomerski <DDrohomerski@drumheller.ca>

Stephen,

As discussed yesterday, there is information within the application and the Notice of Decision that is unable to be shared with the public, as well as some annotations from myself that were not a part of the original application.

Again, there were supporting documentation that I will not be able to provide and were not used to make the decision. Purchase agreements, for example, are not used to make a decision. We will not be providing this information to you.

The Site plans were used to ensure parcel coverage was in conformity with the Land Use Bylaw however this is not an application for placement of any structures. Rather the Home Occupation only. A development permit for the placement of any accessory building(s) must be under a separate application, and the parcel coverage at that time must not exceed the maximum limit for the Neighborhood District.

Thank you,

**ANTONIA KNIGHT**

Development Officer in Training and

Safety Codes Office Assistant

Phone 403-823-1310

Web www.drumheller.caEmail aknight@drumheller.ca

224 Centre Street

Drumheller, AB, T0J 0Y4

RECEIVED JAN 27 AM 7:07

From Antonia Frank Kalman received
To Jan Feb 26, 2022

TOWN OF DRUMHELLER

224 CENTRE STREET
DRUMHELLER, ALBERTA
T0J 0Y4

PHONE: 1-403-823-6300
FAX: 1-403-823-7739

APPLICATION FOR DEVELOPMENT PERMIT

HOME OCCUPATION - apply to development@drumheller.ca

I/We hereby make application for a development permit under the provisions of the Land Use Bylaw for the Town of Drumheller in accordance with the plans and supporting information submitted herewith which form part of this application. Personal Information is being collected for the purpose of "Development Control, Land Use Planning and Safety Codes Permits" pursuant to the provisions of the Municipal Government Act and its regulations, and pursuant to Section 32(c) of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection of your personal information, you may contact the F.O.I.P. Coordinator at (403) 823-1339.

APPLICANT: [redacted] PHONE NO.: [redacted]
MAILING ADDRESS: [redacted] POSTAL CODE: [redacted]
PROPERTY OWNER: [redacted] PHONE NO.: [redacted]
MAILING ADDRESS: [redacted] POSTAL CODE: [redacted]
COMPANY NAME: Peggie's Feline Rescue

LOCATION OF PROPOSED HOME OCCUPATION:

CIVIC ADDRESS: 446 2nd Ave.

LEGAL DESCRIPTION: Plan: 42800 Block: 1 Lot(s) 12 Sec. _____ Twp. _____ Rng. _____ W4th

EXISTING USE OF PROPERTY: residential ZONING: ND-Neighbourhood District

DWELLING TYPE: Single Family Dwelling Duplex Semi-Detached Single Family Townhouse Apartment

HOME OCCUPATION DETAILS:

Peggie's Feline Rescue is a registered Charity CRA # 70840-4280-RR-0001 we are dedicated to the rescue and rehoming of cats. Our mission is to reduce the number of stray cats in our community and to reduce the suffering of unwanted cats. We provide cats with shelter, food, love, medical requirements and an opportunity to find responsible owners through adoption. Our shelter relies on funds raised by our team of volunteers and donations to operate.

OTHER SUPPORTING MATERIAL ATTACHED:

Please provide a floor plan indicating your office or business space

If not the landowner, do you have a letter granting permission to operate the Home Occupation Business? Yes No

Where is your business performed? Offsite Onsite

Is your home used for office and administrative work only? Yes No

ADDITIONAL INFORMATION REGARDING DEVELOPMENT:

In addition to the office space within the home we require housing for the kitties, this consists of two shed like buildings we call cottages. Each cottage supplied with electricity to provide heat or air-conditioning. dimensions are 1). 20" x 10" and 2). 8"x16". they will be located in the back yard.

The applicant is not excused from complying with the requirements of any federal, provincial or other municipal legislation.

SIGNATURE: [redacted] DATE: Jan 31/22

PROPERTY OWNERS SIGNATURE: _____ DATE: _____

(FOR OFFICE USE ONLY)

PERMIT FEE: [redacted] PERMIT NO.: T00005-22D

TYPE OF WORK: Cat Rescue - Reg Charity CLASSIFICATION: Home Occ - Urban

RECIEVED BY: Antonia Kinglet DATE APPROVED: _____

(see over)

TOWN OF DRUMHELLER

224 CENTRE STREET
DRUMHELLER, ALBERTA
TOJ OY4

PHONE: 1-403-823-6300
FAX: 1-403-823-7739

HOME OCCUPATION QUESTIONNAIRE

1. Are there any other home occupations operating from this location? Please circle: Yes No
If so, provide the name and nature of the business(es) _____

2. Excluding vehicles, what equipment, trailers or materials are required for the business? Two cat cottages with attached patio areas.
In the back yard and numerous carry kennels.
Where are they stored (ie. in the home, garage, at a commercial storage site, etc.) cat carriers will be stored in the garage

3. Will there be any stock-in-trade kept on the premises? Please circle: Yes No
If so, how much and how is it sold or distributed? Cats are adopted through donation of monetary funds

Where is it stored? in the very comfortable cottages on the property.

4. Will there be any flammable or hazardous materials on the premises as a result of the business (ie. solvents, paint thinners, special cleaners, etc.)? Please circle: Yes No
If so, what is the material, how much is being kept at the premises, and where is it stored? _____

5. Does the material require any special training for use or special storage provisions? Please Circle: Yes No
Are any permits required for their storage or use? Please circle: Yes No
If so, please provide a copy of the permit.

6. What work will be done on the premises? The daily care and adoption of cats. Administrative work related to the rescue.

7. What will the hours of operation be? The rescue is open from 10 am to 5 pm daily

8. If all work is not done at the premises, where else will it take place? Adoptions sometimes take place at Pet Valu Drumheller

9. Are there any employees of the business who are not members of the family or bona fide occupants of the dwelling? Yes No
Please circle: (Yes) - No
If so, how many? we have volunteers not employees. There are board members and volunteers who help raise funds.
Where do they work? We conduct meetings on the premises.
If they are working from the residence, where do they park their vehicles? nap 2

10. How many vehicles are involved in the business? ¹ _____ How many personal vehicles do you have? ² _____
Where are they parked? In the Driveway

11. Provide a description of the business vehicle(s), state type, height, length, weight and number of passengers. Applicants may provide a color photograph. 1 Grey Mazda van, 2001. picture is attached

12. Will there be any exterior indication to the public of this home occupation (noise, exterior activity, smoke, odors, traffic, signage, etc.)? Please circle: Yes No
If yes, please provide details. Failure to disclose anticipated impacts would be grounds for immediate revocation of the permit. Daily movement in and around the cottages for cleaning and care of kitties.

13. Will there be any clients coming to the home? Please circle: Yes No
If so, please state estimated number, frequency and where they will park. There will be people coming to the home to view and adopt kitties. they will park in the driveway.

RECEIVED JAN 7 2020

Steve picked up from Antonia at Town office
11:20am March 3, 2020

TOWN OF DRUMHELLER

224 CENTRE STREET
DRUMHELLER, ALBERTA
T0J 0Y4

PHONE: 1-403-823-6300
FAX: 1-403-823-7739

APPLICATION FOR DEVELOPMENT PERMIT Feb 9 HOME OCCUPATION - apply to development@drumheller.ca App Feb 16

I/We hereby make application for a development permit under the provisions of the Land Use Bylaw for the Town of Drumheller in accordance with the plans and supporting information submitted herewith which form part of this application. Personal Information is being collected for the purpose of "Development Control, Land Use Planning and Safety Codes Permits" pursuant to the provisions of the Municipal Government Act and its regulations, and pursuant to Section 32(e) of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection of your personal information, you may contact the F.O.I.P. Coordinator at (403) 823-1339.

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 MAILING ADDRESS: _____ POSTAL CODE.: _____
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OTHER SUPPORTING MATERIAL ATTACHED: 1. Plans & Form application - Permitted agreement

Please provide a floor plan indicating your office or business space RPR - Clean & Ametuhah

If not the landowner, do you have a letter granting permission to operate the Home Occupation Business? Yes No

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The applicant _____ Signature: _____ Date: Jan 31/20
 Signature: _____ Date: _____
 PROPERTY OWNERS SIGNATURE: _____ DATE: _____

(FOR OFFICE USE ONLY)

PERMIT FEE: _____ DEVELOPMENT PERMIT NO.: T00005-22D
 TYPE OF WORK: Cat Rescue - Reg Charity CLASSIFICATION: Home Occ - Urban
 RECEIVED BY: Antonia Knight DATE APPROVED: _____

(see over)

224 CENTRE STREET
DRUMHELLER, ALBERTA
T0J 0Y4

TOWN OF DRUMHELLER

PHONE: 1-403-823-6300
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Where is it stored? In the very comfortable cottages on the property.

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8. If all work is not done at the premises, where else will it take place? Adoptions sometimes take place at Pet Valu Drumheller

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2

**HISTORICAL CORRESPONDENCE BETWEEN CONCERNED CITIZENS OF
EAST COULEE AND TOWN OF DRUMHELLER REGARDING THE
DEVELOPMENT.**

On Feb 2, 2022, at 8:50 AM, Stephen Wilton <[REDACTED]>
wrote:

To Drumheller development office and
town council

My name is Stephen Wilton .My wife and
I have raised a family and been residents
of East Coulee for 34 years.Recently we
became aware that a home
business/charity that rescues and
rehabilitates feral/stray cats was going to
be set-up and operated in the centre of
our community amongst residential
family homes.I have number of questions
and concerns .I will list them below.Can
someone contact me at [REDACTED]
to discuss them?Thanks

I am most concerned about the potential
of our personal water wells being affected
by the large concentrated numbers of
cats in a small space.We have individual
wells at each residence with most water
source less than 20 feet below
ground.The water is vey vulnerable to
contamination .We have spacing
guidelines and restrictions in the
community because we are on our own

wells to eliminate potential cross contamination this would be a possibility with this venture.

With the concerns of the residents could this be publicly posted and the residents be allowed information and concerns to be shared.

Would this venture be allowed in any other community in Drumheller such as Midland or East Drumheller by the high School?

I am concerned about odors and noises as we are in a small community that is very quiet.

Isn't there an SPCA located in Drumheller that is in a properly zoned area that provides a similar service perhaps the people that have the rescue service could work with them and find other facilities in the industrial area or the town of Drumheller could provide space in that area for the cat rescue service to operate out of.

With the uncertainty of the flood mitigation measures in our community and throughout Drumheller property values are in limbo particularly in our small town, can this be beneficial at all for the residents property values particularly with the potential for our water wells to be contaminated.

Does this set a precedent for our community and all other communities in Drumheller that any other large scale animal populations can be allowed in the midst of family residential areas. Maybe chickens, goats or anything else that will fit on the property?

Stephen and Vicki Wilton



Fwd: Concerns regarding cat rescue business in the community with contact number

Stephen Wilton <[REDACTED]>

Thu 2022-03-03 5:15 PM

To: Donna Kalman <[REDACTED]>

~~please [REDACTED]~~

Begin forwarded message:

From: Stephen Wilton <[REDACTED]>
Subject: Fwd: Concerns regarding cat rescue business in the community with contact number
Date: February 2, 2022 at 5:46:30 PM MST
To: vicki wilton25 <[REDACTED]>

Begin forwarded message:

From: Stephanie Price <sprice@drumheller.ca>
Subject: Re: Concerns regarding cat rescue business in the community with contact number
Date: February 2, 2022 at 11:16:07 AM MST
To: Stephen Wilton <[REDACTED]>

Hi Stephen

Thank you for the feedback. The Development office is currently reviewing the application and has not made any determination at this time. We will pass along the comments to the office for consideration

Thanks
Councillor Price

Get [Outlook for iOS](#)

From: Stephen Wilton <[REDACTED]>
Sent: Wednesday, February 2, 2022 8:50:39 AM
To: Lisa Hansen-Zacharuk <lhansen-zacharuk@drumheller.ca>; Tony Lacher <TLacher@drumheller.ca>; Tom Zariski <tzariski@drumheller.ca>; Pat Kolafa <pkolafa@drumheller.ca>; Stephanie Price <sprice@drumheller.ca>; Crystal Sereda <csereda@drumheller.ca>; Development <development@drumheller.ca>
Cc: Heather Colberg <HColberg@drumheller.ca>
Subject: Fwd: Concerns regarding cat rescue business in the community with contact number

Fwd: Concerns regarding cat rescue business in the community with contact number

Stephen Wilton <[REDACTED]>

Thu 2022-03-03 5:07 PM

To: Donna Kalman <[REDACTED]>
[REDACTED]

Begin forwarded message:

From: Stephen Wilton <[REDACTED]>**Subject:** **Fwd: Concerns regarding cat rescue business in the community with contact number****Date:** February 2, 2022 at 5:46:44 PM MST**To:** vicki wilton25 <[REDACTED]>

Begin forwarded message:

From: Crystal Sereda <csereda@drumheller.ca>**Subject:** **Re: Concerns regarding cat rescue business in the community with contact number****Date:** February 2, 2022 at 11:16:40 AM MST**To:** Stephen Wilton <[REDACTED]>

Hello Stephen

Thank you for bringing this concern to my attention. From my understanding the development office is reviewing application and there currently is no decision. I have forwarded your concerns to the development office. Please review as a resident the appeal process of the development permit ever does get approved. There is a procedure to be followed. You can find the information on the Town of Drumheller website.

Thank you!
Crystal Sereda

Get [Outlook for iOS](#)

From: Stephen Wilton <[REDACTED]>**Sent:** Wednesday, February 2, 2022 8:50:39 AM**To:** Lisa Hansen-Zacharuk <lhansen-zacharuk@drumheller.ca>; Tony Lacher <TLacher@drumheller.ca>; Tom Zariski <tzariski@drumheller.ca>; Pat Kolafa <pkolafa@drumheller.ca>; Stephanie Price <sprice@drumheller.ca>; Crystal Sereda <csereda@drumheller.ca>; Development <development@drumheller.ca>**Cc:** Heather Colberg <HColberg@drumheller.ca>

Fwd: Concerns regarding cat rescue business in the community with contact number

Stephen Wilton <[REDACTED]>

Thu 2022-03-03 5:52 PM

To: Donna Kalman <[REDACTED]>

Please print the part from Heather and the part where I mention having a conversation with her

Begin forwarded message:

From: Stephen Wilton <[REDACTED]>
Subject: Re: Concerns regarding cat rescue business in the community with contact number
Date: February 2, 2022 at 12:56:37 PM MST
To: Heather Colberg <HColberg@drumheller.ca>
Cc: Development <development@drumheller.ca>, Mayor and Council <mayorandcouncil@drumheller.ca>, Town of Drumheller CAO <cao@drumheller.ca>

To elected council and employees of the town of Drumheller.

After a conversation with Mayor Colberg about the potential of the feral cat rescue/rehab location. I would hope that the decision process will remain objective and not be clouded by the fact that the town may want to expedite and or help the relocation of displaced people from Lehigh and no matter what side of the fence you are on regarding the cat rescue service.

Thank you,
Stephen Wilton

On Feb 2, 2022, at 11:21 AM, Heather Colberg <HColberg@drumheller.ca> wrote:

Hi Stephen and Vicki

Thank you for the feedback. The Development office is currently reviewing the application and has not made any determination at this time. We will pass along the comments to the office for consideration. Just so you are aware I have attached all Councillors to this email as well.

Thanx
Heather

<cca4a63e-8acc-43e5-9828-9584fda03997.png>

Fwd: Concerns regarding cat rescue business in the community with contact number

Stephen Wilton <[REDACTED]>

Thu 2022-03-03 5:55 PM

To: Donna Kalman <[REDACTED]>

Just print the part with the diseases please

Begin forwarded message:

From: Stephen Wilton <[REDACTED]>**Subject:** **Fwd: Concerns regarding cat rescue business in the community with contact number****Date:** February 2, 2022 at 6:15:51 PM MST**To:** Development <development@drumheller.ca>, Heather Colberg <HColberg@drumheller.ca>, Town of Drumheller CAO <cao@drumheller.ca>

In addition to my comments and concerns mentioned in previous emails. Feral cats, stray cats can carry many diseases and parasites which would be worse to control in a confined area in an residential area .The diseases can easily be transmitted to humans and other animals. Does the town have a plan on how to control these diseases on uncontrolled feral cats? Please look up and read the potential for spread and the consequences of these diseases, they are becoming a big concern in large centers. Here is a brief list :

Salmonella

Tape worms

Ringworm

Hookworm

Distemper

Rabies

Mange

Stephen Wilton

Begin forwarded message:

From: Stephen Wilton <[REDACTED]>**Subject:** **Re: Concerns regarding cat rescue business in the community with contact number****Date:** February 2, 2022 at 12:56:37 PM MST**To:** Heather Colberg <HColberg@drumheller.ca>**Cc:** Development <development@drumheller.ca>, Mayor and Council <mayorandcouncil@drumheller.ca>, Town of Drumheller CAO <cao@drumheller.ca>

To elected council and employees of the town of Drumheller.

I have attached a copy of the Land Use Bylaw for your review.

Thank you,



ANTONIA KNIGHT

Development Officer in Training and
Safety Codes Office Assistant

Phone 403-823-1310

Web www.drumheller.ca

Email aknight@drumheller.ca

224 Centre Street

Drumheller, AB, T0J 0Y4

From: Donna Kalman <[REDACTED]>
Sent: Thursday, February 17, 2022 10:39 AM
To: Development <development@drumheller.ca>
Subject: File T00005-22D

Good morning . What is parcel coverage for property 446 2nd Ave East Coulee. Do you have site plan on where the moved in buildings are to be placed. Has a development permit been applied for? Please forward me this information as needed for my Appeal. Thank you Frank Kalman

Vicki Wilton

From: Stephen Wilton <[REDACTED]>
Sent: Wednesday, March 02, 2022 10:09 PM
To: Vicki Wilton
Subject: [External]Antonia Knight correspondence
Attachments: DrumhellerLUB 16.20 amended to 18.21.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Donna Kalman <[REDACTED]>
Subject: Fw: File T00005-22D
Date: February 24, 2022 at 3:32:20 PM MST
To: Stephen Wilton <[REDACTED]>

From: Development <development@drumheller.ca>
Sent: February 17, 2022 11:47 AM
To: Donna Kalman <[REDACTED]>
Cc: Denise Lines <dlines@drumheller.ca>; Darryl Drohomerski <DDdrohomerski@drumheller.ca>; Greg Peters <gpeters@drumheller.ca>
Subject: RE: File T00005-22D

Good morning Frank,

I have copied in Denise Lines as the Secretary of the Subdivision and Development Appeal Board.

As the property currently stands, the parcel coverage is 25%. This was determined from a Real Property Report completed on January 28, 2022.

The Permit you received in the mail is for a Home Occupation, not including approval for placement of the Accessory Buildings. A separate application for a Development Permit has not yet been received for the location of the additional Accessory Buildings, however is a condition of the Home Occupation Permit. The sizing of the Accessory Buildings has been discussed, the anticipated additional Parcel Coverage of the Accessory Buildings is 7.6%. However as no Development Permit for the placement of these buildings has been applied for there is no official site plan we are able to share with you.

As per section 685 (3) of the Municipal Government Act no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

I hope that his helps answer some of your questions.
Tom



TOM ZARISKI

Councillor
Phone 403-823-1338
Mobile 403-820-1849
Web www.drumheller.ca
Email tzariski@drumheller.ca
224 Centre Street
Drumheller, AB, T0J 0Y4

From: Donna Kalman <[REDACTED]>
Sent: Wednesday, February 23, 2022 11:37 AM
To: Tom Zariski <tzariski@drumheller.ca>
Cc: Heather Colberg <HColberg@drumheller.ca>
Subject: M.P.C. Decision

Morning Tom ,I was wondering if I could get a copy of the minutes for the meeting were this decision was made.All the information I have shows application made on Jan. 28 . Monday Jan. 31 I talked to development as to what I could do to not have this rescue next to me. I was advised to send an email to development@drumheller.ca as I did. By 9 oclock Monday night my email was posted on East Coulee Watch site with all kind of false statements. A second email followed, then a third email. I do not know if the M.P.C. had access to these emails. Many emails were sent in did M.P.C. see these or were they deemed not relevant . Application date Jan.28,Appeared in paper Feb.9 With concerns to be address by Feb. 11 by 4 o'clock . Decision to approve made same day Feb. 11. This decision was either already decided or fast tracked . Funny few community residence had any idea this was happening. With little advertising and 2 and a half days to write in about conerns is the proper town procedure. Looking at another application in the paper Feb 14 application will be looked at Feb.24 no 2 days later.

Did M.P.C. see all emails that were sent in by concerned East Coulee residence. Many residence that we talked to had concerns and sent in email well before closing. Hopefully your committee got to see all not only one the development officer deemed relevant.

Thank You Tom a reply would be appreciated.

Vicki Wilton

From: Stephen Wilton [REDACTED]
Sent: Wednesday, March 02, 2022 9:52 PM
To: Vicki Wilton
Subject: [External]Fwd: M.P.C. Decision Here is a read from Tom Zariski enjoy

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Donna Kalman [REDACTED]
Subject: Fw: M.P.C. Decision Here is a read from Tom Zariski enjoy
Date: February 24, 2022 at 10:47:17 AM MST
To: "Gerlinger Bros Oilfield " [REDACTED]
Cc: Stephen Wilton [REDACTED]

From: Tom Zariski <tzariski@drumheller.ca>
Sent: February 24, 2022 6:52 AM
To: Donna Kalman [REDACTED]
Subject: Re: M.P.C. Decision

Hi Donna

Thank you for your email. I can appreciate your concerns and confusion.

I must first explain the role and scope of the Town of Drumheller's Municipal Planning Commission. I believe every town is required by provincial law to have an MPC. The MPC is composed of volunteer members of the community and Council representatives.

Where the confusion for many people comes in is that the MPC does not hear all applications for Develop Permits. Only the applications that are "Discretionary" in a particular zone according to the Land Use Bylaw are heard by MPC. Any application for a permit that is deemed to follow all of the conditions of the zone in the LUB by the Development Officer can be and are approved by the DO. This application never came to MPC.

Quote from the DO:

"This was considered a Urban Home Occupation as it fits the guidelines within that classification with the consideration that it is a non-profit organization and maintains that status.

While people may not like it because of personal bias, there was nothing in the LUB that could prevent approval. In fact, a strong case for appeal would be made if it was denied.

The letters sent in were considered in the decision however they were based on opinion and not on the zoning allowance in the bylaw."

Personally, as a Councilor I received many communications both for and against this development.

Objection to Peggy Feline Rescue

Donna Kalman <[REDACTED]>

Tue 2022-02-01 2:41 PM

To: development@drumheller.ca <development@drumheller.ca>

Re: Property at 446 2nd Ave East Coulee

Frank and Donna Kalman of 438 2nd Ave East Coulee object to Peggy Feline Business to be allowed to operate this address at 446 2nd Ave East Coulee. As to my previous letter that was POSTED ON EAST COULEE WATCH SOCIAL MEDIA without our knowledge my questions were concerns I have. I did not state facts I was questioning. How are these concerns going to be dealt with example By Laws, Building Permits, Property use By Law (Residential Property).

I Frank Kalman have lived here between the 2 said properties for 67 Years. My wife and I have lived and raised 3 Daughters at our home of 47 Years now both retired should we have to change our quality of life for this business to move here? We live in a residential neighborhood. We have lived and supported this Community all our lives, both with the East Coulee Community and East Coulee Fire Department. Living in a residential area my concerns would be for ours and my Community Concerns if Town of Drumheller Approves this Business what is next? This is not good for Community Spirit. This is going to cause a Rif in the Community between people for the Feline Rescue and the People opposed to the Rescue at this time. At this point if the Town of Drumheller DENIES the Application for Feline Rescue in my opinion will have a least amount of damage to the Community of whole.

Is it more important to change the way of life of residents who like the way things are now or change so as one can have a rescue business in Town. Does not an established Resident of 47 Years have any voice in this Matter? Do people buying property have the say to change said properties and the life style of a neighborhood? Why would one not buy a more suitable Property for this Business License.

This Peggy Feline Rescue property would best be on an acreage as it is now not in a Residential Neighborhood.

Would this type of Business be allowed a Business License in a Residential Neighborhood in the Town of Drumheller?

Sincerely Frank and Donna Kalman

Opposition to cat rescue at 446 2nd Ave East Coulee

Donna Kalman <[REDACTED]>

Mon 2022-01-31 12:02 PM

To: development@drumheller.ca <development@drumheller.ca>

I Frank and Donna Kalman at 438 2nd Ave East Coulee have objections to have a Cat Rescue or Shelter next door to our residence. Primary Building of the Cat Shelter will be a 13 feet from our Residence . Two more shelters of said property are to be moved in on said properties. All Cat Shelters be closer to our residence than main residence on said property 446 2nd Ave. At this time it is estimated by people applying to have 20 to 30 cats on said premise. My concern is can this go higher number of cats, who will monitor this and how often will this be monitored to what they say? What about SMELL, NOISE, TRAFFIC, REFUSE DISPOSAL. HEALT STUDIES SHOW CAT REFUSE IN VERY TOXIC AND EXTREME CARE SHOULD BE TAKEN. This is going to cause me concern. Our water system is wells can this be contaminated? These buildings are going to have outside caged areas for the cats. So how is this outside area going to be cleaned and sanitized and noise control? Is there any rules on number of buildings to be on said residential property.

We are in a residential area with neighbors to the east north and south of said property. Does Town of Drumheller have rules and regulations on this type of home business as this business is now located in Lehigh in Town Jurisdiction where they are not close to any other residence. Concern of having straw bales in area could attract rodents , mice etc. What impact will this have OUR PROPERTY VALUE AT 438 2ND AVE IF WE WANTED TO SELL HAVING A CAT RESCUE AT 446 2ND AVE

WE WOULD LIKE TO THANK YOU IN ADVANCE FOR YOUR TIME REGARDING OUR CONCERNS.

FRANK AND DONN KALMAN

Fw: Cat rescue

Tony Miglec <[REDACTED]>

Thu 2022-03-03 11:23 AM

To: [REDACTED]

Last objection .

I see my chicken bylaw was wrong . I should have spent more time researching and fact checking ...

Hopefully this one works more convincingly.

Tony

From: Joyce Westeen <[REDACTED]>

Sent: March 3, 2022 5:58 PM

To: 'Tony Miglec' <[REDACTED]>

Subject: FW: Cat rescue

Joyce Westeen-Miglec

[REDACTED]

"What really matters are the countless deeds of unknown people...who lay the basis for the events of human history. These are the people who have made change in the past...they are responsible for making change in the future too..." Howard Zinn

From: Tony Miglec <[REDACTED]>

Sent: February 1, 2022 1:41 PM

To: Joy <[REDACTED]>

Subject: Fwd: Cat rescue

Heres what i just sent

Sent from my iPhone

Begin forwarded message:

From: Tony Miglec <[REDACTED]>

Date: February 1, 2022 at 1:40:47 PM MST

To: Tom Zariski <tzariski@drumbheller.ca>

Subject: Cat rescue

Good Day Tom

Tony Miglec here. A resident from 454 River Dr East Coulee.

I recently found out that Peggy's Cat rescue has applied to move her operation to the residential section of East Coulee . I dont see the value to the community in that . 20 + cats in a residential yard has many pitfalls i believe .

Whether its smell sound or the critters it would attract i feel that is too many creatures in one spot . The town recently passed a bylaw allowing only 4 chickens per residence and it requires that a person must get along with their neighbors and have their direct approval. I wonder how it is different in this case ?

I recognize that Peggy's operation is a valuable and needed service but the location is not compatible with a residential neighborhood.

I object to this relocation

Respectfully

Tony Miglecz

Sent from my iPhone

FW: Peggy's Feline

[REDACTED]
Sun 2022-02-27 3:39 PM

To: 'Frank and Donna Kalman' [REDACTED]

📎 1 attachments (13 KB)

appeal.docx;

Here is copy of email I sent the Development in Drum.

From: [REDACTED]
Sent: February 2, 2022 8:43 AM
To: 'development@drumheller.ca' <development@drumheller.ca>
Cc: 'tzariski@drumheller.ca' <tzariski@drumheller.ca>
Subject: Peggy's Feline

Good morning,

I am writing to you today about the controversy of having Peggy's Feline relocate to East Coulee.

Let me say first, I was never contacted by them about it, I saw on social media that everyone within the distance the town has requested have been spoke to, well I am not sure what distance that is , because I live directly across the street from the house in question, my address is 455 2nd Ave. East Coulee.

Also, if I may request that my location and name be kept confidential, as I do have to live in the neighbourhood, Thank you

I have mixed feeling about this, as I can understand all of Frank and Donna Kalman's concerns, the building that will be used for housing the cats is only 13 to 14 feet away from The Kalman house, while I have never visited the Cattery in Lehigh, I can't help but compare the 2 sites, from what I have seen driving by, the site in Lehigh is not that close to any neighbours, and while they say that cats are quiet, I own a cat, and he is far from quiet.

I can't help but wonder if this was being proposed beside your house, if you would welcome it with open arms.

It has been my experience in the past that when a commercial business is being proposed, a sign is posted by the city (in Calgary) and then neighbours can voice their opinions as to yes or no.

I would not have found out about this if it had not been for Frank coming over and talking to me about it.

While I support Vivian Kalman in the sale of her house, and I applaud Peggy and Ted for the work they do, I cannot help but feel that being in the middle of a residential location is not the best location for this.

As I said at the start of this email, I was not contacted, and I know of others that were not as well. I will not disclose their names, as it is not my story to tell.

Sincerely

Shelley Bachman
455 – 2nd Ave
East Coulee, AB T0J 1B0

From: lisa goss [REDACTED]
Date: February 10, 2022 at 11:19:40 AM MST
To: development@drumheller.ca
Subject: Peggie's feline rescue

As a resident of East Coulee I have concerns with regard to this rescue being allowed into East Coulee.

1 this bylaw was created to stop animals being raised here A decision that was made by town council not the residents. They made this bylaw and should stand by it. And enforce it

2. Possible increase of coyote activity in the area. And maybe even skunks. They have an amazing sense of smell and the storage of large amounts of cat food on premises will be tempting. I have seen the stock piles first hand. A potential dangerous situation.

3. Infringement on a neighbours view and space. A 6 foot white fence is not a barrier it's a wall that will impede at least one neighbours quality of life. Development permits were created for many reasons including how the proposed development interferes with neighbours. The neighbours in Lehigh are nowhere as close to this rescue as here in East Coulee.

4 the land use bylaw. It is a large lot but not large enough. It already has a house a double garage and 2 outbuildings. The proposal of 2 more out buildings will take up most of this land. Not one lot in east coulee has this building to land ratio.

I have asked for a schematic drawing of proposal and not received one as of yet. I can only think this might be an attempt at circumventing land use bylaws.

The property that is her current location has no direct neighbours so truly we have no idea of smell or noise. I have been to her rescue a couple of times and there is a smell. 22 cats of course has a some odour.

I have been a supporter of this rescue for years and as a cat lover myself I love a cat rescue. I feel for Peggie and the rescue and wish they would be able to find an appropriate place.

I have been approached by some of the neighbours with concerns but afraid to speak out for fear of retaliation.

The support for this rescue is fair but I think that people who don't live in East Coulee should not have a say in what happens in this hamlet

Thanks you
Lisa Goss
741 1st ave
East Coulee

Sent from my iPhone

**LETTERS FROM INDIVIDUAL RESIDENTS SUPPORTING THE APPEAL OF
THE DEVELOPMENT.**

Shelley Bachman
Box 585
East Coulee, AB
T0J 1B0

Feb 27,2022

To Whom it may concern.

I wish to advise that I totally support Frank and Donna Kalman's appeal for the rescue society to not be allowed to set up at 446 – 2nd Ave in East Coulee.

As I mentioned in the email I sent to the Development Department, I was never approached about this, and I cannot help but have concerns over this, I feel that it has been rushed through and that we have not even had the concerns addressed.

Being a responsible pet owner myself, as I have a 20 year old cat, I am not against cats, just I think in the large quantity , I still feel strongly that it should not be in the middle of a residential area, and it will greatly impact our quiet little area, as it was the charm of East coulee that brought me here in the first place.

Regards

Shelley Bachman

Letter of support for appeal # 532532-22-D0005

Peggy's Feline Rescue- 446-2nd ave. E East Coulee

February 28, 2022

To Whom it may concern:

I am a property owner in East Coulee who has previously submitted emails to Antonia Knight objecting to the proposed use of a main street residential property for the feline rescue business- Peggy's Feline Rescue. I am confident that a business of this type would not be permitted in residential areas in other towns including Drumheller and is an inappropriate location. Home based businesses that are suitable to residential areas generally involve providing unique goods or services. The fact that this 'business' involves the care and housing of living creatures places it in a category more similar to a kennel. Although technically the rescue business may fall under a different heading, in reality they are very much the same. They both generally accommodate more animals than a pet owning homeowner would.

According to the Land Use Bylaw the development permit for Kennels must take in to consideration neighbors and must be a minimum of 300 meters from a neighboring dwelling unit. The proposed business is less than 5 meters from the nearest neighbors. This creates significant areas of concern. Has anyone taken time to delve more thoroughly into the future impact on how the neighbors lives will be affected or is this merely a convenient solution? If this is the case then I urge further consideration of this matter.

Have you taken into consideration other issues arising from the Land Use Bylaws? According to these bylaws, it is not clear if this business would be considered a Major Home Occupation. If so, how would the restrictions on outdoor storage be affected given that the bylaw states they are prohibited. If it falls in to the Minor Home Occupation category how will client visits which are not permitted be affected and how can all that is required be contained in the principal building? Of concern is the fact that this type of business can have its permit revoked at any time. What would be the results if the development permit should be revoked? I understand that the proposed plan involves the construction of additional buildings which bring other concerns as well.

Positive development takes into account the bigger picture for both tourists and tax paying residents creating high quality attractive spaces. East Coulee currently provides a unique tourist experience with its natural setting and heritage attractions contributing to the local economy. It's main street could be made much more attractive to enhance the heritage tone of the town creating revenue streams through the tourist economy. I don't believe this business is appropriate for our main street's potential development and am opposed to this business being approved for this residential location.

I am appealing the current decision to allow this business in this location.

Sincerely,
Beverly Deschenes

To Whom It May Concern:

March 2, 2022

My support to the appeal opposing the development and operation of "PEGGIES FELINE RESCUE SOCIETY" in the specified location in East Coulee.

This small community living allows us to enjoy a peaceful and quiet life style atmosphere that is hard to find elsewhere. Due mostly to our lack of population we are unable to support or sustain any kind of services such as grocery store, restaurant, gas station etc. Our community center and playgrounds are almost unsustainable. We are already at a huge disadvantage being 20 km. from any services.

We are an older population with very few young people wanting to make E.C. their home.

We count on our precious and fragile private wells to provide us with our safe drinking water and fear anything that could possibly compromise them.

What this community is really in need of are some business operations that would encourage population growth rather than hinder it.

I operate a small seasonal tourist rental dwelling situated just meters away from this proposed cat shelter development and also one meter away from a foul smelling derelict and abandoned hotel building that despite our efforts has neglected to be dealt with by Administration . Any more negative impact will surely threaten our business further to possibly the point of cease of operation. We are already forced to maintain well below market rates just to entice guests to make the extra drive and rent our guest house.

If the town were to make this decision based solely on the list of pros and cons and perhaps some logic and rational it would be a no brainer.

If this development and operation were proposed in a populated residential area anywhere else in Drumheller proper, it without doubt would be met with major backlash and disallowed.

This situation is reminiscent of a few years back. There was a mouse raising for feed operation for Reptile World development applied for in E.C. It too was promoted as clean, safe, and unintrusive but was still met with opposition and quickly denied. I see minimal difference between that concept and this one.

We in E.C. are assessed and pay our property taxes equal to all of Drumheller and at the same mill rate and should be treated with the same respect and consideration.

Is it possible the towns forceful support of this development and operation in this location within our community is somehow influenced by a feeling of guilt as a result of their displacement of the Lehigh residents for flood mitigation?

To seriously consider that this cat rescue operation is somehow an acceptable fit next door or across from any long time residents homes is ludicrous.

This cat rescue is a great service, unquestionably better suited for a larger rural acreage type property similar to the current Lehigh location.

In closing I would like to state my opposition to this development and operation at this location and wish the applicant well.

DON GERLINGER



Good morning,

This letter is in **SUPPORT of Frank and Donna Kalman** and may prove futile today as it seems like a decision has been made in **just days** and the Cat Rescue is set to move in. How does this happen? An inspection was done on the property for sale and nearby neighbors said they were out doing measurements of the proposed cattery and a SOLD sign is up. So it appears that the Rescue is ready to move to the middle of East Coulee, **just 14ft away from the Kalmans' front door.**

Not one resident here was approached by the rescue, that I know, and I have been asking, about a Cat Rescue moving to town including those on the same street. After speaking to several residents in East Coulee, I was told they are afraid to voice their concerns about a Cat Rescue moving to the middle of town for fear of those concerns becoming public knowledge and being ostracized. I too have been told not to get involved but I have questions.

The Rescue is coming from an acreage to a residential area and lot that is not nearly the size of where it is located now and the proposed cattery would be **14ft from Frank and Donna's front door.** How does this happen? Don't we have any bylaws in place? Or have they been changed for this Rescue?

The meaning of cattery in the dictionary is where cats are commercially housed for boarding and breeding of cats. We know the Rescue does not breed, however what about the **NOISE** the cats create, what about the **SMELL**, (some say the cattery smells, others say different, **(but no-one lives 14ft away from the cattery right now)** what about the **COYOTES** and their sense of smell, (can pick up scent from several hundred yards away) and other **PREDATORS**? And most of all, what about our **WELL WATER** and would this **DEVALUE** other homes in the direct vicinity as we are **NOT** on acreages, some just on larger lots? Will this set a precedent? This building basically sits on the fence line and lot line of Frank and Donna Kalman. Could this happen to anyone else living here? Our neighbors, moving more buildings on, or already existing buildings there to renovate, to **house animals of any kind** that would be **steps away from our front doors.**

Again, this is a **SUPPORT** letter for the Kalmans' and I've chosen to get involved after speaking with them and many other residents of East Coulee. Just asking some questions, stating some facts and letting you know that many **DO NOT** or **WOULD NOT** want a cattery next door to them on these much smaller than acreage lots or smack dab in the middle of town. Again, fear of that getting out and becoming public knowledge and being ostracized. As well, I'm sure that in proper Drumheller, certain people on certain streets with well cared for homes on larger lots, **NOT ACREAGES**, would **NOT** want this happening to them. Just looking for some answers and **WONDERING HOW THIS GOT APPROVED?**

Concerned Resident, 454 River Drive, East Coulee

Joyce Westeen



To Whom it may concern:

Regarding the potential move of Peggies Cat Rescue to 446 2nd Ave East Coulee.

I Tony Miglecz of 454 River Dr East Coulee support Frank Kalmans objection to the move into his recently passed brothers house 446 2nd Ave and use his departed mothers house as the cat rescue housing.

The Proposed rescue house is only 14 feet from his front door! I believe that if the people approving this proposed move were to go to the property and realize that the cats housing is literally " Right Outside " their front door! Combine that with the fact that our prevailing winds are from the west and Franks house is 14' East of the housing, this is not a Good fit for the community and I seriously doubt that anyone anywhere would want it beside them, esp that close. Farmers do not build their houses 14' from their livestock barns, zookeepers do not live 14' from the animals,they live away for a reason. Smell and noise . Cats may be all cute and cuddly but 1 cat in a house with even a well managed cat box still smells. I cant imagine what 22 cats with room for many more would smell like 14' from the persons front door; add to that the fact that cats are nocturnal and by approving this development you effectively say its ok to impose smell and animal noises on the neighbors for the sake of the cats.

Franks observation of potentially compromising the groundwater which we depend on for drinking is HUGE! Watching the Flood Mitigation Presentations Professional Engineer Mark Brotherton has spent much time explaining how the ground water travels through the hills to the river, so potentially the amount of cat waste not only solid but liquid could get into our shallow wells and we would be without Water so that Peggy can rescue cats! Doesn't make sense.. I have noted that Peggy's neighbors from Lehigh commented that they couldn't hear or smell the cats . I agree they cant hear or smell; as their residences are at least a 500M to the west not 14' East .

I also hold to my original objection of attracting Predators . On any given night there are 3 – 12 coyotes in the neighborhood of East Coulee. People have them in their yards on their decks and they are part of living in East Coulee. People

manage their garbage keep their pets food put away and the coyotes hunt for the various bunnies and other small game around our little borough. The cat rescue will also attract coyotes specifically looking for a cat meal and since Franks house is only 14' outside their front door there will be an elevated risk to himself and his wife when they leave their house. They will have to check for coyotes stalking any cats that might get out. I know pure speculation but an absolute possibility.

Will the town help the Kalmans if they do become inundated with Coyotes? Will the town compensate them for loss of both opportunity to sell (because how many people would even consider living beside a cat rescue?) and loss of property value due to proximity to Cat rescue ? Will the town bring water into East Coulee to fix the polluted water wells that became polluted due to this decision?

I respectfully object to this decision and Hope that upon further inspection the decision will be changed.

Tony Miglecz

March 4,2022

My name is Stephen Wilton.I have lived in the Drumheller valley for 56 years and during that time have lived for the last 35 years in East Coulee.My wife and I raised twin daughters here and have always had pets including , cats, dogs, rabbits ,guinea pigs and aquariums with fish. We taught our daughters about responsible compassionate animal care.Indeed they are now responsible pet owners and have cats and dogs and are instilling the love of animals in our grandchildren.

During my time here I have seen many changes in the valley .Drumheller is unique in that it is composed of many small districts that during the mining era were each bustling towns of their own with thriving populations.Things have changed.At present there is a major project occurring of designing and constructing an extensive amount of dikes to prevent flooding in many districts of Drumheller.This will arguably be the largest most impactful project to ever occur here over the long term.The flood mitigation project has evolved and changed since its beginning.Many residents through out Drumheller have been displaced from their homes and properties.The entire community of Lehigh is being displaced .This is very disruptive and I hope it never happens to me.The town of Drumheller has stated in open town hall meetings, in the newspaper and over online sources that they will do all they can to assist the displaced residents to find new places to live.It is a huge task to relocate these residents as many of the displaced people are from beautiful acreage settings in flood prone areas, they are the most impacted by the flood mitigation and these types of properties are in short supply.Lehigh is an acreage community so again a huge task to relocate these people with their businesses, shops, gardens and great lifestyle.

The decision to approve Peggy's Feline Rescue into the centre of another small community consisting of smaller parcels of land is wrong.

Each home in East Coulee has its own shallow water well system using a perforated sandpoint on the end of piping positioned underground at the water table .Most of the people are getting their water from the source at 17 to 25 feet below ground.Fresh , clean, uncontaminated water is a precious and vulnerable necessity and arguably our most needed amenity.

Since the decision to allow the development to occur I have read many technical papers from many places around the world.Developing nations flag the risks of contamination ,transfer of diseases and parasites from animals to water sources as a major problem. Operations like the feline rescue would be set-up in areas far way from any water source in these countries.I have to ask why would we introduce any potential source of contamination directly above our precious water.It is counter to anything that would be called responsible animal management or water management anywhere.Reducing the number of free roaming cats along with spaying and neutering is shown to be a good and responsible way to reduce the issues of disease and growing populations.Most large cities have plans and strategies to reduce the hazard of feral cats.One of those strategies is move them away from people.

The number of diseases that can be transmitted by intermediate hosts, fly's mosquitos or ticks is concerning .Wind can cause broadcast these same zoonotic diseases .Parasites can live for years in the soil.The community of East Coulee has many gardens and the parasite larvae/eggs could be transferred to them by the sources mentioned above.Overland contamination from dirty runoff can find easy routes through cracks in the soil or along basements ,and building foundations .Again all posing a significant risk to the underground water source.

<https://outlook.live.com/mail/inbox/id/AQQkADAwATYwMAIfYWU3Mi00ZmE0LTAwAi0wMAoAEAAG%2B1g1dlUmQZB37RAdIRjL>

1/2

There have been numerous studies and analysis of the East Coulee water over the years and the results have always supported that it is a great water resource. Why would the town risk degrading this precious resource? To say there aren't risks from the feline rescue is wrong. The province supported the development of the public sewer system to eliminate underground septic tanks and field systems that pose a threat to the aquifer. Indeed after each high water event in the Red Deer River sample kits and forms were dropped off at each residence to test and ensure the water hasn't been contaminated. Numerous concerns have been raised to the town. No one from the town contacted the local health authority until after the development was approved and as of March 3 no one from the health authority has been on site to evaluate the risks and provide to have their input. At this point the Drumheller LUB has absolutely no special consideration for our unique water situation and I have been told it would not even be considered in any part of Development process and is not considered an amenity. Their development decision supports that stand.

We aren't cat haters or against the feline rescue service. Literature supports that stray and feral cats pose a significant hazard. We are opposed to moving large numbers of stray, feral or homeless cats into the centre of small town that relies on a shallow underground water source for all their domestic water use. There are numerous other reasons not to do this as listed in the LUB but they have been ignored at the stake holders peril.

The town of Drumheller could have assisted the people that operate Peggy's Feline rescue Service in other ways that don't impact another community. East Coulee will be directly impacted by the flood mitigation project we are told by 2024. We will see if that ever occurs.

We support Frank Kalman's appeal and believe the development should not occur:

Stephen Wilton  March 4, 2022
 Vicki Wilton 

**LETTER THAT WAS CIRCULATED AND READ BY RESIDENTS WITH
SIGNATURES ALL IN SUPPORT OF APPEALING THE DEVELOPMENT,
THIS WAS SENT TO THE TOWN OF DRUMHELLER**

Re Cat Rescue.

Donna Kalman <[REDACTED]>

Mon 2022-02-28 2:59 PM

To: Development <development@drumheller.ca>

Cc: Heather Colberg <HColberg@drumheller.ca>; Tom Zariski <tzariski@drumheller.ca>; Denise Lines <dlines@drumheller.ca>; cao@drumheller.ca <cao@drumheller.ca>; lhansen-zacharuk@drumheller.ca <lhansen-zacharuk@drumheller.ca>; tlacher@drumheller.ca <tlacher@drumheller.ca>; info@palliserservices.ca <info@palliserservices.ca>; pkolafa@drumheller.ca <pkolafa@drumheller.ca>; gpeters@drumheller.ca <gpeters@drumheller.ca>; sprice@drumheller.ca <sprice@drumheller.ca>; csereda@drumheller.ca <csereda@drumheller.ca>; safetycodes@drumheller.ca <safetycodes@drumheller.ca>; Bruce Wade <bwade@drumheller.ca>

To: Drumheller Planning and Development, CAO, Mayor Colberg, Town Council

With the approval of Peggie's Feline Rescue being allowed to relocate to East Coulee, we will appeal the decision. This type of operation does not fit under any permitted uses as listed under the use description and requirements for this type of district. It is at best a discretionary use (we do not believe it is) and should go before the Municipal Planning Commission (MPC). We insist it is dealt with through the MPC and, after that, if necessary, the appropriate appeal process occurs and allows all interested people a chance to be part of the process. Further, this operation is not contemplated in a Neighbourhood district and should be subject to a hearing by the MPC. If you disagree and feel the development authority doesn't need to go to the MPC, then we will be appealing directly to the Intermunicipal Subdivision and Development Appeal Board.

Numerous concerns were raised to the Development and Council Groups, and apparently, they weren't deemed valid. The Local Health Authority was not contacted at all to discuss and find out if there was any risk to the community water and individual home water well, prior to the approval of the development permit. No one evaluated the type and design of wells to risk assess them for contamination and the risk of contaminating the shared underground water used by all residents. Did any qualified person look into the risk of disease and potential to spread disease and parasites to resident, local pets, and wildlife? No qualified person looked into or assessed the issue of proper waste handling, disposing and risk of cross-contamination. Did anyone consider the long-term effects of the animals located on a small footprint of land and the risk of groundwater contamination from the long-term presence of the animals and from runoff of the waste from cleaning of the structures and pens? Is the Town ready to assume the risk of contamination to our water and potential of liability if the water is degraded or contaminated and makes some one sick or worse?

This decision under appeal negatively affects the amenities of the neighbourhood and materially interferes with use, enjoyment and value of neighboring parcels that no where in the definition of neighbourhood district is any provision made for any kind of animal operation. If this type of operation was permissible that would be included in the bylaw, either as a permitted or discretionary use. Responsible pet ownership Bylaw 6.13.8.2 set limits of 5 cats over 90 days old.

Is there a conflict of interest that the Development Officer is also part of Flood Mitigation?

After reviewing the application many questions were raised. 1. Number of Cats, there is no business plan addressed on this application. How could the Development Officer say this is not a discretionary application? All e-mail recipients please get a copy of said application and read. This should have gone to MPC.

Signed signatures of concerned Residents of East Coulee will be sent to Mayor and Development Office.

CONCERNED RESIDENCE OF EAST COULEE

WE THE UNDERSIGNED AGREE AND SUPPORT THIS LETTER ADDRESSED TO DRUMHELLER PLANNING AND DEVELOPMENT CAO, MAYOR COLBERG, TOWN COUNCIL

FRANK KALMAN	Frank Kalman	438 2nd Av. E.C
Donna Kalman	Donna Kalman	438 2nd Ave E.C.
Bert Osborne	Bert	448 RIVER DR. E.C.
Diannet Hogan	Diannet Hogan	448 River Dr. E.C.
TONY MIGLECZ	Tony Miglec	454 RIVER DR. E.C.
Joyce Westen	Joyce Westen	454 River Drive E.C.
RICHARD ALBRIGHT	Richard Albright	462 River Drive
JOYCE ALBRIGHT	Joyce Albright	462 River Drive.
Lisa Goss	Lisa Goss	741 1st Ave
Lance Rife	Lance Rife	741 1st Ave
Dana Lee	Dana Lee	667 - 1st. Ave
Klaas STOL	Klaas Stol	" "
JDE Gelsje	JDE Gelsje	174 6th Street
Gelsje	Gelsje	174 6th ST
KEVIN FOOSE	Kevin Foose	101 5TH STREET
KRISTINE HEILMAN	Kristine Heilman	223-2nd Ave.
Beverly Deschenes	Beverly Deschenes	245 River
Linda Gerlinger	Linda Gerlinger	283 River Drive
Don Gerlinger	DON GERLINGER	283 RIVER DRIVE EAST COULEE
Jeremy Augart	Jeremy Augart	218 river Drive East Coulee
Kimberly Augart	Kimberly Augart	218 River Drive East Coulee
CLIFFORD E DELTZ	Clifford E Deltz	149 2ND AVE EAST COULEE
Marian DEITZ	Marian Deitz	149 2nd AVE EAST COULEE
Mike Strand	Mike Strand	110 2 RVE
DOVE MARAE	Dove Marae	174 1st
VIVIANE KELSE	Viviane Kelse	174 1ST
LANE MARAE	Lane Marae	174 1ST

Margaret English - Margaret English
Box 550 East Coulee To J 130

LYNNE V. KLEEF

L. Kleef
273 - 2 AVE. EAST COULEE

Deborah Hardie

D. Hardie 244 River Dr.

Stephen Wilton

~~Stephen Wilton~~ 476 River Drive E.C.

Vicki Wilton

476 River Drive

Shelley Bachman

~~Shelley Bachman~~
East Coulee. AB
PO 585 - East Coulee

File No: 532532-22-D0005

Stephen Wilton <[REDACTED]>

Wed 2022-03-23 12:46 PM

To: Donna Kalman [REDACTED]

File No: 532532-22-D0005

Decision : Home Occupation Permitted Use
Location: Lot 12-14.Block 1,Plan 4128EQ
446-2 ave East Coulee, Drumheller ,Alberta
Applicant : Peggy Ginger -Peggies's Feline Rescue
Appellant : Frank Kalman
Appeal Hearing Date: April 1,2022

I am the appellant Frank Kalman .I request and authorize Stephen Wilton to represent me and provide my verbal statement at the Subdivision and Development Appeal Board Hearing on April 1,2022.

Frank Kalman

Frank Kalman March 23/22

Donna Kalman

Donna Kalman. March 23/22

Stephen Wilton

[Signature] March 23, 22

development appeal board considers to be affected by the appeal and should be notified.

(4) The board hearing an appeal referred to in subsection (1) must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal, including

- (a) the application for the development permit, the decision and the notice of appeal, or
- (b) the order under section 645.

(4.1) Subsections (1)(b) and (3)(c) do not apply to an appeal of a deemed refusal under section 683.1(8).

(5) In subsection (3), "owner" means the person shown as the owner of land on the assessment roll prepared under Part 9.

RSA 2000 cM-26 s686;2016 c24 s128;2017 c13 s1(65);
2018 c11 s13;2020 c39 s10(51)

Hearing and decision

687(1) At a hearing under section 686, the board hearing the appeal must hear

- (a) the appellant or any person acting on behalf of the appellant,
- (b) the development authority from whose order, decision or development permit the appeal is made, or a person acting on behalf of the development authority,
- (c) any other person who was given notice of the hearing and who wishes to be heard, or a person acting on behalf of that person, and
- (d) any other person who claims to be affected by the order, decision or permit and that the subdivision and development appeal board agrees to hear, or a person acting on behalf of that person.

(2) The board hearing the appeal referred to in subsection (1) must give its decision in writing together with reasons for the decision within 15 days after concluding the hearing.

(3) In determining an appeal, the board hearing the appeal referred to in subsection (1)

(a) repealed 2020 c39 s10(52);

(a.1) must comply with any applicable land use policies;

on the day off

From: [Denise Lines](#)
To: [Stephen Wilton](#); [Donna Kalman](#)
Subject: RE: Representative of appellant Frank Kalman
Date: Friday, March 25, 2022 8:12:00 AM
Attachments: [image001.png](#)
[arb agent form.pdf](#)

Good morning –

Thank you for bringing in the page authorizing Mr. Wilton to act as Mr. Kalman’s representative. I have confirmed with the Palliser attorney that this will suffice. Thank you for your patience and willingness to communicate this information.

My confusion came from the fact that I have training to clerk the Assessment Review Board appeals and that quasi-judicial hearing requires an Assessment Complaint Agent Authorization form (attached).

I will add this email chain to the appeal package .

Kind regards,



DENISE LINES

Senior Administrative Assistant/
Legislative Services

Phone 403-823-1339

Cell 403-820-2419

Web www.drumheller.ca

Email dlines@drumheller.ca

224 Centre Street
Drumheller, AB, T0J 0Y

From: Denise Lines
Sent: Wednesday, March 23, 2022 7:08 PM
To: Stephen Wilton [REDACTED] Donna Kalman [REDACTED]
Subject: RE: Representative of appellant Frank Kalman

Good evening –

Anyone who wishes to speak at a hearing may do so and will be given that opportunity. If Mr. Wilton is speaking in support of Mr. Kalman’s appeal at the hearing then this is not out of the ordinary for what I have seen in previous hearings.

If by representing Mr. Kalman, Mr. Wilton will be presenting the appellants information at the hearing and responding to all of the questions with no contribution from Mr. Kalman then I am not familiar with this process and want to confirm that the correct procedures are followed.

While I have spoken with you both on the phone, this email request for representation has not come from the appellant Mr. Kalman and I would not want to agree to a situation without confirming that the correct information has been communicated to all parties.

I do not ask for clarification about a situation as a way to hinder, obstruct or delay the process.

Regards,
Denise Lines
P: 403-823-1339
C: 403-820-2419
Clerk, ISDAB

From: Stephen Wilton [REDACTED]
Sent: Wednesday, March 23, 2022 12:22 PM
To: Denise Lines <dlines@drumheller.ca>
Cc: Donna Kalman [REDACTED]
Subject: Re: Representative of appellant Frank Kalman

Hello Denise ,
So are you telling me that I am not going to be able represent Mr.Frank Kalman.Can't you read the Palliser Procedure and follow it, particularly if there is a deadline?It shouldn't eliminate this from occurring if the documenta and the person/persons responsible for understanding the requirements and providing pertinent and accurate information is unable to do so.Thank you.

Stephen Wilton

On Mar 23, 2022, at 12:04 PM, Denise Lines <dlines@drumheller.ca> wrote:

Hi Stephen –
Thank you for sending this along but it is about making sure that I confirm and follow the process of the Palliser Procedures. When in doubt, I like to ask the question.

I will add this conversation to the hearing package in order to document your request.

Regards,
Denise Lines
403-823-1339
403-820-2419
Clerk, ISDAB

From: Stephen Wilton [REDACTED]
Sent: Wednesday, March 23, 2022 9:55 AM
To: Denise Lines <dlines@drumheller.ca>
Cc: Donna Kalman [REDACTED]
Subject: Re: Representative of appellant Frank Kalman

Hello Denise ,

I found the following in the MGA maybe this will help you provide answers and move this along .Please see the attached image below.Thanks

Stephen Wilton

On Mar 22, 2022, at 2:34 PM, Denise Lines <dlines@drumheller.ca> wrote:

Hi -

Email received. I will get back to you as soon as I have an answer for you.

Thank you!

DENISE LINES
Senior Administrative Assistant/
Legislative Services
Phone 403-823-1339
Cell 403-820-2419
Web www.drumheller.ca
[Email dlines@drumheller.ca](mailto:dlines@drumheller.ca)
224 Centre Street
Drumheller, AB, T0J 0Y

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

From: Stephen Wilton [REDACTED]
Sent: Monday, March 21, 2022 12:48 PM
To: Denise Lines <dlines@drumheller.ca>
Cc: Donna Kalman [REDACTED]
Subject: Representative of appellant Frank Kalman

Denise as as per our conversation last week.Frank Kalman has requested that I represent him and provide his appeal statement during the hearing.Can you please let us know if any there forms, letters or signatures required or deadlines to meet in order for this to this to happen?Thank you.

Stephen Wilton

<image001.jpg>

Fwd: Feline Rescue Site concerns

Stephen Wilton [REDACTED]

Fri 2022-03-25 8:34 AM

To: Donna Kalman [REDACTED]

Please print and get into package...

RECEIVED

MAR 25 2022

10:48am
m.w.

Begin forwarded message:

From: Balraj Deol <Balraj.Deol@albertahealthservices.ca>

Subject: RE: Feline Rescue Site concerns

Date: March 17, 2022 at 10:16:03 AM CDT

To: Stephen Wilton [REDACTED]

Thanks Stephen, may be my manager, Garth Gosselin from Red Deer will give you a call to discuss your concerns.

From: Stephen Wilton <[REDACTED]>

Sent: Thursday, March 17, 2022 9:14 AM

To: Balraj Deol <Balraj.Deol@albertahealthservices.ca>

Subject: Re: Feline Rescue Site concerns

1-403-820-2420

On Mar 17, 2022, at 9:04 AM, Balraj Deol <Balraj.Deol@albertahealthservices.ca> wrote:

Good Morning Stephen,

Can you please send me your phone number?

Thanks,

Balraj

From: Stephen Wilton [REDACTED]

Sent: Thursday, March 17, 2022 8:29 AM

To: Balraj Deol <Balraj.Deol@albertahealthservices.ca>

Subject: Re: Feline Rescue Site concerns

Good morning Balraj.Thanks for your response.I still have a number of concerns that I mentioned in my previous email and conversation with you before your visit.Were you able to actually see inside any of the out buildings and observe their floors also the domestic water well location/setup ?As previously mentioned how could you get a good assessment with the amount of snow on the ground as to drainage/runoff issues from the buildings and issues of contaminating the ground water?Could you please provide me with your findings, current measures and the requirements you state to

the Town of Drumheller? Also do you have any information for or about home domestic water wells that the public should be aware of or links to that type of information? Over the years I have taken many samples of East Coulee well water to AHS for analysis and knowledge is the best way to ensure everyone stays healthy and our drinking water is protected. Thank you.

Stephen Wilton

On Mar 10, 2022, at 9:43 AM, Balraj Deol
<Balraj.Deol@albertahealthservices.ca> wrote:

Hello Stephen,

Thanks for contacting EPH, AHS regarding your concern about proposed cat rescue facility in the community.

A site visit was conducted on March 4, 2022 of both the present and future site. The current and proposed practices were reviewed and observed with the operator. The visit was mainly focused on proposed cat rescue operation's potential impact on the community including groundwater impacts, disease prevention, disposal of waste, odours, traffic and more. Some additional requirements were placed on the applicant and communicated to the Town of Drumheller. With the current measures and the additional measures in place AHS is satisfied that the operation of Peggy's Feline Rescue will pose no risk to the community.

If you have any further questions or concerns regarding this matter, please contact me 403-820-7953.

Thanks,

Balraj

Balraj Singh Deol, MSc, BEd, BEH, CPHI (C)
Public Health Inspector/Executive Officer
Box 249, 201 Centre Street
Drumheller, AB T0J 0Y0
Phone: 403-820-7953 Fax: 403-823-6657
<image001.jpg>

From: Stephen Wilton <[REDACTED]>
Sent: Sunday, March 6, 2022 1:50 PM
To: Balraj Deol <Balraj.Deol@albertahealthservices.ca>
Subject: Feline Rescue Site concerns

Caution - This email came from an external address and may contain unsafe content. Ensure you trust this sender before opening attachments or clicking any links in this message

March 6,2020

Hello Balraj.

My name is Stephen Wilton , we spoke over the phone last Thursday.Thanks for updating me and taking the time to inform me on some of the things you would look at the new location of Peggy's Feline Rescue Society in East Coulee.As discussed after looking up the health risks cat's pose to humans I have some additional concerns .East Coulee is unique in Drumheller as we still get our water from shallow sandpoint type wells. The average depth of the wells here is 20 feet.As mentioned not only the actual well bore could be a route for migration of contaminants so could ground seepage and run off around foundations/footings or through cracks in the ground .According to the papers I have read there are potential long term persistent risks of zoonotic diseases and parasites being harboured in the soil after long term persistent presence of animals in a small area and routine pen cleaning/washing activities.As well the risk of these diseases being transmitted by flies ,mosquitos and ticks pose hazards to humans ,pets and wildlife.I understand that no one from the health authority has visited the property yet to evaluate it. With the recent snow fall can a proper assessment be made as to runoff and the potential of standing water ? Following the last high water events in the Red Deer River we were requested by provincial health authorities to submit all our well water's for analysis ,so the concern and recognition that our water is a vulnerable resource is very real.I look forward to seeing any reports or additional information regarding this issue.

Stephen Wilton

This message and any attached documents are only for the use of the intended recipient(s), are confidential and may contain privileged information. Any unauthorized review, use, retransmission, or other disclosure is strictly prohibited. If you have received this message in error, please notify the sender immediately, and then delete the original message. Thank you.

Fwd: Feline rescue complaint

Stephen Wilton <[REDACTED]>

Fri 2022-03-25 8:36 AM

To: Donna Kalman <[REDACTED]>

Please print and add to package in Drumheller.

Begin forwarded message:

From: Garth Gosselin <Garth.Gosselin@albertahealthservices.ca>**Subject:** Feline rescue complaint**Date:** March 17, 2022 at 5:10:36 PM CDT**To:** [REDACTED]**Cc:** Balraj Deol <Balraj.Deol@albertahealthservices.ca>

Good Afternoon Mr. Wilton,

Thanks for our conversation earlier today. As promised here is an overview of the two recommendations made to the Town of Drumheller on this file.

1. The first was that adequate garbage bins be provided to accommodate the expected volume of cat waste and kitty litter. We don't expect this will be much in excess of the standard single roll out bin but a second bin would ensure no issues.
2. The second was that measures be taken to ensure the well is secured from contamination by dirt, debris, pests or other elements.

As discussed this is all we have to offer you at this time and while I appreciate your concerns may not be fully satisfied we will leave further questions you may have with the Town of Drumheller. As discussed should there be issues with the operation of the facility we have assurances that the town will follow up with the operator just as they would with any facility. AHS could potentially be engaged in the future if conditions at the site were seen to present a public health risk but at this time we are satisfied the operation does not pose any significant additional risk to the community.

Garth Gosselin
Manager, Environmental Public Health
Alberta Health Services
Ph: (403) 559-2177
Email: garth.gosselin@ahs.ca

This message and any attached documents are only for the use of the intended recipient(s), are confidential and may contain privileged information. Any unauthorized review, use, retransmission, or other disclosure is strictly prohibited. If you have received this message in error, please notify the sender immediately, and then delete the original message. Thank you.



APPLICANT INFORMATION

Theodore & Peggie Ginger



**Development Permit
Notice of Decision**

Permit No.: 532532-22-D0005

File Number: T00005-22D

Application Date: Jan 28, 2022

End of Appeal Period Date: Mar 4, 2022

PROPERTY ADDRESS

446 2 Avenue

Drumheller

East Coulee

L:12-14 B:1 P:4128EQ

Application Complete Date: Feb 11, 2022

Decision Date: Feb 11, 2022

End of Appeal Period Date: Mar 4, 2022

Decision: Home Occupation
Peggie's Feline Rescue
Approved With Conditions
Development Officer

Development Officer: Darryl Drohomerski, C.E.T.

CONDITIONS

1. Shall conform to Land Use Bylaw 16.20
2. Shall not employ more than four people not residing in the Dwelling Unit;
3. Outdoor storage of materials, commodities, or finished products related to the use is prohibited.
4. One Sign is permitted, in accordance with Part 4 of Land Use Bylaw 16.20.
5. A development permit for a Home Occupation - Urban may be revoked at any time if, in the opinion of the Development Authority, the operator of the Home Occupation - Urban has violated any provisions of the Bylaw and/or the conditions of the development permit.
6. If the holder of any Home Occupation Development Permit relocates within the municipality, a new Development Permit is required for the new location.
7. A development permit is valid for 12 months from its date of issuance, unless development has been substantially started in a manner satisfactory to the Development Authority.
8. No use shall cause or create any nuisance, by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the determination of the Development Authority.

9. Garbage and waste material must be stored in closed containers, and visually screened from public roads, excluding lanes and disposed of in a timely manner.
10. Storage of cat food must be stored in closed containers, within Principal or Accessory Building(s), and visually screened from public roads, excluding lanes.
11. A fence or hedge located in a front yard or a secondary front yard shall be a maximum height of 1.2 metres. All other fences or hedges shall be a maximum height of 1.8 metres.
12. A Development Permit for the placement of all Accessory Buildings must be submitted under a separate application. Parcel Coverage must not exceed the maximum limit for the Neighbourhood District.

GENERAL REQUIREMENTS

1. Shall conform to the Town of Drumheller Community Standards Bylaw 06.19.
2. Shall conform to the Town of Drumheller Responsible Pet Ownership Bylaw 06.13.
3. If Development is no longer recognized as exempt under the Responsible Pet Ownership Bylaw 06.13, the Development Permit may be revoked.
4. No animal shall be permitted to run at large.
5. An **Annual Business License** is required for the duration of occupancy for the Home Occupation.
6. Home Occupation must operate as a **Registered Charity**. Confirmation as a Registered Charity must be provided to the Development Authority prior to occupancy. Confirmation as a Registered Charity must be provided to the Development Authority upon request.
7. If the holder of the permit wishes to make any change in the conduct of the business that departs from the description in the application or from any other condition or restrictions imposed, the holder of the permit must obtain prior permission of the Development Authority.
8. Development to conform to any and all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.

DEVELOPMENT PERMIT

This permit is issued subject to the following conditions:

- a. As per Section 685 (3) Municipal Government Act; Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted, or the application for the development permit was deemed to be refused under section 683.1 (8)
- b. That the development or construction of the said land(s) will not begin until after the **End of Appeal Period Date**.
- c. That the development or construction shall comply with the conditions of the decision herein contained or attached.
- d. That the development or construction will be carried out in accordance with the approved plans and application.
- e. Should you wish to appeal this decision, an appeal may be made to the Secretary of the Development Appeal Board within **21** days of the **Decision Date**.
- f. That this permit shall be invalid should an appeal be made against the decision. Should the Development Appeal Board approve this issue of this permit, this permit shall be valid from the date of decision and in accordance with the conditions of the Development Appeal Board.



APPLICANT INFORMATION

Theodore & Peggie Ginger



**Development Application
Complete Notice**

Feb 10, 2022
File Number: T00005-22D
Application Date: Jan 28, 2022

PROPERTY ADDRESS

446 2 Avenue
Drumheller
East Coulee
L:12-14 B:1 P:4128EQ

Dear Theodore & Peggie Ginger,

The development permit application T00005-22D submitted on Jan 28, 2022 is now considered complete.

In accordance with Section 683 (10) of the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 (MGA)*, as we assess the proposal we may determine that additional information is required. We will contact you as soon as possible if this is the situation. Otherwise, in accordance with the MGA, we will render a decision on your submission within the legislatively required 40-day time frame.

If you have any questions, please do not hesitate to contact me.

Kind regards,

A handwritten signature in blue ink, appearing to be "D.D.", with a long horizontal flourish extending to the right.

Darryl Drohomerski, C.E.T.
CAO/Development Officer
Safety Code Administrator

From: [Greg Peters](#)
To: [Darryl Drohomerski](#)
Cc: [Denise Lines](#); [Antonia Knight](#); [Linda Taylor](#)
Subject: Ginger relocation - health inspection
Date: Friday, March 4, 2022 3:09:23 PM

Darryl just fyi we attended with Balraj and Garth Gosselin his supervisor. First we went to their present residence and Mrs Ginger explained her processes to both health inspectors and then to the new location.

Concerns about well water getting contaminated by cats or cat feces effluent and urine migrating to existing wells and causing issues were regarded to be essentially without foundation by Gosselin and Balraj.

Inasmuch as the Gingers do not have possession of the new location yet the well in the outbuilding could not be inspected but Balraj has direction to return and inspect once the Gingers have possession.

We will be communicating with him and see this is done in due course. Bal will be supplying a letter to the development office to report on the inspection and conclusions.

My take is that the health inspectors regarded allegations of this nature namely that something cataclysmic would occur because of the presence of multiple animals on a site as extravagant exaggeration, thanks Greg

March 9, 2022

Antonia Knight
Development Officer in Training and
Safety Codes Office Assistant
224 Centre Street
Drumheller, AB,
T0J 0Y4

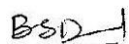
RE: Peggie's Feline Rescue located at 446 2 Avenue, East Coulee, Drumheller, AB

This office administers the Public Health Act of Alberta and its regulations pertaining to the protection of public health. The Town of Drumheller requested Environmental public Health, AHS advice on local ground water contamination and nuisance in relation to the proposed cat rescue operation at the above mentioned address. A joint inspection with town's bylaw and development officer was conducted on March 4, 2022 under the Public Health Act and the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003. The following were observed.

- During the visit current operation was observed in Lehigh and questions were asked to the owner/operator of the cat rescue. The business appears well run and its current and proposed location should pose no risk to neighbors.
- Cat waste and kitty litter is disposed of via municipal waste in sealed garbage bags on regular basis which is acceptable. I would suggest the addition of a second roll out bin to ensure adequate waste capacity.
- The cats themselves pose no risk to the water supply in the community as they will have no access to either of the wells on site. However, one of the wells is located in the basement of the old home. This well is not sufficiently sealed and is subject to contamination. This is not a new risk as it has most likely been in a similar state for its lifetime. Measures must be taken to prevent the entry of dirt, debris, pests or other contaminants into the well. A qualified professional should be contacted to properly secure the well or to seal the current well and seek another source.
- The operation does not allow cats to run at large. Cats have outdoor access only in secured spaces. With no public access to the cats and a controlled waste stream I see no risk of injury to the public through scratches or bites and no risk for disease such as toxoplasmosis or rabies.
- I see no other issues with the site. There are no staff, only occasional volunteers, no to limited additional traffic. Occasional visits for adoptions should hardly be noticeable by the community. There is some potential for nuisance odors but with current cleaning and care practices this is not a concern.

If you have any further questions or concerns regarding this matter, please contact me 403-820-7953.

Sincerely,



Balraj Deol
Public Health Inspector/Executive Officer
Alberta Health Services

Drumheller Provincial Building - Environmental Public Health
Box 249, 201 Centre Street, Drumheller, AB T0J 0Y0
Phone: 1-877-360-6366 www.ahs.ca/eph

March 23, 2022

ISDAB Committee
c/o Denise Lines, ISDAB Clerk
Town of Drumheller

RE: APPEAL HEARING FOR APPLICATION T-00005-22D HOME OCCUPATION - URBAN

This letter is in response to the appeal brought forward for the Development Permit approval for the Home Occupation – Urban for Peggie’s Feline Rescue. Below are the facts that helped form the decision-making process for the approval by the Development Authority (DA).

The applicant has an existing rescue located nearby in the neighbourhood of Lehigh and is relocating as a result of the Drumheller Flood Mitigation project.

The application submitted was for a proposed cat rescue shelter to be located at 446 2nd Avenue, which is located in the Drumheller neighbourhood of East Coulee. The area of East Coulee is primarily zoned as Neighbourhood District (ND), with a few properties zoned as Neighbourhood Centre District.

In speaking with the applicant, and knowing of the type of service provided, the DA is/was of the opinion this fits under the use category of **Home Occupation – Urban**, which is described as “an accessory use by a resident of a **Dwelling Unit** and/or **Accessory Building** for small-scale business activities that does not adversely affect the residential character of the property and may have limited client visits to the property. **Uses** do not include fabrication, manufacturing or mechanic shops.”

The applicant is proposing to live in the home on the property and utilize two cat cottages as the accessory buildings for the animals, with limited visits by the public as is the case currently. The current existing character of the property as well as many properties in the community indicate that several properties have multiple accessory buildings and all fall within the allowable lot coverage for the properties in this area.

Based on the ND zoning and Home Occupation – Urban request, the current version of the Land Use Bylaw (LUB) indicates this is a “Permitted Use”. A permitted use delegates authority to the Development Officer to determine if an application is suitable for approval. The vast majority of Development Permits received and approved are Permitted Uses.

The details for requirements on ND are contained within the LUB and are solely related to land application (what is the land used for), built form (structures, parking, etc.) and zoning. It does not contain details/requirements for items such as drinking water or wastewater. Those items, if required, are dealt with through an engineering review and/or Development Agreement. In this application, neither item was required as there is not considered to be an adverse impact to water or wastewater systems as a result of this Home Occupation.

What was considered was the total parcel coverage with all buildings, including proposed cottages, did the structures fit into the character of the neighbourhood, storage of materials related to the proposed use and impact to the surrounding community of the Home Occupation. The total allowable lot coverage is 70%.

In the case of this application, the proposed lot coverage would be 33%. The cottages are of similar style and construction to the existing accessory buildings both on the property as well as in the surrounding area, food and cat litter were currently stored inside buildings and used litter was removed promptly and stored until collection of garbage and/or delivered directly to the landfill.

The cats currently and under proposal do not leave the cottage unless adopted or relocated and do not run free. While the term 'feral' is used by the appellants, it is the animals previous state of being and once housed by the applicant, the animals do not run free while in their care.

Prior to approval, verbal discussions were held with the AHS inspector for Drumheller, Director of Protective and Emergency Services, and one of the town's Bylaw/Peace Officer to ascertain if this application met the applicable bylaws or policies of their respective areas. Neither of these two parties had objections to the application, with the bylaw officer visiting the existing and proposed sites before the application was approved and the AHS officer after it was approved, in both times the Development Authority attended the inspections as well. Letters from both parties have been included in this submission.

The applicant had been in contact with the DO since early February while they looked for a suitable property. The advice provided to the applicant was solely based on whether the home occupation would fit within the contexts of the given locations they were investigating. These locations included two in East Coulee and one in the neighbourhood of Riverside. In all cases, the zoning was ND, and the outcome of a decision would have been the same as the decision made for this location.

In summary, when looking at any application, the Development Authority applies the information contained in the Land Use Bylaw as the determining factor for rendering its decision, whether the decision is made by the Development Officer or by the Municipal Planning Commission. The LUB is clear with what is and is not allowed based on the land uses of the area, and does not include items such as water supply, wastewater or other things that do not pertain to land use.

It is the determination of the Development Authority that this application was submitted in good faith and after an onerous review, was approved according to the requirements and conditions outlined in the Land Use Bylaw.

Sincerely



Darryl Drohomerski, C.E.T.
Development Officer/CAO

March 23, 2022

File Number: T00005-22D

Drumheller Development Authority
224 Centre Street
Drumheller, Alberta, T0J 0Y4

RE: Permit T00005-22D – ISDAB Appeal Hearing

The application for Peggie's Feline Rescue was submitted by the applicant on January 28, 2022. The standard form for Home Occupation's was submitted along with the standard questionnaire requested with all Home Occupations. This Questionnaire is used to screen for items that may cause a nuisance in form of; vehicular traffic; employees coming into the property; material and outdoor storage.

Along with the application form, the applicant submitted a letter that she had submitted to members of the surrounding neighbourhood. Within the letter, the applicant explained that the Cat Rescue is a Charity. The letter submitted by Mrs. Ginger included acknowledgement that the cats are never permitted to roam free, and that roaming free is unhealthy and dangerous to the cats. In addition, the letter outlines that the Cat Cottages and Cats themselves are kept clean at all times, including being contained in air conditioned and heated buildings. The number of cats within the cottages is limited to six as to not overpopulate the cottages. A total of six letters were submitted along with the permit application.

In addition to the letters of support submitted from surrounding property owners Mrs. Ginger expressed in an additional letter that there were two people she had encountered that were against the relocation of Peggie's Feline Rescue despite her efforts to address nuisance concerns through the letter. The appellant, an adjacent land owner, was one of these noted.

In addition to these letters, Mrs. Ginger submitted a purchase agreement for the property. This is a document that will not be disclosed through this application.

A Site Plan was submitted including the placement of Catio's. It was determined at that time that the site plan was not to scale, and a Real Property Report was requested to ensure the placement would meet requirements of accessory buildings. A clean Real Property Report was submitted on February 8, 2022.

This document was annotated with the assistance of A. Knight to ensure the Catio's would meet the maximum lot coverage with the dimensions provided by Mrs. Ginger. It should be noted that this Site Plan is not confirmation of approved placement. A Development Permit for the placement of all Accessory Buildings must be submitted under a separate application. Parcel Coverage must not exceed the maximum limit for the Neighbourhood District. – This was noted within the conditions of the issued Notice of Decision.

Between submission of the application and issuance of the Notice of Decision, Mr. Kalman submitted the following email to the Development Office;

Sent: Monday, January 31, 2022 12:02 PM
To: Development <development@drumheller.ca>
Subject: Opposition to cat rescue at 446 2nd Ave East Coulee

I Frank and Donna Kalman at 438 2nd Ave East Coulee have objections to have a Cat Rescue or Shelter next door to our residence. Primary Building of the Cat Shelter will be a 13 feet from our Residence . Two more shelters of said property are to be moved in on said properties. All Cat Shelters be closer to our residence than main residence on said property 446 2nd Ave. At this time it is estimated by people applying to have 20 to 30 cats on said premise. My concern is can this go higher number of cats, who will monitor this and how often will this be monitored to what they say? What about SMELL, NOISE, TRAFFIC, REFUSE DISPOSAL. HEALT STUDIES SHOW CAT REFUSE IN VERY TOXIC AND EXTREME CARE SHOULD BE TAKEN. This is going to cause me concern. Our water system is wells can this be contaminated? These buildings are going to have outside caged areas for the cats. So how is this outside area going to be cleaned and sanitized and noise control? Is there any rules on number of buildings to be on said residential property.

We are in a residential area with neighbors to the east north and south of said property. Does Town of Drumheller have rules and regulations on this type of home business as this business is now located in Lehigh in Town Jurisdiction where they are not close to any other residence. Concern of having straw bales in area could attract rodents , mice etc. What impact will this have OUR PROPERTY VALUE AT 438 2ND AVE IF WE WANTED TO SELL HAVING A CAT RESCUE AT 446 2ND AVE

WE WOULD LIKE TO THANK YOU IN ADVANCE FOR YOUR TIME REGARDING OUR CONCERNS.

FRANK AND DONN KALMAN

This email was submitted back to Mrs. Ginger to address the concerns raised. Her response was received January 31. Her response included nuisance mitigation measures including;

- Privacy Screening to be constructed between Mr. Kalman's Property
- Number of Cats
- Cat Refuse Disposal Concerns
- Smell
- Noise Pollution
- Traffic

Between February 1-11, emails were submitted from residents of East Coulee and other neighbourhoods and are submitted below.

On February 2, 2022, a site visit was conducted at the existing Lehigh operation by T. Kure, Community Peace Officer and A. Knight, Development Officer in Training. This visit was used to address the nuisance concerns that were raised in relation to the Land Use Bylaw, Community Standards Bylaw and concerns raised by Mr. Kalman. Mrs. Ginger confirmed that there is no outdoor storage of food or waste. In the existing location it is stored in another Accessory Building. The Catio's are maintained and regularly cleaned, 30 minutes notice was provided to the owner so little cleaning could

have been conducted between notification and arrival on property. There was some odor when inside the Catio's however not as prevalent when outside the structures.

Town of Drumheller Land Use Bylaw 16.20

When considering the application, the Development Authority reviewed two definitions within the Land Use Bylaw. **Home Occupation – Urban** and **Kennel**. While considering the application, it was determined that the application falls within the Home Occupation – Urban criteria. It was determined that the permit does not fall within the category of a Kennel, being that the operation of the business is based out of a home and that the operation is voluntary and not “in exchange for compensation” as per the definition within the Land Use Bylaw 16.20.

Under Section 6 Interpretation and Definitions the following two definitions are outlined;

Home Occupation - Urban

means an **accessory use** by a resident of a **Dwelling Unit** and/or **Accessory Building** for small-scale business activities that does not adversely affect the residential character of the property and may have limited client visits to the property. **Uses** do not include fabrication,

Kennel

means any premises where 3 or more dogs and/or 5 or more cats are cared for, maintained, boarded, bred, or trained in exchange for compensation.

The following is an excerpt from the Town of Drumheller Land Use Bylaw 16.20 under Section 3.1. Rules that apply to all Land Use Districts, and whether these specific use standards met, addressed or not applicable.

3.1.1 Specific **Use** standards

(i) Home Occupation - Urban

- (a) Shall not employ more than four people not residing in the **Dwelling Unit**;
- (b) May include a **day home**.
- (c) **Outdoor storage** of materials, commodities, or finished products related to the **use** is prohibited; and
- (d) 1 **Sign** is permitted, in accordance with Part 4.
- (e) A **development permit** for a **Home Occupation - Urban** may be revoked at any time if, in the opinion of the **Development Authority**, the operator of the **Home Occupation - Urban** has violated any provisions of the **Bylaw** and/or the conditions of the **development permit**.
- (f) If the holder of any **Home Occupation** Development Permit relocates within the municipality, a new **Development Permit** is required for the new location.

Application

- (a) Met
- (b) Not applicable
- (c) Is met within current operations, addressed within application and, and addressed within Notice of Decision conditions
- (d) Not Applicable
- (e) Addressed within Conditions
- (f) Addressed within Conditions

(k) **Kennel**

- (a) Must be a minimum of 300 metres from an approved **Dwelling Unit** at the time of approval of the **kennel use**.
- (b) A **development permit** for a **kennel** shall only be approved for a term not exceeding three years.
- (c) Upon expiration of a **development permit**, a new application shall be evaluated with consideration of any prior complaints and/or nearby intensification of residential areas.

Deemed not applicable as the operation is not undertaken in exchange for compensation

In addition, the following from Specific Use Standards of the Neighbourhood District. Upon consideration, it was determined that the section of nuisance was met in terms of noise, dust, odors and traffic generation. The other nuisances listed were deemed not applicable.

Additional Standards

- (a) No **use** shall cause or create any **nuisance**, by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the discretion of the **Development Authority**.

3.5.10 **Screening**, Fences, and Hedges

(6) **Screening**

- (a) Garbage and waste material must be stored in closed containers, and visually screened from public **roads**, excluding **lanes**.
- (b) **Outdoor storage** of commercial materials and equipment shall be visually screened from **adjacent parcels** and public **roads**.

- (a) Met and addressed within conditions
- (b) Met and addressed within Conditions

Other Bylaws

Upon discussion with Protective Services, the application was reviewed against other Town Bylaws – namely the Community Standards Bylaw 06.19 and Responsible Pet Ownership Bylaw 06.13 - to ensure compliance. These Bylaws were addressed within the General Requirements of the issued Notice of Decision.

Ownership limits are set out in Sections 8.1-8.3 of the *Responsible Pet Ownership Bylaw 06.13*. The development in question conforms with these bylaw requirements as the owner/operator is expected to have a subsiding business license and will be operating an animal boarding facility. It is noted within the conditions that if the Development is no longer recognized as exempt under the Responsible Pet Ownership Bylaw 06.13, the Development Permit may be revoked. In addition, the operation must continue as a Registered Charity.

Circulation

The application was advertised within the application was advertised as “Under Consideration” within the February 9, 2022, Drumheller Mail and Notice of Decision issued on February 11, 2022. It is not standard practice for the Development Office to circulate Permitted Uses as under consideration within the News Paper, however the Development Authority felt that concerns raised would need to be addressed.

Once the permit was approved, was advertised within the February 16, 2022, as an approved Permitted Use and circulated to adjacent landowners, and landowner’s directly opposite as per Section 5.15.3 of the Land Use Bylaw. This was the equivalent of around 50m from the centre of 446 2 Avenue.



February 24, 2022, Municipal Planning Commission meeting

The Development Permit was briefly discussed at the February 24, 2022, Municipal Planning Commission meeting, where Councillor Zariski questioned the application and why this specific application had not been brought forward to the Municipal Planning Commission for consideration.

Minutes not yet approved as of 23 March 2022

The minutes read as follows;

“A. Knight advised the permit issued for the relocation of Peggie Feline Rescue, registered charity operating a Home Occupation for a Feline Rescue from Lehigh to a location in East Coulee.

It was determined that the application falls within the Home Occupation – Urban criteria. It was determined that the permit does not fall within the category of a Kennel, being that the operation of the business is based out of a home and that the operation is voluntary and not “in exchange for compensation” as per the definition within the Land Use Bylaw. A number of concerns were received, forwarded back to the applicant to be addressed, and addressed within the conditions within the issued Notice of Decision.

The permit did not come to MPC as Home Occupations – Urban are a Permitted Use. The Development authority for this permit was the Development Officer. This Permit was not circulated before it was issued to individual landowners. The application was advertised as “Under Consideration” within the February 9, 2022, Drumheller Mail and Notice of Decision issued on February 11, 2022.

Once the permit was approved, was advertised within the February 16, 2022, as an approved Permitted Use and circulated to adjacent land owners as per Section 5.15.3 of the Land Use Bylaw.”

Letters Received For/Against

Please see attached the letters/emails received from surrounding property owners before the Notice of Decision was issued on 11 February 2022.

Sincerely,



Darryl Drohomerski, C.E.T.
Development Officer/CAO

March 23, 2022

File Number: T00005-22D

Drumheller Development Authority
224 Centre Street
Drumheller, Alberta, T0J 0Y4

RE: Permit T00005-22D – ISDAB Appeal Hearing

The Town of Drumheller municipal enforcement department was asked to investigate the matter of Peggy and Ted Ginger and their moving to a property in East Coulee from Lehigh where they presently reside. Mrs. Ginger has for some time operated a cat rescue at their Lehigh property. The continued function of this charitable operation at the East Coulee address and compliance with existing municipal bylaws namely the Community Standards Bylaw 06.19, the Responsible Pet Ownership Bylaw 06.13 and Land Use Bylaw 16.20 were reviewed.

Concerns relating to community standards issues were smell, noise, and overall nuisances being created by the development in question. If the property is maintained free of feces, any visible accumulation of cat food, and other loose refuse there is no offence as outlined in sections 3.01 an unsightly property, 3.02 accumulation of material creating an odor, 3.04 accumulation of visible garbage etc., or 3.07 accumulation of used or unused building material that may be used to construct an addition of any animal lodging structure, of the Community Standards Bylaw 06.19.

It was determined that cats will be kept indoors and, at times during warm weather, in outdoor cat enclosures. If maintained properly, as has been demonstrated at her current location, these will not then be violations of the Community Standards Bylaw 06.19, specifically sections 3.14 a nuisance escaping a property, 3.17 airborne matter disturbing another person, or 3.35 noise that annoys or disturbs another person should not occur.

The ownership limits set out in sections 8.1 and 8.2 of the Responsible Pet Ownership Bylaw 06.13 are vitiated by compliance with section 8.3 which stipulates these limits do not apply to a humane society or a person holding a valid business license to operate a retail pet store, veterinary clinic, or an animal boarding or breeding facility as long as the Land Use Bylaw permits same. Mrs. Ginger operates an animal boarding facility. A condition of the Development permit in question is that a business license is obtained by her. If this is complied with there is no violation of section 8.3 of the Responsible Pet Ownership Bylaw 06.13.

The Development Officer has been determined this to qualify as a Home Occupation - Urban, which is a permitted use within the Neighborhood District. The development in question is deemed to not be a kennel as noted in section 6 titled Interpretation and Definitions of the Town of Drumheller Land Use Bylaw 16.20 as a kennel “means any premise where 3 or more dogs and/or 5 or more cats are cared for, maintained, boarded, bred or trained in exchange for compensation”. There is no compensation received by the applicant for the protection and care of cats. Donation of food and other general supplies may from time to time be received from citizens to assist in the animals care but it was found this is sporadic and irregular and not used as a staple for the operation.

Yours truly,



Greg Peters
Director of Emergency and Protective Services



Zoonotic Diseases in Cats

By Krista Williams, BSc, DVM; Ernest Ward, DVM

Infectious Diseases, Zoonosis & Human Health, Pet Services

What is a zoonotic disease?

Zoonotic disease or **zoonoses** are terms used to describe an infection or disease that can be transmitted from an animal to a human being.

Are there many zoonoses?

Altogether, well over one hundred diseases are capable of being transmitted from animals to humans, although most are rare in North America. All domestic animals including dogs, cats, birds, horses, cows, sheep, goats, and rabbits can potentially spread diseases to people, but rarely does this actually occur. If pet owners exercise basic hygiene principles, especially hand washing, most of these potential diseases can be avoided.

Am I at risk for contracting a zoonotic disease from my cat?

Current evidence supports the fact that pet cats pose a minimal zoonotic risk to their human companions. Cats kept indoors are exposed to fewer diseases that can be transmitted to humans. Risk may be slightly higher in people with a compromised immune system from disease or medications, such as:

- people with AIDS/HIV.
- people on chemotherapy or receiving radiation therapy.
- people who are elderly or have chronic diseases.
- people born with congenital immune deficiencies.
- people who have received organ or bone marrow transplants.
- pregnant women (the fetal immune system is not fully developed, and the pregnant woman's immune system is altered during pregnancy).

"If you fall into one of these categories, it does not mean you have to give up your pet."

If you fall into one of these categories, it does not mean you have to give up your pet. It simply means that you should take some basic precautions such monitoring your cat for any signs of illness, washing your hands after extensive handling of your cat, and avoiding direct contact with your cat's feces.

It is important to keep in mind that numerous studies prove that the benefits of having a pet far outweigh the risks. Sharing your home with a pet is often just what your doctor ordered.

What are the most common zoonotic diseases of cats?

- ringworm
- toxoplasmosis
- salmonellosis
- campylobacter infection
- *Giardia* infection
- cryptosporidium infection
- roundworms
- hookworms
- cat scratch disease



- rabies

What can I do to reduce the risk of contracting a disease from my cat?

Proper litter box cleaning is the most effective way to reduce the risk of contracting a disease from your cat. Here are simple guidelines you should follow if you fall into a risk category:

- Place your litter box away from the kitchen and other areas where you prepare or store food.
- If possible, have someone who is not at risk clean the litter. Otherwise, clean the litter box daily, since the organism that causes toxoplasmosis takes at least twenty-four hours to become infectious.
- Use disposable litter box liners and change them each time you clean the litter box.
- Do not dump the litter. If you dump litter, you could potentially aerosolize an infectious agent and inhale it. Be sure to slowly pour the litter or simply twist and close the litter box liner.
- Clean the litter box at least twice a month with hot water, letting the hot water stand in the box for at least five minutes. This simple cleaning technique will kill the *Toxoplasma* organism.
- Wear disposable gloves and discard them after each use. Thoroughly wash your hands after cleaning the litter box.

In addition to toxoplasmosis, is there anything else I can get from my cat's feces?

Cats can occasionally be the source for intestinal ailments including some bacterial infections caused by *Salmonella* and *Campylobacter*, as well as intestinal parasites such as *Giardia*, *Cryptosporidium*, hookworms, and roundworms. These diseases can be spread to people by direct contact with the feces of an infected cat or by contact with soil that has been contaminated by the feces of an infected cat.

Many other animals also carry these infections. *Salmonella* and *Campylobacter* are most often spread through undercooked meat or improperly prepared food.

How do I know if my cat has a zoonotic disease?

Cats that are carrying one of these infections will sometimes, but not always, have loose stools or diarrhea. All newly acquired cats are at a higher risk and should have their feces tested by your veterinarian as soon as possible.

What will happen if I get one of these diseases?

This group of bacterial and parasitic infections will usually only produce temporary symptoms in someone with a healthy immune system. For people who are immunocompromised however, some of these infections can be life-threatening. Ringworm can be a stubborn infection, but is curable with persistent treatment.

How can I prevent my cat from getting bacterial infections and intestinal parasites?

Preventing these diseases is easier than you think. Some simple guidelines to keep your cat healthy are:

- Feed your cat a high-quality commercial cat food.
- If you must feed your cat meat, poultry, or eggs, cook them well.
- Wash hands thoroughly after handling raw meat.
- Keep your cat indoors and prevent it from hunting.
- Keep your cat away from other cats and have any new cats examined by your veterinarian before exposing them to existing cats.
- If your cat does go outdoors, use a broad-spectrum deworming product on a regular basis, as recommended by your veterinarian.

Can I get HIV or AIDS from my cat?

No, numerous studies prove that you cannot contract HIV/AIDS from your cat. Both feline leukemia virus (FeLV) and feline immunodeficiency virus (FIV) are contagious between cats, but neither of them can infect humans, nor can the human virus infect cats.

However, FeLV and FIV suppress the cat's immune system, making him or her more susceptible to zoonotic infections, which could then be passed on to you. If you are immunocompromised, it may not be healthy to keep a cat infected with FeLV or FIV. If you do keep a cat with one of these diseases, be extra cautious and carefully follow general hygiene and litter box guidelines. To minimize the risks of contracting FeLV or FIV, keep your cat indoors. If your cat goes outdoors, have her tested and examined at least once a year by your veterinarian.

Contributors: Krista Williams, BSc, DVM; Ernest Ward, DVM

- **Aspergillosis in Cats**

Certain species of a common fungus called *Aspergillus* can infect the nasal cavity and...

- **Cat Bite Injuries to Humans**

Cat bites are puncture wounds that can cause bacterial infections with *Pasteurella multocida*...

- **Coccidiosis in Cats**

Coccidiosis is an intestinal tract infection caused by a one-celled organism or protozoa...



E-MAILED FEB 11 2022

APPLICANT INFORMATION

Theodore & Peggie Ginger



**Development Permit
Notice of Decision**

Permit No.: 532532-22-D0005

File Number: T00005-22D

Application Date: Jan 28, 2022

End of Appeal Period Date: Mar 4, 2022

PROPERTY ADDRESS

446 2 Avenue

Drumheller

East Coulee

L:12-14 B:1 P:4128EQ

Application Complete Date: Feb 11, 2022

Decision Date: Feb 11, 2022

End of Appeal Period Date: Mar 4, 2022

Decision: Home Occupation
Peggie's Feline Rescue
Approved With Conditions
Development Officer

Development Officer: Darryl Drohomerski, C.E.T.

CONDITIONS

1. Shall conform to Land Use Bylaw 16.20
2. Shall not employ more than four people not residing in the Dwelling Unit;
3. Outdoor storage of materials, commodities, or finished products related to the use is prohibited.
4. One Sign is permitted, in accordance with Part 4 of Land Use Bylaw 16.20.
5. A development permit for a Home Occupation - Urban may be revoked at any time if, in the opinion of the Development Authority, the operator of the Home Occupation - Urban has violated any provisions of the Bylaw and/or the conditions of the development permit.
6. If the holder of any Home Occupation Development Permit relocates within the municipality, a new Development Permit is required for the new location.
7. A development permit is valid for 12 months from its date of issuance, unless development has been substantially started in a manner satisfactory to the Development Authority.
8. No use shall cause or create any nuisance, by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the determination of the Development Authority.

9. Garbage and waste material must be stored in closed containers, and visually screened from public roads, excluding lanes and disposed of in a timely manner.
10. Storage of cat food must be stored in closed containers, within Principal or Accessory Building(s), and visually screened from public roads, excluding lanes.
11. A fence or hedge located in a front yard or a secondary front yard shall be a maximum height of 1.2 metres. All other fences or hedges shall be a maximum height of 1.8 metres.
12. A Development Permit for the placement of all Accessory Buildings must be submitted under a separate application. Parcel Coverage must not exceed the maximum limit for the Neighbourhood District.

GENERAL REQUIREMENTS

1. Shall conform to the Town of Drumheller Community Standards Bylaw 06.19.
2. Shall conform to the Town of Drumheller Responsible Pet Ownership Bylaw 06.13.
3. If Development is no longer recognized as exempt under the Responsible Pet Ownership Bylaw 06.13, the Development Permit may be revoked.
4. No animal shall be permitted to run at large.
5. An **Annual Business License** is required for the duration of occupancy for the Home Occupation.
6. Home Occupation must operate as a **Registered Charity**. Confirmation as a Registered Charity must be provided to the Development Authority prior to occupancy. Confirmation as a Registered Charity must be provided to the Development Authority upon request.
7. If the holder of the permit wishes to make any change in the conduct of the business that departs from the description in the application or from any other condition or restrictions imposed, the holder of the permit must obtain prior permission of the Development Authority.
8. Development to conform to any and all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.

DEVELOPMENT PERMIT

This permit is issued subject to the following conditions:

- a. As per Section 685 (3) Municipal Government Act; Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted, or the application for the development permit was deemed to be refused under section 683.1 (8)
- b. That the development or construction of the said land(s) will not begin until after the **End of Appeal Period Date**.
- c. That the development or construction shall comply with the conditions of the decision herein contained or attached.
- d. That the development or construction will be carried out in accordance with the approved plans and application.
- e. Should you wish to appeal this decision, an appeal may be made to the Secretary of the Development Appeal Board within **21** days of the **Decision Date**.
- f. That this permit shall be invalid should an appeal be made against the decision. Should the Development Appeal Board approve this issue of this permit, this permit shall be valid from the date of decision and in accordance with the conditions of the Development Appeal Board.

Feb 11, 2022

File Number: T00005-22D

Dear Sir/Madame,

RE: Notice of Approved Development

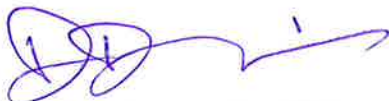
As an immediate neighbor and therefore a person potentially affected by the attached development permit application, you are entitled under Section 5.15.3 of the Town of Drumheller Land Use Bylaw 16.20 to be advised of the approved development permit application for the following permitted use:

Legal Land Location:	446 2 Avenue, East Coulee Drumheller L:12-14 B:1 P:4128EQ
Type of Development:	Home Occupation - Peggie's Feline Rescue
Land Use District:	Neighbourhood District

Permitted Use – means a use of land, building, or structures for which a development permit shall be issued, with or without conditions, by the Development Authority.

Further information regarding this development may be obtained from the Development Department, Town Hall, 224 Centre Street, Drumheller, Alberta T0J 0Y4 (403) 823-1310 or e-mail development@drumheller.ca

Kind Regards,



Darryl Drohomerski C.E.T
CAO/Development Officer
Town of Drumheller

NB; if you are a land owner and lease or rent the property affected; please circulate this information to your tenants.



APPLICANT INFORMATION
Theodore & Peggie Ginger

Development Application Complete Notice

Feb 10, 2022
File Number: T00005-22D
Application Date: Jan 28, 2022

PROPERTY ADDRESS
446 2 Avenue
Drumheller
East Coulee
L:12-14 B:1 P:4128EQ

Dear Theodore & Peggie Ginger,

The development permit application T00005-22D submitted on Jan 28, 2022 is now considered complete.

In accordance with Section 683 (10) of the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 (MGA)*, as we assess the proposal we may determine that additional information is required. We will contact you as soon as possible if this is the situation. Otherwise, in accordance with the MGA, we will render a decision on your submission within the legislatively required 40-day time frame.

If you have any questions, please do not hesitate to contact me.

Kind regards,

Darryl Drohomerski, C.E.T.
CAO/Development Officer
Safety Code Administrator

RECEIVED JAN 28 2022

TOWN OF DRUMHELLER

DEVELOPMENT PERMIT

224 CENTRE STREET
DRUMHELLER, ALBERTA
T0J 0Y4

PHONE: 1-403-823-6300
FAX: 1-403-823-7739
Advertised Agents

APPLICATION FOR DEVELOPMENT PERMIT

HOME OCCUPATION - apply to development@drumheller.ca

I/We hereby make application for a development permit under the provisions of the Land Use Bylaw for the Town of Drumheller in accordance with the plans and supporting information submitted herewith which form part of this application. Personal Information is being collected for the purpose of "Development Control, Land Use Planning and Safety Codes Permits" pursuant to the provisions of the Municipal Government Act and its regulations, and pursuant to Section 32(c) of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection of your personal information, you may contact the F.O.I.P. Coordinator at (403) 823-1339.

APPLICANT: Peggie Ginger PHONE NO.: [Redacted]
MAILING ADDRESS: [Redacted] POSTAL CODE.: [Redacted]
PROPERTY OWNER: Vivian Kalman PHONE NO.: Letter Attached
MAILING ADDRESS: _____ POSTAL CODE.: _____
COMPANY NAME: Peggie's Feline Rescue

LOCATION OF PROPOSED HOME OCCUPATION:

CIVIC ADDRESS: 446 2nd Ave.

LEGAL DESCRIPTION: Plan: 42800 Block: 1 Lot(s) 12 Sec. _____ Twp. _____ Rng. _____ W4th

EXISTING USE OF PROPERTY: residential ZONING: ND-Neighbourhood District

DWELLING TYPE: Single Family Dwelling Duplex Semi-Detached Single Family Townhouse Apartment

HOME OCCUPATION DETAILS:

Peggie's Feline Rescue is a registered Charity CRA # 70840-4280-RR-0001 we are dedicated to the rescue and rehoming of cats. Our mission is to reduce the number of stray cats in our community and to reduce the suffering of unwanted cats. We provide cats with shelter, food, love, medical requirements and an opportunity to find responsible owners through adoption. Our shelter relies on funds raised by our team of volunteers and donations to operate.

OTHER SUPPORTING MATERIAL ATTACHED: letters x2 from applicant, purchase agreement

Please provide a floor plan indicating your office or business space RPR - Clean & Annotated

If not the landowner, do you have a letter granting permission to operate the Home Occupation Business? Yes No

Where is your business performed? Offsite Onsite

Is your home used for office and administrative work only? Yes No

ADDITIONAL INFORMATION REGARDING DEVELOPMENT:

In addition to the office space within the home we require housing for the kitties, this consists of two shed like buildings we call cottages. Each cottage supplied with electricity to provide heat or air-conditioning. dimensions are 1). 20" x 10" and 2). 8"x16". they will be located in the back yard.

The applicant is not excused from complying with the requirements of any federal, provincial or other municipal legislation.

SIGNATURE: [Signature] DATE: Jan. 31/22

PROPERTY OWNERS SIGNATURE: _____ DATE: _____

(FOR OFFICE USE ONLY)

PERMIT FEE: Waived - Charity
TYPE OF WORK: Cat Rescue - Reg Charity
RECEIVED BY: Antonia Knight

DEVELOPMENT PERMIT
PERMIT NO.: **T00005-22D**
CLASSIFICATION: Home Occ - Urban
DATE APPROVED: _____

TOWN OF DRUMHELLER

224 CENTRE STREET
DRUMHELLER, ALBERTA
TOJ OY4

PHONE: 1-403-823-6300
FAX: 1-403-823-7739

HOME OCCUPATION QUESTIONNAIRE

1. Are there any other home occupations operating from this location? Please circle: Yes No
If so, provide the name and nature of the business(es) _____

2. Excluding vehicles, what equipment, trailers or materials are required for the business? two cat cottages with attached patio areas.
in the back yard and numerous carry kennels.
Where are they stored (ie. in the home, garage, at a commercial storage site, etc.) cat carriers will be stored in the garage

3. Will there be any stock-in-trade kept on the premises? Please circle: Yes No
If so, how much and how is it sold or distributed? Cats are adopted through donation of monetary funds

- Where is it stored? In the very comfortable cottages on the property.

4. Will there be any flammable or hazardous materials on the premises as a result of the business (ie. solvents, paint thinners, special cleaners, etc.)? Please circle: Yes No
If so, what is the material, how much is being kept at the premises, and where is it stored? _____

5. Does the material require any special training for use or special storage provisions? Please Circle: Yes No
Are any permits required for their storage or use? Please circle: Yes No
If so, please provide a copy of the permit.
6. What work will be done on the premises? The daily care and adoption of cats. Administrative work related to the rescue.

7. What will the hours of operation be? The rescue is open from 10 am to 5 pm daily

8. If all work is not done at the premises, where else will it take place? Adoptions sometimes take place at Pet Valu Drumheller

9. Are there any employees of the business who are not members of the family or bona fide occupants of the dwelling? Yes No
Please circle: (2)
Is so, how many? we have volunteers not employees. There are board members and volunteers who help raise funds.
Where do they work? We conduct meetings on the premises.
If they are working from the residence, where do they park their vehicles? nap

10. How many vehicles are involved in the business? 1 How many personal vehicles do you have? 2
Where are they parked? In the Driveway

11. Provide a description of the business vehicle(s), state type, height, length, weight and number of passengers. Applicants may provide a color photograph. 1 Grey Mazda van, 2001. picture is attached

12. Will there be any exterior indication to the public of this home occupation (noise, exterior activity, smoke, odors, traffic, signage, etc.)? Please circle: Yes No
If yes, please provide details. Failure to disclose anticipated impacts would be grounds for immediate revocation of the permit. Daily movement in and around the cottages for cleaning and care of kitties.

13. Will there be any clients coming to the home? Please circle: Yes No
If so, please state estimated number, frequency and where they will park. There will be people coming to the home to view and adopt kitties. they will park in the driveway.



Letter of Authorization

PROPERTY/CONSTRUCTION LOCATION:

Permit# _____ (if available)
Property address: 446 2 nd Avenue, East Coulee
Lot 12-A, Block 1; Plan A128EG

APPLICANT/CONTRACTOR INFORMATION:

Contact name: Peggie Ginger (Peggies Feline Rescue)
Contact number: [redacted]
E-mail: [redacted]

I, (We) Vivian Rita Kalman being the owner (s) of the above property give permission to (please print name)

Peggie Ginger to apply for a (please print name)

X Development Permit for the above property.
Safety Code Permit for the above property. Building Electrical Gas Plumbing

Vivian Kalman Signature(s)

VIVIAN KALMAN Name (please print)

Property Owner Contact information: email: or mailing address:
phone#: [redacted]

Dated this 31 day of Jan, 2022



January 31, 2022

TO: Antonia Knight
Town of Drumheller
Development Officer
Re: Business Application

Hello, Peggie Ginger here! You are aware that my husband and I would like to relocate to East Coulee soon, the property we would like to purchase is 446 2nd Ave.

One of the conditions for the purchase of this property is that we are given permission to relocate our Charity (Peggie Feline Rescue) to that location.

I have canvassed the neighbors that own property on that block the to best of my ability. There is one lady I can not reach as some of the properties do not have permanent residence.

I have attached the signed letters that I was able to retrieve to this application.

Please note: There are two residents of East Coulee who have expressed their objection to our rescue being moved to East Coulee, they include Frank/Donna Kalman, and Don/Linda Gerlinger.

I was unable to retrieve the letters for signatures that I gave them.

Thank you for your attention regarding our application.

Peggie Ginger

President

Peggie's Feline Rescue Society



Antonia Knight

From: Peggie Ginger <[\[redacted\]](#)>
Sent: Monday, January 31, 2022 5:49 PM
To: Antonia Knight
Subject: Concerns regarding Cat Rescue fro EC residence

This e-mail is being sent to address concerns regarding the proposed location of Peggie's Feline Rescue in East Coulee.

1). The location of the main building used for the rescue is located on the right side of the property. This building was the original home stead of the Kalmen family. One of our priorities is to build a 6 ft high white vinyl privacy fence between the properties to ensure privacy for both parties.

2). Number of cats on premises.

Our rescue has always and will continue to limited the number of cats on sight to 20 to 22 cats, there are cats in our care being foster homes, these homes are located at various locations in the town of Drumheller.

The reason for the limited number of cats on sight is due to health issues for the cats. You can not over crowed a catery, over crowding would increase the potential for illness among the kitty population, their health is our utmost priority.

3). Cat refuse disposal concerns.

I personal have worked in cat rescue for over 10 years, I also have cats of my own, at no time have I fallen ill due to the exposure from toxins that may be contained in cat refuse.

The multiple kitty litter boxes required are cleaned/scooped once some times twice a day. The kitties do not poop or pee all over the place, their out side catio areas are also equipped with litter boxes. The refuse from the the litter boxes is taken to the land fill not stored on the property. There is no possible way any cat refuse from the rescue would seep into the soil of our or surrounding properties.

I would like to see the studies mentioned in the letter of complaint that show how cat refuse is toxic or poses any danger other that possibly to pregnant women.

4). Smell from cottages

Since there is no storage of used litter on the property there will be no smell from refuse.

5). Noise pollution

It has been my experience that content cats are relatively quiet. I am unaware of how noise would be an issue.

6). Traffic

There will be people coming to the residence from time to time to visit the cats and or adopt a kitty. We currently have 1 to 2 vehicles a week coming to our property for these reasons. In Addition from time to time there are volunteers showing up to help with the kitties possibly one per week.

7). Oversized garden sheds being moved onto the property.

I am requesting that I be permitted to move two buildings that resemble oversized garden sheds on the property for the rescue. One 16" X 10" and the other 10" x 20". These buildings are legally provided with electricity to accommodate heat and air conditioning. One of these buildings will be used for isolation of incoming kitties, it may hold one or two cats maximum. The other will be used as storage. I plan to place them at the back of the property.

8). Cleaning of outside cat exercise areas.

Antonia Knight

From: Darryl Drohomerski
Sent: Tuesday, February 1, 2022 2:24 PM
To: Heather Colberg
Cc: Antonia Knight; Denise Lines
Subject: East Coulee property and animal shelter

Hi Heather

As discussed, there is no reason in the land use bylaw to prevent a small animal home occupation to exist.

The zoning in East Coulee is Neighbourhood District, which allows a home occupation where there is little public activity to and from the property.

The animals are housed inside building and are not free to roam so this is no different than the humane society which houses more animals with directly adjacent neighbours without concern.

Concerns around pet waste quantities are no different between Lehigh and East Coulee. The weekly garbage collection will accommodate the volume from cat litter that could be expected.

Regular check-ins from bylaw staff will help ensure the home occupation is on the correct footing and within compliance.

Let me know if you need any more. They also emailed Antonia with a list of their concerns, which I addressed above.

Thanks
Darryl

Back 42.67 m. 140 feet

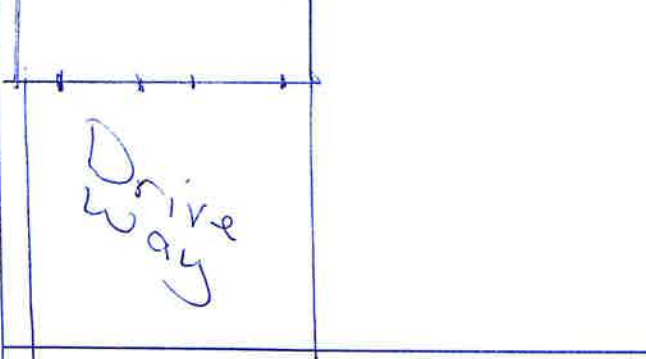
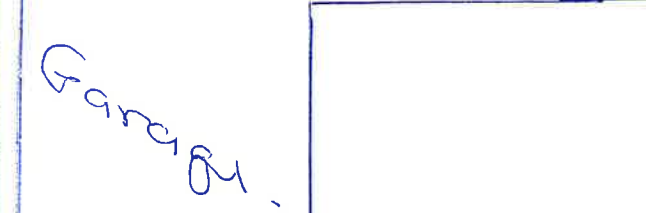
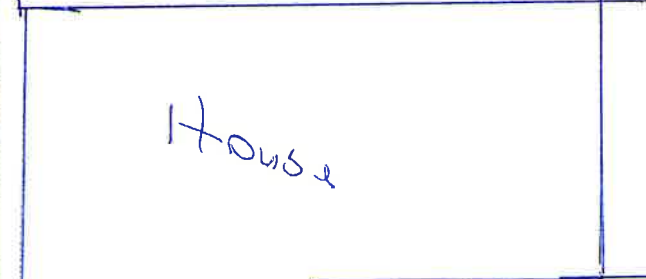


This is where I intended to move place the Kitty cottages.

Fence

Fence

Driveway Parking 6-8 ft



fence

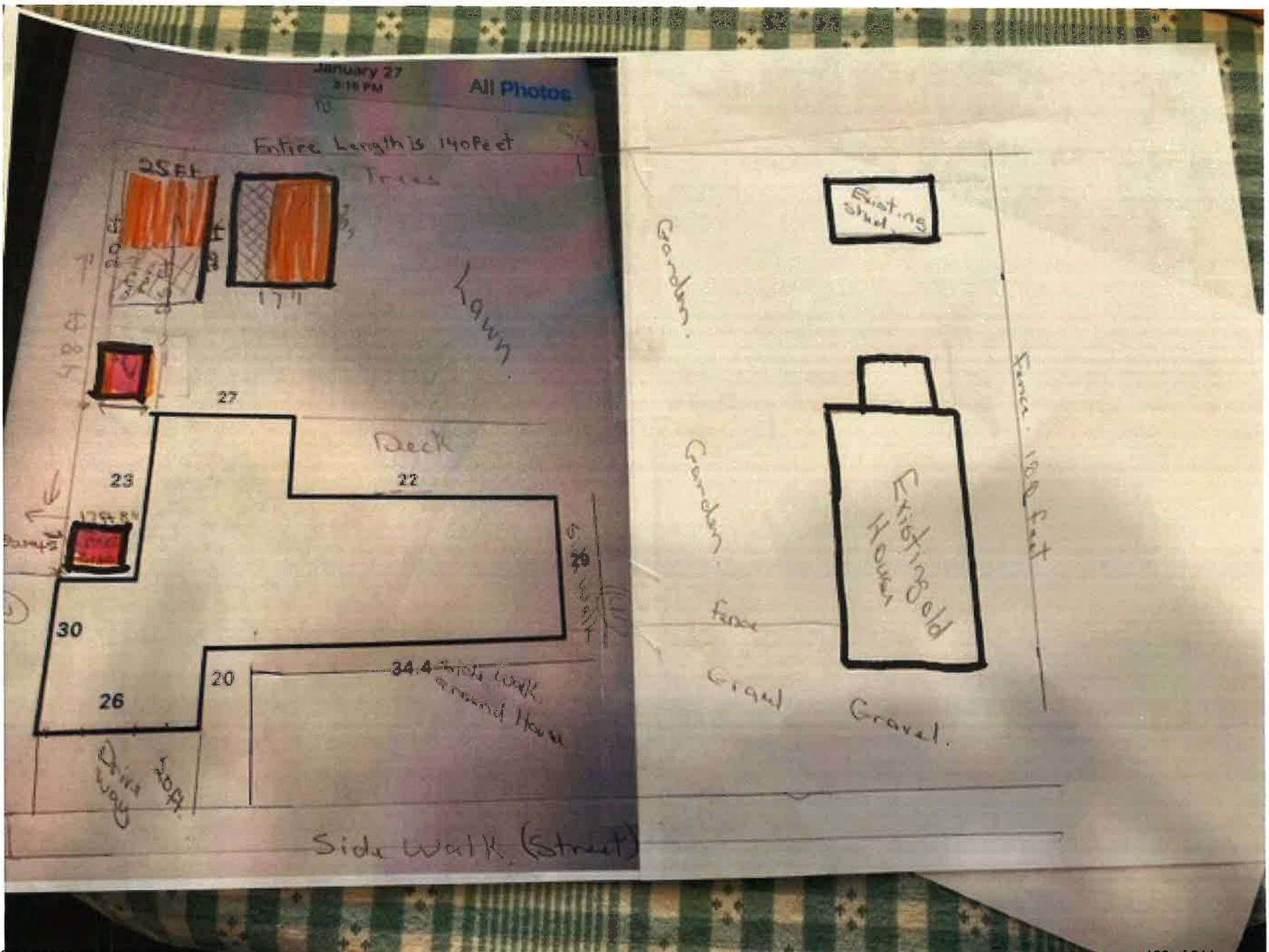
length 30.48m 100 ft

Depth 30.48m 100 ft

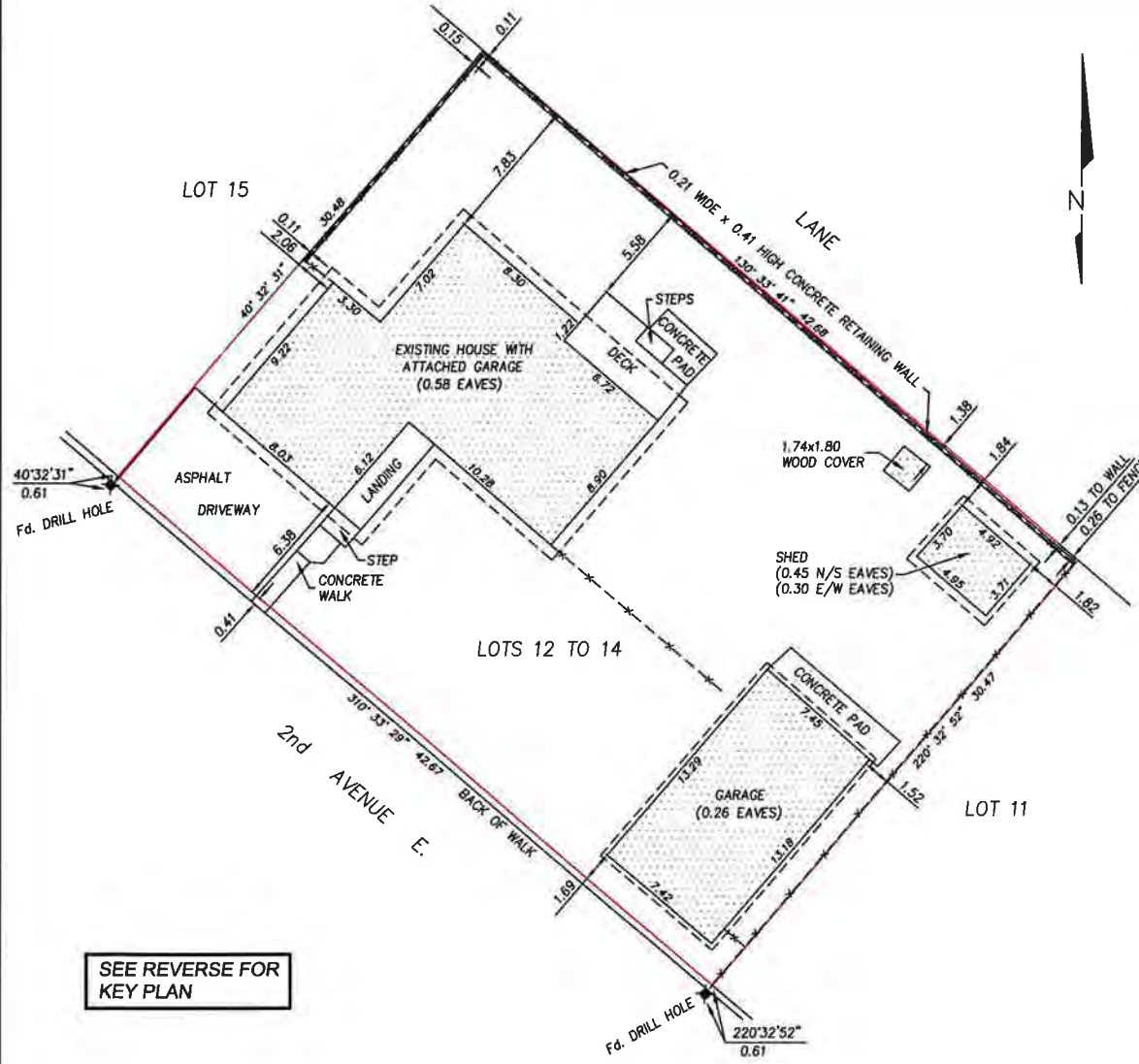
2nd.

front 42.67 m 100 feet.

Rejected - See RPR.



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT
 THIS PAGE IS PAGE 1 AND IS INVALID IF IT IS DETACHED FROM PAGE 2



LEGAL DESCRIPTION:

Province of Alberta, within THE TOWN OF DRUMHELLER,
 (EAST COULEE DISTRICT)

LOTS: 12 TO 14 INCLUSIVE
 BLOCK: 1
 PLAN: 4128 E.Q.

Certificate of Title: 211 237 772	Title Searched: 27 January, 2022
Subject to: 841 062 068	Utility Right-of-Way - Big County Gas Co-op Ltd.
861 119 441	Caveat - Alberta Power Limited
071 444 463	Mortgage - Bank of Montreal

MUNICIPAL ADDRESS:

446 - 2nd Avenue E., Drumheller (East Coulee District), Alberta

LEGEND:

Distances are in metres and decimals thereof.
 Statutory iron posts found shown thus.....●
 Centreline of fences are shown thus.....x--x--x--x--x
 Unless shown otherwise the centreline of fences are within 0.100m of the boundaries they purport to define.

NOTES:

1. This is a private limited use document owned by GRANT WILLIAM WALLACE, ALBERTA LAND SURVEYOR.
2. The report is intended to be read in conjunction with accompanying letter.
3. This plan should not be used to establish boundaries due to the high degree of risk of the user making an error in measurement or in the interpretation of the plan.
4. Where applicable, specifically defined registered easements and other specifically defined registered instruments affecting the extent of this property have been shown on this plan.
5. Dimensions shown relate to distances found from property boundaries to finished walls at the date of survey. Eave measurements are taken to outside of fascia board.
6. No measurements were taken to footings.
7. Property corner markers were not placed during the survey for this report.
8. This document is not valid unless it bears an original signature or digital signature of an Alberta Land Surveyor and a Hunter Wallace Surveys Ltd. permit stamp.

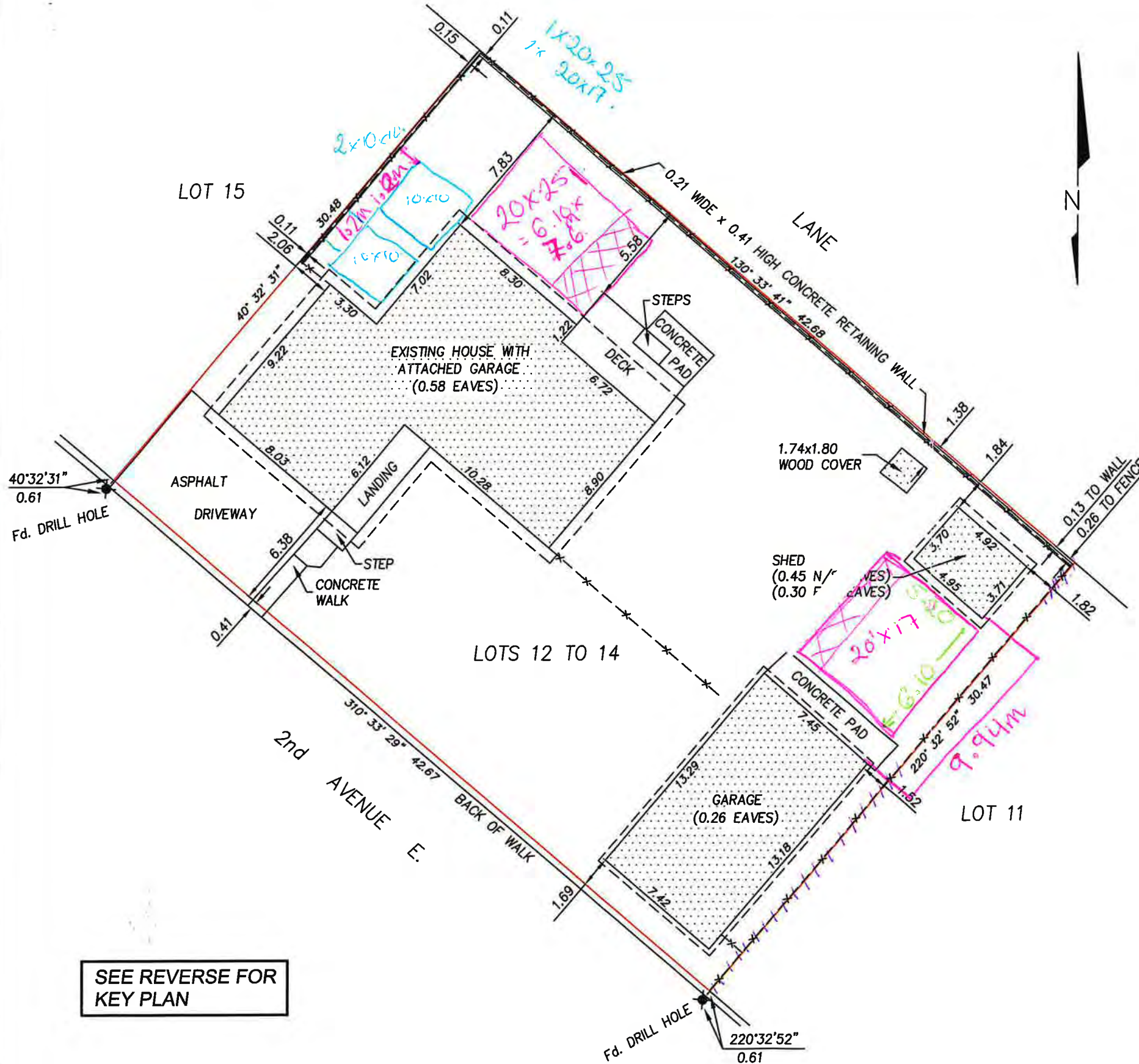
SCALE: 1:250 METRES

SEE REVERSE FOR CERTIFICATION



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

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SCALE: 1:250 METRES

SEE REVERSE FOR CERTIFICATION

SEE REVERSE FOR
KEY PLAN



HUNTER WALLACE SURVEYS LTD.
DRUMHELLER, ALBERTA
FILE: 22-014

Antonia Knight

From: Tom Zariski
Sent: Thursday, February 24, 2022 6:53 AM
To: Donna Kalman
Subject: Re: M.P.C. Decision

Hi Donna

Thank you for your email. I can appreciate your concerns and confusion.

I must first explain the role and scope of the Town of Drumheller's Municipal Planning Commission. I believe every town is required by provincial law to have an MPC. The MPC is composed of volunteer members of the community and Council representatives.

Where the confusion for many people comes in is that the MPC does not hear all applications for Develop Permits. Only the applications that are "Discretionary" in a particular zone according to the Land Use Bylaw are heard by MPC. Any application for a permit that is deemed to follow all of the conditions of the zone in the LUB by the Development Officer can be and are approved by the DO. This application never came to MPC.

Quote from the DO:

"This was considered a Urban Home Occupation as it fits the guidelines within that classification with the consideration that it is a non-profit organization and maintains that status.

While people may not like it because of personal bias, there was nothing in the LUB that could prevent approval. In fact, a strong case for appeal would be made if it was denied.

The letters sent in were considered in the decision however they were based on opinion and not on the zoning allowance in the bylaw."

Personally, as a Councillor I received many communications both for and against this development. I hope that his helps answer some of your questions.

Tom



TOM ZARISKI

Councillor
Phone 403-823-1338
Mobile 403-820-1849
Web www.drumheller.ca
Email tzariski@drumheller.ca
224 Centre Street
Drumheller, AB, T0J 0Y4

From: Donna Kalman [redacted]
Sent: Wednesday, February 23, 2022 11:37 AM
To: Tom Zariski <tzariski@drumheller.ca>
Cc: Heather Colberg <HColberg@drumheller.ca>
Subject: M.P.C. Decision

Morning Tom ,I was wondering if I could get a copy of the minutes for the meeting were this decision was made.All the information I have shows application made on Jan. 28 . Monday Jan. 31 I talked to development as to what I could do to not have this rescue next to me. I was advised to send an email to development@drumheller.ca as I did. By 9 oclock Monday night my email was posted on East Coulee Watch

site with all kind of false statements. A second email followed, then a third email. I do not know if the M.P.C. had access to these emails. Many emails were sent in did M.P.C. see these or were they deemed not relevant . Application date Jan.28,Appeared in paper Feb.9 With concerns to be address by Feb. 11 by 4 o'clock . Decision to approve made same day Feb. 11. This decision was either already decided or fast tracked . Funny few community residence had any idea this was happening. With little advertising and 2 and a half days to write in about conerns is the proper town procedure. Looking at another application in the paper Feb 14 application will be looked at Feb.24 no 2 days later.

Did M.P.C. see all emails that were sent in by concerned East Coulee residence. Many residence that we talked to had concerns and sent in email well before closing. Hopefully your committee got to see all not only one the development officer deemed relevant.

Thank You Tom a reply would be appreciated.

responses received by Feb 11 @ 4:00pm - Green - In favor, Red - Against.



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Signatures received
in favour



January 28, 2022

To Whom it may concern:

Hello, Peggie Ginger here! My husband Ted and I are planning to relocate from Lehigh to East Coulee soon, the property we would like to purchase is 446 2nd Ave, this address is near your home.

You may be aware of the cat rescue (charity) I operate and am president of. In the past few years, we have taken approximately 21 stray cats out of your community.

The purpose of this letter is to determine if you, as one of our potential neighbors would have objections or concerns if we were to relocate my five year old rescue to the above-identified address?

This move would include us moving two of the kitty cottages into the backyard, cottages have catios attached to them where the kitties have access to screened-in outside areas. They would never be permitted to roam free, roaming free would be unhealthy and dangerous for them. The cottages and kitties are kept clean at all times, the cottages are airconditioned and heated buildings. The number of kitties in the cottages fluctuates due to ongoing adoptions and the intake of new cats, the limit of cats per cottage is six as it is unhealthy to overpopulate the cottage.

In order for Ted and I to make this move it is a legal land use requirement to determine if our potential neighbors have any objections to moving the rescue to that location. Please indicate below if you do or do not have objections. All of these letters will be submitted to the town along with my application for a Home-based business.

I _____ of _____
do have objections to Peggie and Ted moving Peggie's Feline Rescue Society to
the above-mentioned address.

I Carly McDaniel of 359 2nd Ave East Coalee **do**
not have objections to Peggie and Ted moving the Peggie's Feline Rescue Society
to the above address.

Signed on Jan 29/2022



Thank you for your attention to this matter.

Peggie Ginger

President

Peggie's Feline Rescue Society



I _____ of _____
do have objections to Peggie and Ted moving Peggie's Feline Rescue Society to
the above-mentioned address.

I Jane Montgomery of East Coulee do
not have objections to Peggie and Ted moving the Peggie's Feline Rescue Society
to the above address.

Signed on Jan 29/2022



Thank you for your attention to this matter.

Peggie Ginger


President

Peggie's Feline Rescue Society





I _____ of _____
do have objections to Peggie and Ted moving Peggie's Feline Rescue Society to
the above-mentioned address.

I Bruce/Kathy Cootes of 405-1 Avenue East Coolee, AB do
not have objections to Peggie and Ted moving the Peggie's Feline Rescue Society
to the above address.

Signed on Jan 29 / 2022


Thank you for your attention to this matter.

Peggie Ginger
President
Peggie's Feline Rescue Society


We welcome Ted & Peggy to the community.
Thank-you for All you do for our foster-pets.
Kathy Cootes.

Kathy Cootes.

I _____ of _____
do have objections to Peggie and Ted moving Peggie's Feline Rescue Society to
the above-mentioned address.

I Paulie M. Paul of East Coulee
416-2nd AVE do
not have objections to Peggie and Ted moving the Peggie's Feline Rescue Society
to the above address.

Signed on Jan 31/2020

Thank you for your attention to this matter.

Peggie Ginger

President

Peggie's Feline Rescue Society




I _____ of _____
do have objections to Peggie and Ted moving Peggie's Feline Rescue Society to
the above-mentioned address.

I SUSAN WOOD of 435 1st AVE EAST ~~COLLEGE~~ do
not have objections to Peggie and Ted moving the Peggie's Feline Rescue Society
to the above address.

Signed on Jan 30 / 2022 

Thank you for your attention to this matter.

Peggie Ginger
President
Peggie's Feline Rescue Society


I _____ of _____
do have objections to Peggie and Ted moving Peggie's Feline Rescue Society to
the above-mentioned address.

I Karen Foster + Darren Stinson of 481 Lawrence East Coulee do
not have objections to Peggie and Ted moving the Peggie's Feline Rescue Society
to the above address.

Thank you for your attention to this matter.

Peggie Ginger
President
Peggie's Feline Rescue Society
[REDACTED]



Signed on Jan 30
29 12022



Antonia Knight

From: Town of Drumheller CAO
Sent: Friday, February 4, 2022 10:19 AM
To: Development
Subject: FW: Peggie and Ted Ginger

From: Sharleen D [REDACTED]
Sent: February 4, 2022 10:03 AM

To: [REDACTED];
[REDACTED];
Cc: Town of Drumheller CAO <cao@drumheller.ca>; Heather Colberg <HColberg@drumheller.ca>
Subject: Peggie and Ted Ginger

Hi All,

Long time... yesterday I called Peggie and Ted because I think their bedroom window at Vivian's would overlook my back shed. Note in the past I was not keen on encouraging cats behind my "take it or leave it centres for positive living" near various drug alleys in Drum. Peggie and I clashed. Since then she has created a pristine set up. I welcome this in East Coulee completely.

Lehigh are between a rock and a hard place today and what is the problem with welcoming them with open arms? Because the same miserable fool wants to continue his misogyny unabated and we and our dear dear Vivian could lose this opportunity. Let's step up and write the town in support and suggest in the kindest terms how treating your brother's widow like dirt is just wrong.

As you were, love always..

Sharleen

[Sent from Yahoo Mail for iPhone](#)

Antonia Knight

From: Kimberly Almadi [REDACTED]
Sent: Wednesday, February 9, 2022 10:06 AM
To: Development
Subject: Peggie's Feline Rescue.

Hi folks,

I understand that you have been tasked with accepting or rejecting Peggie's potential relocation to East Coulee.

I would like to toss in my voice on the absolutely yes - please allow her to relocate to EC.

I imagine we have all seen her selling her 50/50 tickets in the grocery store. She is dedicated to these cats. I've been to her cattery dropping of bottles. It took me a bit to even realize where the cats were housed the first time. In terms of the coyotes argument - many a local cat roams free in town so I'm not sure why there would be any change to the coyotes behaviours.

Thanks for your time - you have a tough job. I will respect your decision either way.

Regards,

Kimberly Almadi

Antonia Knight

From: BJ Gallagher <[REDACTED]>
Sent: Wednesday, February 9, 2022 9:30 AM
To: Antonia Knight
Subject: Lehigh/East Coulee

Dear Ms. Knight

I am writing this letter in support of Peggy Ginger purchasing the property presently belonging to Vivian Kalman.

I agree that it would be lovely if the people from Lehigh were able to find places in East Coulee if that is what they would like to do and it is such a shame that a few people (we all know who you are) are trying to buy up the entire town not to use the property but just to keep others out.

You have caused havoc with the owners of the Hotel and other places out of your greed and selfishness.

I for one welcome newcomers and hope that they are able to find a place where they can be happy and carry on their lives.

Elizabeth Gallagher
Owner of Property in East Coulee
[REDACTED]

Antonia Knight

From: [REDACTED]
Sent: Wednesday, February 9, 2022 8:10 AM
To: Antonia Knight
Subject: Peggie's Feline Rescue Society

Good Morning

I understand there is a divide amongst the residents on the pending approval of Peggie's Feline Rescue Society in East Coulee.

My husband and I are in huge support of Peggie continuing her wonderful work in East Coulee. If we lived there, we would be honoured to have Peggie and all that comes with her as our neighbour.

Please consider approving this move for the Ginger's.

Greg & Tracey

Antonia Knight

From: Linda Bixby [REDACTED]
Sent: Tuesday, February 8, 2022 8:25 AM
To: Antonia Knight
Subject: Peggy's Feline Rescue locating East Coulee

I think it is a great place for the rescue. The lot is large with an extra building on it. Cats will be contained - buildings will have cement floors - no seepage of feces or urine. They will be cleaned daily. Peggy and Ted are going to build a privacy fence. There will be no cats running loose and as they are enclosed - there is no noise.

Only one or two people objecting - they are afraid of change.

I would not have a problem - if this was next door to me - across the street - wherever. I welcome Peggy & Ted. Over two years ago - my neighbor and I trapped 2 feral moms and 8 kittens and 2 male cats. If not for Peggy's Rescue - East Coulee would have had an overflow of cats running around.

I think Peggy and Ted and the Rescue would be a fine fit here.

Thank you

Antonia Knight

From: Linda Bixby [REDACTED]
Sent: Tuesday, February 8, 2022 9:32 AM
To: Antonia Knight
Subject: Peggy's Cat Rescue - East Coulee.

Further to my earlier e-mail. The rescue is only going to have a limited number of cats. They are all spayed/neutered/tattooed. Peggy is not going to be running a *cat mill*. It is a small - clean - contained rescue. Only a *select* few do not want it here and *they* are the minority.

Thank you.

Antonia Knight

From: randi hunt [REDACTED]
Sent: Wednesday, February 9, 2022 4:02 PM
To: Antonia Knight
Subject: Peggies feline rescue society

To whom it may concern,

I have been a resident of East Coulee since 2016. I am writing this letter in support of Peggys Feline Rescue Society's move from Lehigh.

It has come to my attention that a few residents are vehemently opposed to this idea.

Personally, I see no issue with a rescue being in our community. Peggie seems to have all the answers when it comes to mitigating everyones concerns about noise, smell, waste, etc. Infact, given the amount of stray cats in East Coulee, a rescue of this nature would likely be nothing more than extremely beneficial.

I have read the town bylaws that pertain to animal control and land use, and I cannot seem to find anything that would prevent such a business from operating in the community.

It seems to me that the few in opposition, are the same few who continuously oppose anything new in East Coulee, in the name of "desirability" and "potential growth". But it is my view that the main thing standing in the way of growth in our community, is close-minded people that find problems in anything new attempting to reside here. We cannot grow as a community without tolerance, inclusion and diversity. A hamlet without these things, that is already lacking so much, is hardly desirable to those who would potentially relocate here and assist in such growth.

In denying Peggie's rescue, we would essentially be telling others to expect to be unwelcomed, expect a fight should they want to open a business in the area.

I am, quite frankly, appalled and disgusted at the actions and words of the few residents claiming to support Peggie's Feline Rescue Society and be thankful for all the work she has done, while at the same time screaming "not in my backyard."

I am of the opinion that Peggie's Feline Rescue Society is very welcome by more residents than it is not. It will be a positive addition to our little community and I'll be happy to see her, and her cats, reside here. I look forward to the valuable difference her rescue will make and whatever else she might contribute to our neighbourhoods.

Thanks for your time,
Randi Hunt.

Sent from my Huawei phone

Antonia Knight

From: Laura Almadi <[REDACTED]>
Sent: Thursday, February 10, 2022 7:47 PM
To: Development
Subject: Peggie's Feline Rescue Society.

To whom it may concern,

I have visited Peggie's cat rescue.

The cats are housed in their own individual cages but allowed out to mix indoors within their perfectly clean little sheds.

No odour what-so ever.

Please allow this hard working dedicated woman to relocate to our little East Coulee so that she can continue her work.

Kind regards,

Laura

Antonia Knight

From: J Coward [REDACTED]
Sent: Thursday, February 10, 2022 8:00 PM
To: Development
Subject: Peggy's Feline Rescue

The work Peggy and her family do is commendable and needs to be supported by the community. Myself and my kids have fostered for and help clean cathouses for the rescue. They have shown around the clock devotion, cats come first. The spay/neuters have drastically reduced the unwanted cats. Please help make this transition smooth. Is has already been such a stressful situation being displaced.

Thank-you,
Jessie Smith-Coward

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Antonia Knight

From: Barb Repas [REDACTED]
Sent: Thursday, February 10, 2022 6:53 PM
To: Antonia Knight
Subject: Fwd: Peggie's Feline Rescue

>
> I am a resident of East Coulee and wish to express my support for Peggie and Ted Ginger to locate their feline rescue in the hamlet. Peggie does a great job and runs a smooth ship which should not cause any problems for anyone. I trust all letters, whether in support or opposition, remain confidential.
> Thank you
> Barbara Repas
>
> Sent from my iPad

Antonia Knight

From: April Kaczmar [REDACTED]
Sent: Friday, February 11, 2022 5:43 AM
To: Antonia Knight
Subject: Peggies Rescue

I have lived in the same community with Peggie and Ted for 15 years, and have never had a problem with there cats, when the rescue came along, our community of Lehigh, supported them 100%. With supporting them, Lehigh has been stray free, as long as we have been here. Two very hard working people have devoted their lives to saving cats, spay and neutering cats, and finding forever homes out of their own pockets for years. Then the rescue was created to help financially, and has only ever been so successful and bring the community together.

I have helped in the building and they have only ever been clean and up keep of food and storage also kept to the highest standards. This is a great addition to the community of East Coulee, I visit daily as my father lives in EC. And our family Supports this rescue and this Couple, Peggie and Ted 100%.

I hope the final decision is made to help support them into a new home, cause what is happening in Lehigh is NOT right. NOT ALL residents should be displaced. This is a Very hard time for all, and this doesn't need to be a factor for them to continue there wonderful cause.

Thank U for ur time
April De Smet

Antonia Knight

From: Lena Braman [REDACTED]
Sent: Thursday, February 10, 2022 6:00 PM
To: Antonia Knight
Subject: Peggie's Feline Rescue -East Coulee Concerns

I was sorry to hear about some EC residents' concerns about Peggie's Feline Rescue relocating there. I've known Peggie and Ted for years, have helped with fundraisers, have helped with litter boxes and have a rescue cat from there residing and ruling my home.

The amount of work and energy that has gone into this charity is astounding. The cat houses are professional and so clean. I understand their concerns and they certainly have a right to voice them, but if they could tour her facility, they may be less worried.

I wouldn't hesitate to have the Rescue as a neighbour. I hope they find a good, suitable and welcoming home.

Sincerely,

Lena Braman
[REDACTED]
404 14th St E
Drumheller, AB T0J 0Y5

1

Antonia Knight

From: Cathy Arndt [REDACTED]
Sent: Wednesday, February 9, 2022 11:30 AM
To: Antonia Knight
Subject: Peggie's Felines

Hello,
Thanks for taking the time to read this. I 100% support Peggie & Ted Gingers relocation of her rescue mission. I adopted one of her rescues & the place was immaculate & the cats well looked after instead of being homeless.

They are well known and respected in this whole community. My hope in all the negative remarks that a positive decision is made on their behalf. They deserve this. Thanks again for your time.

Regards
Cathy Arndt

Sent from my iPhone

Not in EC

Antonia Knight

From: [REDACTED]
Sent: Wednesday, February 2, 2022 8:43 AM
To: Development
Cc: Tom Zariski
Subject: Peggy's Feline

Good morning,

I am writing to you today about the controversy of having Peggy's Feline relocate to East Coulee.

Let me say first, I was never contacted by them about it, I saw on social media that everyone within the distance the town has requested have been spoke to, well I am not sure what distance that is , because I live directly across the street from the house in question, my address is 455 2nd Ave. East Coulee.

Also, if I may request that my location and name be kept confidential, as I do have to live in the neighbourhood, Thank you

I have mixed feeling about this, as I can understand all of Frank and Donna Kalman's concerns, the building that will be used for housing the cats is only 13 to 14 feet away from The Kalman house, while I have never visited the Cattery in Lehigh, I can't help but compare the 2 sites, from what I have seen driving by, the site in Lehigh is not that close to any neighbours, and while they say that cats are quiet, I own a cat, and he is far from quiet.

I can't help but wonder if this was being proposed beside your house, if you would welcome it with open arms.

It has been my experience in the past that when a commercial business is being proposed, a sign is posted by the city (in Calgary) and then neighbours can voice their opinions as to yes or no.

I would not have found out about this if it had not been for Frank coming over and talking to me about it.

While I support Vivian Kalman in the sale of her house, and I applaud Peggy and Ted for the work they do, I cannot help but feel that being in the middle of a residential location is not the best location for this.

As I said at the start of this email, I was not contacted, and I know of others that were not as well. I will not disclose their names, as it is not my story to tell.

Sincerely

Shelley Bachman
455 – 2nd Ave
East Coulee, AB T0J 1B0
[REDACTED]

Antonia Knight

From: Donna Kalman [REDACTED]
Sent: Tuesday, February 1, 2022 2:42 PM
To: Development
Subject: Objection to Peggy Feline Rescue

Re: Property at 446 2nd Ave East Coulee

Frank and Donna Kalman of 438 2nd Ave East Coulee object to Peggy Feline Business to be allowed to operate this address at 446 2nd Ave East Coulee. As to my previous letter that was POSTED ON EAST COULEE WATCH SOCIAL MEDIA without our knowledge my questions were concerns I have. I did not state facts I was questioning. How are these concerns going to be dealt with example By Laws, Building Permits, Property use By Law (Residential Property).

I Frank Kalman have lived here between the 2 said properties for 67 Years. My wife and I have lived and raised 3 Daughters at our home of 47 Years now both retired should we have to change our quality of life for this business to move here? We live in a residential neighborhood. We have lived and supported this Community all our lives, both with the East Coulee Community and East Coulee Fire Department. Living in a residential area my concerns would be for ours and my Community Concerns if Town of Drumheller Approves this Business what is next? This is not good for Community Spirit. This is going to cause a Rif in the Community between people for the Feline Rescue and the People opposed to the Rescue at this time. At this point if the Town of Drumheller DENIES the Application for Feline Rescue in my opinion will have a least amount of damage to the Community of whole.

Is it more important to change the way of life of residents who like the way things are now or change so as one can have a rescue business in Town. Does not an established Resident of 47 Years have any voice in this Matter? Do people buying property have the say to change said properties and the life style of a neighborhood? Why would one not buy a more suitable Property for this Business License.

This Peggy Feline Rescue property would best be on an acreage as it is now not in a Residential Neighborhood.

Would this type of Business be allowed a Business License in a Residential Neighborhood in the Town of Drumheller?

Sincerely Frank and Donna Kalman

Antonia Knight

From: Margaret English <[REDACTED]>
Sent: Wednesday, February 2, 2022 4:10 PM
To: Development
Subject: Town of Drumheller re Feline Rescue Society

To whom it may concern:

People appreciate what Peggy and Ted have done on their acreage in Lehigh rescuing the ferrel cats. This is a necessary service. Our thanks to them. They are truly good people.

My concerns are around their choice of relocating to the centre of East Coulee. That location is inappropriate for that business. Such a business requires an acreage similar to the current location in Lehigh or a farm location.

We know it could expand in the future to become an animal rescue facility which would be unacceptable to the close neighbours on both sides. An animal shelter requires space and the absence of close neighbours, the reasons are obvious. Their chosen location in East Coulee is inappropriate and much better choices exist all along the valley. This needs more research.

Having spoken to others, this appears to be the majority opinion. We would love to have them as neighbours but not the felines.

East Coulee homeowner and taxpayer

Margaret English

Antonia Knight

From: VIVIAN DEITZ [REDACTED]
Sent: Wednesday, February 2, 2022 3:32 PM
To: Development
Subject: Relocating rescue Ferrell cats

We are apposed to Peggie's Feline Rescue Society being allowed to relocate into the residential area of East Coulee . We have supported this service in the past and appreciate the work that Peggie dose for the stray cats and will support her in the future but I can not support allowing this operation to operate inside our community. Cliff and Vivian Deitz

Antonia Knight

From: no-reply@webguidecms.ca on behalf of Beverly Deschenes (via www.drumheller.ca)
<no-reply@webguidecms.ca>
Sent: Wednesday, February 2, 2022 2:36 PM
To: Development
Subject: Website Submission: Send us a Message - drumheller.ca

Town of Drumheller - Website Submission: Send us a Message - drumheller.ca

Website Submission: Send us a Message - drumheller.ca

Form Submission Info

Your Name: Beverly Deschenes

Your Phone: [REDACTED]

Your Email: [REDACTED]

Message: Although I have great respect for the work that Peggie Ginger and her husband do with their Feline Rescue operation, I am opposed to having this moved to the residential location in East Coulee. It is an operation that is more suited to an acreage type of setting such as it is currently situated on. Would a permit be given if this was proposed for the town of Drumheller in a residential area? It is not a regular type of home business.

East Coulee is home to populations of a variety of songbirds whose numbers are dwindling visibly each year. They seek out the many natural areas within the town and add to the unique experience for tourist visitors and residents. I have a property which not only attracts these birds but also the cats that hunt and kill them. Often these cats are being fostered.

I believe there is a better solution and a better place for the cat rescue. I totally respect the work.

Privacy

Town of Drumheller

Antonia Knight

From: Kevin Foose [REDACTED]
Sent: Wednesday, February 2, 2022 2:07 PM
To: Development
Subject: Cat Rescue

I have lived here almost all my life. I do not want a cat rescue in East Coulee. We have enough stray cats around.

Joe McGillis

156 River Drive
East Coulee

Antonia Knight

From: Kevin Foose [REDACTED]
Sent: Wednesday, February 2, 2022 2:03 PM
To: Development
Subject: Peggy's Feline Rescue

I admire Peggy Ginger and her feline rescue in Lehigh. Now a part of their acreage has been deemed unsafe by the town's flood mitigation team. She wants to move the rescue to the center of East Coulee. I don't like the idea of a commercial venture in the middle of town. It should be out on an acreage.

Kevin Foose
161 5th Street East Coulee

Antonia Knight

From: lynne van kleef <[REDACTED]>
Sent: Thursday, February 3, 2022 1:04 PM
To: Development; Development
Subject: To Whom It May Concern regarding permits in East Coulee.

I would like to state that I am **NOT in favour of** having a feline rescue in the middle of our residential area. As we already have many stray cats in the area, we have noticed that our song bird population has dwindled in the last years. Also, for our neighbours living in close proximity would have to listen to air conditioners in the summer, where really they have done so much for the community and want peace and quiet now. These are seniors and should have some say in their surroundings. They have worked hard to make East Coulee so beautiful. We love the cats also, but not in the middle of our main street.

Thank you.

Sincerely,

Lynne Van Kleef
East Coulee resident.

Antonia Knight

From: Kneehill Soil Brenda [REDACTED]
Sent: Thursday, February 3, 2022 9:34 AM
To: Development
Subject: RE: Peggie's Feline Rescue Society

Follow Up Flag: Follow up
Flag Status: Flagged

February 3, 2022

To whom it may concern,

It has come to our attention that Peggie's Feline Rescue is attempting to procure property in the community of East Coulee. Peggie and Ted who run the Feline Rescue are wonderful people who have been forced to relocate from Lehigh. East Coulee is a unique community quiet and beautiful; I certainly understand their desire to move here.

Regrettably my husband and I are not in support of this move into the heart of our tiny community.

1. I would not want to reside beside a cat rescue. If you owned a cat, you would know that there are smells associated with urine and feces in a litter box or outdoors. Please remember this is not just 1 or 2 cats we are talking about.
2. East Coulee main source of water is approximately 20 feet below the surface commonly referred to as groundwater and pumped with the use of a Sandpoint. We are concerned about contamination into our water source. How will the feline rescue be disposing of fecal and urine? Will these cats be allowed an outdoor space?
3. Allergies.
4. Cats carry disease and quite often make use of gardens or flower beds to complete their business.
5. I am quite certain this would not be considered acceptable if they were attempting to move in beside you or any residential area in the town of Drumheller.

Might I suggest the SPCA as a more appropriate option for rescued cats, failing that perhaps a donation of land in the commercial area of Drumheller. Please feel free to call us if you have any questions.

Thank you for your consideration,

Dana Lee and Klaas Stol
Residents of East Coulee, AB

Phone: [REDACTED]

My personal e-mail address: [REDACTED]

To: development@drumheller.ca

From: Don Gerlinger Email: [REDACTED]

To whom it may concern:

Peggie's Feline Rescue Society

It has come to my attention that this operation could possibly be moving from an acreage in Lehigh to the middle of residential area in East Coulee.

Word is the mayor and council are actually considering approving this plan. They feel these people that are being forced from their long time homes in Lehigh due to flood mitigation need a new place to establish regardless of what they bring along so why not East Coulee. Maybe we should also allow horses to wonder freely around the community like they have in Lehigh.

We for the past number of years have operated a legitimate and licenced airbnb within ear, eye, and smell shot of that location. We already find our business at a disadvantage due to the derelict, smelly, abandoned hotel five feet away from our house, a problem the town chooses not to address.

Yes the whole concept of this feline rescue operation can be sugar coated but in reality at the end of the day it is what it is.

This idea is so reminiscent of the proposed mouse raising operation for Reptile World a few years back next door to my brother Joe's home in E.C. The powers that be also thought it was a great idea until the public spoke up. It ended not being here and that's how this should end.

I commend Ted and Peggy for their hard work and dedication to this well needed service but I strongly disagree and oppose this location.

This truly is one of those types of businesses that is simply unsuitable for this or any residential area. A commercial zoned property or acreage is what is needed. Thankyou.

Don Gerlinger

Ph 4 [REDACTED]

Email: [REDACTED]

Antonia Knight

From: Mike Strand [REDACTED]
Sent: Tuesday, February 8, 2022 1:44 PM
To: Antonia Knight
Subject: Cat rescue in East Coulee

To Antonia Knight; Hello I'm Mike Strand, and I live in East Coulee. The community is small and everyone knows everyone and I've heard the argument going on about the feline rescue moving into the area. In my personal opinion a feline rescue should be on an acreage or business/ industrial setting. I would have a problem with any business that attracts people and traffic into an area that people live. I have no ill will for the rescue and know they do what they do because they really care about animals and I wish them nothing but success. But, I have to think of the people living in that area and it doesn't seem fair to them to have to give some of their enjoyment of life and home away for someone moving in next door that will absolutely affect the area. Thankyou. Mike Strand.
Sent from [Mail](#) for Windows

Antonia Knight

From: lynne van kleef [REDACTED]
Sent: Thursday, February 3, 2022 1:04 PM
To: Development; Development
Subject: To Whom It May Concern regarding permits in East Coulee.

I would like to state that I am **NOT in favour** of having a feline rescue in the middle of our residential area. As we already have many stray cats in the area, we have noticed that our song bird population has dwindled in the last years. Also, for our neighbours living in close proximity would have to listen to air conditioners in the summer, where really they have done so much for the community and want peace and quiet now. These are seniors and should have some say in their surroundings. They have worked hard to make East Coulee so beautiful. We love the cats also, but not in the middle of our main street.

Thank you.

Sincerely,

Lynne Van Kleef
East Coulee resident.

Antonia Knight

From: Joyce Westeen [REDACTED] >
Sent: Wednesday, February 9, 2022 3:26 PM
To: Antonia Knight
Subject: Peggie's Feline Rescue Society

Good afternoon Antonia,

This email may prove futile today as it seems like a decision has been made and the Rescue is set to move in. The rescue has had an inspection done on the property for sale and neighbors across the street said they were out doing measurements of the proposed cattery. So it appears that she is ready to move to East Coulee and knows more than the rest of us, even regarding River Drive down here.

Not one resident here was approached by the rescue, that I know, and I have been asking, about a Rescue moving to town including those on the same street. Several people in East Coulee are afraid to voice their concerns about a Rescue moving to town for fear of those concerns becoming public knowledge and being ostracized. I too have been told not to get involved but I have questions.

The Rescue is coming from an acreage to a residential area and lot that is not nearly the size of where it is located now and the proposed cattery would be 14ft from someone's front door. Don't we have any bylaws in place? Or will they be changed for this Rescue? I'm sure the building is a residential building that the proposed cattery will be located in. Is it agricultural zoning?

The meaning of cattery in the dictionary is where cats are commercially housed for boarding and breeding of cats. We know the Rescue does not breed, however what about the noise the cats create, what about the smell, (some say the cattery smells, others say different) what about the coyotes and their sense of smell, (can pick up scent from several hundred yards away) what about our well water? And most of all, would this devalue other homes in the direct vicinity as we are not on acreages, some just on larger lots? Will this set a precedent? This building basically sits on the fence line and lot line of the other neighbor. Could this happen to me? My neighbors, moving more buildings on, or already there to renovate, to house animals of any kind that would be steps from my front door.

This is not a sympathy letter for either party. I personally have never said more than hello to either party involved until just yesterday when I met the owners next door to the proposed cattery. Just asking some questions, stating some facts and letting you know that many wouldn't want a cattery next door to them on these much smaller than acreage lots. Again, fear of that getting out and becoming public knowledge and being ostracized. As well, I'm sure that in proper Drumheller, certain people on certain streets with well cared for homes on larger lots, not acreages, would want this happening to them. Again, just looking for some answers.

Not sure if I can expect a reply or not but thanking you for your time Antonia.

Joyce Westeen

[REDACTED]
[REDACTED]

"What really matters are the countless deeds of unknown people... who lay the basis for the events of human history. These are the people who have made change in the past...they are responsible for making change in the future too..." Howard Zinn

Antonia Knight

From: Rodney Rosine [REDACTED]
Sent: Thursday, February 10, 2022 6:21 PM
To: Development
Subject: development feline cat rescue east coulee (T0005-22D) to be located in a residential neighbourhood would not be good for residents as well may attract more coyetes and thats already a **problem** in east coulee. Thank you.

Antonia Knight

From: Billy McBeth <[REDACTED]>
Sent: Friday, February 11, 2022 8:56 AM
To: Development
Subject: Cat rescue

Hello ! I am a resident of East Coulee . There is a issue with a certain party that wants to set up a Cat rescue in the middle of the town . Her business as of now is a very good cause , but I am not for this to happen in our community . This party should consider moving this business to a piece of land **separate from our town** as it will disrupt the peacefulness that we enjoy here . I thank you for letting me voice my opinion . Take care !

Antonia Knight

From: Bev Deschenes [REDACTED]
Sent: Wednesday, February 9, 2022 11:34 PM
To: Antonia Knight
Subject: Proposed location for Peggy's Feline Rescue

To Antonia Knight,

I am **opposed** to the proposed location for Peggy's Feline Rescue in a residential area of East Coulee on our Main Street. This isn't the type of business that one would generally expect to fit under the category of 'Home business.' Would a permit for this type of business be issued in residential areas in Drumheller? The Main Street of East Coulee has historic significance and there is a walking tour of this street that has been provided to tourist visitors through the museum to enrich the tourist experience. The cat rescue project seems incompatible with a main heritage street placement especially in such proximity to neighbors. I believe this business would be more suitably located on a larger acreage type of property with more space around it. This would be a more beneficial environment for the cats.

Looking forward to the bigger picture I believe that East Coulee should be developed wisely with the goal of maximizing its historic resources as part of making the tourist experience unique and valuable. From that perspective, this 'home' business isn't appropriate for the proposed location.

I previously also sent an email through the town website also expressing my concern about foster cats killing songbirds in my yard. East Coulee has small populations of colourful songbirds which return yearly to nest in this quiet area. Cats pose a threat to these birds regularly and are considered one of the biggest reasons for their declining numbers.

I appreciate the dedicated and hard work Peggy and her husband have done with their cat rescue. I believe their business is deserving of a more appropriate location.

Sincerely,
Beverly Deschenes

Sent from my iPad

Antonia Knight

From: lisa goss [REDACTED]
Sent: Thursday, February 10, 2022 11:27 AM
To: Antonia Knight
Subject: Fwd: Peggie's feline rescue

Sent from my iPhone

Begin forwarded message:

From: lisa goss [REDACTED]
Date: February 10, 2022 at 11:19:40 AM MST
To: development@drumheller.ca
Subject: Peggie's feline rescue

As a resident of East Coulee I have concerns with regard to this rescue being allowed into East Coulee.

- 1 this bylaw was created to stop animals being raised here A decision that was made by town council not the residents. They made this bylaw and should stand by it. And enforce it
2. Possible increase of coyote activity in the area. And maybe even skunks. They have an amazing sense of smell and the storage of large amounts of cat food on premises will be tempting. I have seen the stock piles first hand. A potential dangerous situation.
3. Infringement on a neighbours view and space. A 6 foot white fence is not a barrier it's a wall that will impede at least one neighbours quality of life. Development permits were created for many reasons including how the proposed development interferes with neighbours. The neighbours in Lehigh are nowhere as close to this rescue as here in East Coulee.
- 4 the land use bylaw. It is a large lot but not large enough. It already has a house a double garage and 2 outbuildings. The proposal of 2 more out buildings will take up most of this land. Not one lot in east coulee has this building to land ratio.

I have asked for a schematic drawing of proposal and not received one as of yet. I can only think this might be an attempt at circumventing land use bylaws.

The property that is her current location has no direct neighbours so truly we have no idea of smell or noise. I have been to her rescue a couple of times and there is a smell. 22 cats of course has a some odour.

I have been a supporter of this rescue for years and as a cat lover myself I love a cat rescue. I feel for Peggie and the rescue and wish they would be able to find an appropriate place.

I have been approached by some of the neighbours with concerns but afraid to speak out for fear of retaliation.

The support for this rescue is fair but I think that people who don't live in East Coulee should not have a say in what happens in this hamlet

Thanks you
Lisa Goss
741 1st ave
East Coulee

Sent from my iPhone

Antonia Knight

From: Lance Rife [REDACTED]
Sent: Thursday, February 10, 2022 12:26 PM
To: Antonia Knight
Cc: Heather Colberg; Development
Subject: peggies feline rescue

As a resident and homeowner in east coulee I do not support the relocation of Peggies Feline Rescue to the hamlet. My reasons can be available upon request. My specific reasons have already been expressed by other homeowners . I think only homeowners in east coulee should have input in this matter.

Thank You
Lance Rife
741 1st ave
East Coulee

Antonia Knight

From: Ash Palmerson [REDACTED]
Sent: Wednesday, February 9, 2022 8:50 PM
To: Development
Subject: East Coulee-Rescue

I am a citizen concerned about the relocation of a Feline rescue to our small town. While I commend the work of Peggy Ginger and her rescue our family and neighbours are concerned about the impact of the plans brought forward especially on the towns peoples surrounding this RESIDENTIAL property.

While we are open minded and welcome new comers we are NOT a commercial area and cannot support this. We are very concerned about others following suit and this not stopping at a cat rescue. We have heard bigger plans brought forward for a larger scale rescue.

We are also concerned about safety of our resident pets. The extra presence of wildlife, ie-coyotes as these cats will be kept in a shop and yard open to the street.

There are far more appropriate places to run a business such as a rescue. There are secure commercial properties that should take precedent over disrupting a small community.

Thank you for your time and I hope that you will take into consideration the concerns of our town citizens.

Antonia Knight

From: Rod Klopsta [REDACTED]
Sent: Wednesday, February 9, 2022 9:05 PM
To: Development
Subject: Feline rescue

Good evening,

As one of many concerned residents I would like to write to let you know that I, as well as a large portion of neighbours strongly oppose the idea of a feline rescue inhabiting our small Hamlet. While we are glad to see new faces join our community there is a large concern about a business such as this moving here.

I strongly urge you to listen to our community and the arguments put forward about this situation. There is a lot of unrest about the bigger picture of the impact this will have.

Thank you for your time.

Antonia Knight

From: Joyce Albright [REDACTED]
Sent: Wednesday, February 2, 2022 6:15 PM
To: Development
Subject: Regarding Peggie's Feline Rescue Society

I am a resident of East Coulee and i don't think we should allow Peggie's feline rescue operation into our town

Antonia Knight

From: Stephen Wilton [REDACTED]
Sent: Wednesday, February 2, 2022 8:51 AM
To: Lisa Hansen-Zacharuk; Tony Lacher; Tom Zariski; Pat Kolafa; Stephanie Price; Crystal Sereda; Development
Cc: Heather Colberg
Subject: Fwd: Concerns regarding cat rescue business in the community with contact number

To Drumheller development office and town council

My name is Stephen Wilton .My wife and I have raised a family and been residents of East Coulee for 34 years.Recently we became aware that a home business/charity that rescues and rehabilitates feral/stray cats was going to be set-up and operated in the centre of our community amongst residential family homes.I have number of questions and concerns .I will list them below.Can someone contact me at [REDACTED] to discuss them?Thanks

I am most concerned about the potential of our personal water wells being affected by the large concentrated numbers of cats in a small space.We have individual wells at each residence with most water source less than 20 feet below ground.The water is vey vulnerable to contamination .We have spacing guidelines and restrictions in the community because we are on our own wells to eliminate potential cross contamination this would be a possibility with this venture.

With the concerns of the residents could this be publicly posted and the residents be allowed information and concerns to be shared.

Would this venture be allowed in any other community id Drumheller such as Midland or East Drumheller by the high School?

I am concerned about odors and noises as we are in a small community that is very quiet.

Isn't there an SPCA located in Drumheller that is in a properly zoned area that provides a similar service perhaps the people that have the rescue service could work with them and find other facilities in the industrial area or the town of Drumheller could provide space in that area for the cat rescue service to operate out of.

With the uncertainty of the flood mitigation measures in our community and throughout Drumheller property values are in limbo particularly in our small town, can this be beneficial at all for the residents property values particularly with the potential for our water wells to be contaminated.

wells be contaminated.

Does this set a precedent for our community and all other communities in Drumheller that any other large scale animal populations can be allowed in the midst of family residential areas. Maybe chickens, goats or anything else that will fit on the property?

Stephen and Vicki Wilton



Antonia Knight

From: Stephen Wilton <[REDACTED]>
Sent: Wednesday, February 2, 2022 6:16 PM
To: Development; Heather Colberg; Town of Drumheller CAO
Subject: Fwd: Concerns regarding cat rescue business in the community with contact number

In addition to my comments and concerns mentioned in previous emails. Feral cats, stray cats can carry many diseases and parasites which would be worse to control in a confined area in a residential area. The diseases can easily be transmitted to humans and other animals. Does the town have a plan on how to control these diseases on uncontrolled feral cats? Please look up and read the potential for spread and the consequences of these diseases, they are becoming a big concern in large centers. Here is a brief list:

- Salmonella
- Tape worms
- Ringworm
- Hookworm
- Distemper
- Rabies
- Mange

Stephen Wilton

Begin forwarded message:

From: Stephen Wilton <[REDACTED]>
Subject: **Re: Concerns regarding cat rescue business in the community with contact number**
Date: February 2, 2022 at 12:56:37 PM MST
To: Heather Colberg <HColberg@drumheller.ca>
Cc: Development <development@drumheller.ca>, Mayor and Council <mayorandcouncil@drumheller.ca>, Town of Drumheller CAO <cao@drumheller.ca>

To elected council and employees of the town of Drumheller.

After a conversation with Mayor Colberg about the potential of the feral cat rescue/rehab location, I would hope that the decision process will remain objective and not be clouded by the fact that the town may want to expedite and/or help the relocation of displaced people from Lehigh and no matter what side of the fence you are on regarding the cat rescue service.

Thank you,
Stephen Wilton

On Feb 2, 2022, at 11:21 AM, Heather Colberg <HColberg@drumheller.ca> wrote:

Hi Stephen and Vicki

Thank you for the feedback. The Development office is currently reviewing the application and has not made any determination at this time. We will pass along the comments to the office for consideration. Just so you are aware I have attached all Councillors to this email as well.

General history and disease information linked to Peggie's Feline Rescue

I (Peggie) have been involved in cat rescue for the past 13 years. My experience with cats in that time and in the years prior has been a fulfilling positive labor of love.

In response to Frank Kalman's list of diseases presented in his appeal: I wanted to share my experiences with some diseases contracted by a few cats prior to them being brought into my care.

These include

Upper respiratory infections

<https://myhealth.alberta.ca/Health/aftercareinformation/pages/conditions.aspx?hwid=uf7165#:~:text=An%20upper%20respiratory%20infection%2C%20or,are%20other%20kinds%20of%20URIs.>

Eye infections

<https://www.pumpkin.care/blog/cat-eye-infections/>

Cats often come to us with eye infections, like all cats that come into our care they are promptly taken to the vet and treated for the infection as well as parasites and are vaccinated.

Intestinal infections

Gastrointestinal infections - bioMérieux Clinical Diagnostics

We have had a few cats come to us with intestinal infections, it is not uncommon given that most of the cats have not experienced a healthy diet. Once again, they are promptly treated by our vet and are soon mended.

Feline Leukemia

[Feline Leukemia Virus - Cornell University College of ...](#)

Peggie's has helped over 400 cats; we have never had a cat in our rescue with the Feline Leukemia Virus. If this was to occur, we would follow our veterinary's recommendations.

In the 90's we discovered that our family pet did have Leukemia, he lived to a ripe age of 16 before we had to euthanize him. His illness had weakened his immune system and he could not recover from infection.

Feline infections Peritonitis (FIP)

[Feline Infectious Peritonitis | VCA Animal Hospital](#)

In 2005, before I officially opened my rescue I was collecting feral cats from feral colonies that lived in various places in downtown Drumheller. I would vaccinate/sterilize and find good farm homes for them.

I encountered one colony whose kittens often died. I would find them in the ally, in old vehicles, or under garbage.

I trapped 5 kittens of different ages who appeared healthy. I monitored them as they grew up and had them vaccinated/treated for parasites.

I recall two of them needing to be euthanized at about the age of 14 weeks because they became ill and were not expected to

recover. The three others became ill at the age of 5/6 months and declined quickly at different intervals, they also passed away passed away.

After much consultation with our Vet M. Lehman, it was determined that they had FIP.

This learning experience was tragic to say the least, I learned that this disease can be transferred from one cat to another through bodily fluids which makes isolation of new cats to a rescue a must.

Routine care

We at Peggie's ensure that all cats in our rescue are vaccinated and treated for parasites as soon as possible, often within hours of receiving them.

Our Kennels are kept clean, every effort is made to ensure the cats in our care are healthy and happy.

Used litter is disposed of in the garbage and we often make dump runs ourselves.

From: [Peggie Ginger](#)
To: [Denise Lines](#)
Subject: Rescues that are located in residential area
Date: Thursday, March 24, 2022 4:50:20 PM

Hi! Hope your having a great day. I have send 5 or 6 links to rescues for both dogs and cats that a based is residential areas. Do you think that will be enough?
Our vet Dr. M. Lehman will be preparing a letter next week.

Peggie Ginger Sent from my iPad

From: [Peggie Ginger](#)
To: [Denise Lines](#)
Subject: Animal shelters in residential areas
Date: Thursday, March 24, 2022 4:18:39 PM

Hi! It's Peggie Ginger this is one of four rescues we have found that are located in residential areas. This one is in Crossfield.

<https://tailstotell.ca/>

Peggie Ginger Sent from my iPad

From: [Peggie Ginger](#)
To: [Denise Lines](#)
Date: Thursday, March 24, 2022 4:26:02 PM

Walk-in' 'N' Waggin Surrender Shelter
Pinkos

https://wnwsurrendershelter.weebly.com/store/c1/Featured_Products.html

Sent from my iPhone

From: [Peggie Ginger](#)
To: [Denise Lines](#)
Date: Thursday, March 24, 2022 4:28:26 PM

Here is another. Calgary pet re homing services

<https://www.google.com/localservices/profile?spp=Cg0vZy8xMWg5NDMzMXk3&scp=CgA%3D&q=Calgary+Pet+Rehoming+Services>

Sent from my iPhone

From: [Peggie Ginger](#)
To: [Denise Lines](#)
Subject: Home based rescue
Date: Thursday, March 24, 2022 4:32:59 PM

<https://g.co/kgs/Gwhk2H>

Peggie Ginger Sent from my iPad

From: [Peggie Ginger](#)
To: [Denise Lines](#)
Subject: Animal Rescue Edmonton | Barrhead Animal Rescue Society
Date: Thursday, March 24, 2022 4:36:57 PM

Another
<https://www.barrheadanimalrescue.org/>

Peggie Ginger Sent from my iPad

From: [Peggie Ginger](#)
To: [Denise Lines](#)
Subject: for all animals rescue society - Google Search
Date: Thursday, March 24, 2022 4:38:50 PM

This one is in Drayton Valley (residential)

<https://www.google.ca/search?q=for+all+animals+rescue+society&ie=UTF-8&oe=UTF-8&hl=en-ca&client=safari>

Peggie Ginger Sent from my iPad

From: [Peggie Ginger](#)
To: [Denise Lines](#)
Subject: cause for critters - Google Search
Date: Thursday, March 24, 2022 4:40:54 PM

Also in Drayton Valley residential

<https://www.google.ca/search?q=cause+for+critters&ie=UTF-8&oe=UTF-8&hl=en-ca&client=safari>

Peggie Ginger Sent from my iPad

From: [Candice Ginger](#)
To: [Denise Lines](#)
Cc: [Heather Colberg](#); [Peggie Ginger](#)
Subject: regarding file # 532532-22-D0005
Date: Monday, March 21, 2022 1:21:35 PM
Attachments: [2022-03-15 Notice of Hearing to Parties - April 1, 2022 Hearing.pdf](#)

Hello

I hope this email finds you well. I just wanted to put my two cents for what its worth on this file.

I am the Daughter of Ted & Peggie Ginger. This whole ordeal has been making them literally sick to their stomachs. They have had by law up to their current residents in Lehigh due to a water complaint from Kalman. It seems Frank Kalman and Don Gerlinger will try anything and everything to stop my parents from moving to East Coulee even going so far as to destroy my Mothers rescue before it has the chance to invade his kingdom. Kalman has been bullying residents of East Coulee including the woman that “ sold “ my parents the house (his sister in law). Its really sad how one person can control a whole community, from what I understand the majority of residents are fine about the rescue being in the community and looks forward to the new visitors this may bring t. Cats will not be wandering so his claim of increased coyotes is invalid. His claim that the soil will be contaminated is invalid as well, the sewer line is cracked so human contamination is ok but cats who won’t even be using the soil and a litter box is not? (parent have arrangements to have the sewer line fixed) His claim that the garbage will smell is ridiculous as my father makes trips to the dump to dispose of used litter. I find his attitude towards this is closed minded and has violated my parents physical and mental health, all they want is to live in peace. I hope the Board will not give in to this tyrant.

Candice Girard

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[Redacted]

[Redacted]

From: [REDACTED]
To: [Denise Lines](#)
Subject: Development Appeal Board Hearing Applicant Peggie Ginger
Date: Saturday, March 19, 2022 1:38:06 PM

To Denise Lines

Thank you for taking the time to read my submission. I am very supportive of Peggy's Feline Rescue. I have adopted a cat from her and there is no one more dedicated to the health and safety of the feline community. We went to her rescue to pick up the kitten and it was clean, the cats were well looked after. There was no smell of dirty litter, no sign of food outside and very little noise. Everything is contained which is the idea of not having cats running around. I would welcome Peggy and Ted as neighbours any day. They do a lot for East Coulee, helping with fundraising, monthly breakfasts, when they were having them. It is disappointing to hear that a few people are against this. It seems there are the same people that are against nearly everything that is suggested for East Coulee unless it is their idea. I have friends that live there and have no problem with Peggy's Rescue. Peggy does good work and there are far fewer strays because of her. More cats are able to be fixed with her financial help if needed. If she is denied this what do the residents of East Coulee expect her to do and where should she go. I trust all information will be considered in this decision. I thank you very much for your time.

Regards
Cathy Arndt

Sent from my iPad

March 22, 2022.

To Whom It May Concern

Re: Development Appeal Received
From Frank Kalman vs.
Peggie's Feline Rescue.

I am writing to say that I feel that Peggie's Feline Rescue is a welcome addition to East Coule and I am totally in favour of her continuing with the great work she is doing to keep cats in a safe protected place till some one comes to adopt them.

In my opinion Frank Kalman is being selfish and self centered in this situation.

Thank you & Regards
D. Gallagher

From: [BJ Gallagher](#)
To: [Denise Lines](#)
Subject: Development Appeal Board File 523523-22-D0005
Date: Thursday, March 24, 2022 10:34:53 AM

March 24, 2021

TO: Whom It May Concern

RE: Peggie Feline Rescue at 446 2nd Ave East Coulee Appeal

I am 100% in favour of this NEW permitted use and I disagree with any change to 685(3) to facilitate the efforts of Frank Kalman.

I have owned property in East Coulee for more than 5 years and feel that the addition of Peggie Ginger and her family and Peggie's Feline Rescue would be a welcome addition to the community along with any other members of the Lehigh community.

The cats live in heated fully enclosed, concrete based spaces. All litter is cleaned daily and goes to landfill weekly. There is zero traffic as the cats go to the pet shop as I understand it. Frank Kalman has an entire building between his property (on left with cargo trailer beside it) and ANY cats, this is just more nonsense to waste our time and money. He is selling and has had numerous showings so why is he even a factor in any change of a bylaw.

I know that I am echoing some of the feelings of other residents of East Coulee but feel that their feelings on the matter are the same as mine and should be repeated.

Thank you very much for allowing us to make our thoughts and feelings on this matter be heard.

Yours truly,
Elizabeth Gallagher



From: [Angel](#)
To: [Denise Lines](#)
Subject: Peggie's Feline Rescue Society
Date: Wednesday, March 23, 2022 10:28:19 AM

As a resident of East Coulee, I support Peggie relocating to our little town. She has already done so much for the cat population here by removing almost 40 cats/kittens safely , as well as providing food and/or medical assistance for pets to low income families to help keep their pets healthy during times of need.

I also wanted to inform you that not all residents received notification of this appeal , only select homes received a letter.

As for Frank, he has always been a rude intimidating individual, has had no problem bullying people around for his interests. If he had wanted to control who moved in next door than he should have bought it himself for fair market value.

Angel Patterson

From: [Robert Pohl](#)
To: [Denise Lines](#)
Subject: Development Appeal.
Date: Wednesday, March 23, 2022 1:31:12 PM

Denise...

I received a notice in the mail today advising of a Development Appeal in East Coulee. This does not give me much time to look into this matter as Friday noon is the deadline to make submissions.

I don't have a lot of information about this, but understand that an applicant wishes to operate a Feline Rescue business at 446 - 2nd Avenue in East Coulee. Further more I understand that local resident Frank Kalman has appealed this decision.

I must agree with Mr. Kalman...

A residential neighborhood is no place for an animal shelter.

Particularly for cats, which can not be easily contained.

Perhaps if the applicant wants to run such an operation, then a suitable location would be an industrial or rural property.

This is not something that should be permitted in a residential neighborhood and as a neighboring property owner I am against it.

I'm not sure what the Drumheller bylaws specifically state, but most jurisdictions limit the number of pets per household.

I will review the file online, but the short notice does not provide me much opportunity to do so.

Please contact me if you have any questions.

ROB POHL
Roberts S Pohl and Company Ltd.

From: [BONNIE CONSTABLE](#)
To: [Denise Lines](#)
Subject: Notice of Appeal
Date: Wednesday, March 23, 2022 3:48:03 PM

We just received a notice there is an appeal hearing regarding a Development Permit for Peggie's Feline Rescue File # 532532-22-D0005

As homeowners in East Coulee, Myself Bonnie Constable & my husband Roland Constable are in full support of Peggie's Feline Rescue relocating to East Coulee.
We feel the work she does is valuable & benefits the Drumheller Valley & surrounding communities.

We would welcome her as a neighbor. We are in favor of her permit being upheld.

Regards
Bonnie Constable &
Roland Constable
122 2 Ave.
East Coulee

From: Linda Bixby [REDACTED]
Sent: Wednesday, March 23, 2022 2:57 PM
To: Denise Lines <dlines@drumbheller.ca>
Subject: Appeal to Peggy Ginger - Peggy's Feline Rescue.

Denise Lines

I have never received anything in the mail regarding this appeal - as some people have. I am all for Peggy's Feline Rescue being allowed in East Coulee. If it were not for her Rescue - East Coulee would have been over run with feral cats. My neighbor and I alone (2 years ago) trapped 2 female feral cats and their 8 little ones and 2 male cats. Peggy had them all fixed and tattooed and found homes for them all. Her service is invaluable. Her rescue is small - the cats are well looked after - they do not run free. I sincerely hope this appeal does not go through. We need more people like Peggy and her rescue in our town.

Thank you

Linda Bixby

From: [Linda Bixby](#)
To: [Denise Lines](#)
Subject: Re: Appeal to Peggy Ginger - Peggy's Feline Rescue.
Date: Wednesday, March 23, 2022 6:02:56 PM
Attachments: [image001.png](#)

Thank you for replying. I would also like to add - that all cats that come to the Rescue are vet checked - and any issues are looked after. Another point - quite a few of the people that signed the so-called petition - have received food from the Rescure - for both dogs and cats when Peggy had it - they gladly took the food and then have the nerve to sign an appeal against the Rescue. Frank Kalman does not own East Coulee - nor - does he have the right to say who moves here and who doesn't.

Thank you
Linda Bixby

On Wed, Mar 23, 2022 at 3:11 PM Denise Lines <dlines@drumheller.ca> wrote:

Hi Linda –

Email received. I will add it to the Hearing Package. Would you like to speak at the Hearing on April 1 at 12:00pm?

Here is a link where you can find the Notice and the Hearing Package under the heading Development and Planning: <https://www.drumheller.ca/your-municipality/meeting-agendas-minutes>

This will be updated as people send in written submission.

Please let me know if you have any questions.

Thank you,



DENISE LINES

Senior Administrative Assistant/

Legislative Services

Phone 403-823-1339

Cell 403-820-2419

Web www.drumheller.ca

Email dlines@drumheller.ca

224 Centre Street
Drumheller, AB, T0J 0Y

From: [Sharleen D](#)
To: [Denise Lines](#)
Subject: Denise, Sue does not email can you accept this ? Sharleen here [REDACTED]
Date: Thursday, March 24, 2022 9:45:15 AM

23 March 2022 [REDACTED]

RE: Peggie Feline Rescue at 446 2nd Ave East Coulee Appeal

My name is Susan Wood residing at 435 1st Ave directly behind said property. I view every building and activity in the 14000 sq ft area there from my raised glass deck, see photos. I am 100% in favour of this NEW permitted use and I disagree with any change to 685(3) to facilitate the efforts of Frank Kalman and a couple of other life long residents who insist on controlling everything that occurs in East Coulee.

I have lived in East Coulee for more than 10 years and the bully intimidating behaviour of Frank Kalman and those described above is detrimental to so many newcomers and those less fortunate.

The cats live in heated fully enclosed, concrete based spaces. All litter is cleaned daily and goes to landfill weekly. There is zero traffic as the cats go to the pet shop as I understand it. Frank Kalman has an entire building between his property (on left with cargo trailer beside it) and ANY cats, this is just more nonsense to waste our time and money. He is selling and has had numerous showings so why is he even a factor in any change of a bylaw.

Thank you.

Susan Wood
[REDACTED]







[Sent from Yahoo Mail for iPad](#)



Karen Almadi
749 – 1 Avenue
East Coulee, AB

March 25, 2022

Submitted Via Email: dlines@drumheller.ca

Development and Planning
Subdivision and Development Appeal Board
City of Drumheller

Attention: Denise Lines

**RE: SUBMISSION – KAREN ALMADI
SUBDIVISION AND DEVELOPMENT APPEAL – FILE No. 532532-22-D0005
SUMISSION IN SUPPPORT OF PEGGIE GINGER – PEGGIES' FELINE RESCUE**

I am submitting this letter in support of Ms. Peggie Ginger and Peggie's Feline Rescue and urge the Subdivision and Development Appeal Board to dismiss the appeal. I am a long-time resident of East Coulee and own several properties in East Coulee, most of which are located within a block or two of Ms. Ginger's proposed feline rescue. I support Ms. Ginger's plans to re-locate her feline rescue from Lehigh to East Coulee.

As a result of circumstances entirely out of Ms. Ginger's control she and Peggie's Feline Rescue have been forced to uproot and look for a new location. I give a great deal of credit to Ms. Ginger when faced with this devastating news she has shown great resilience and character by looking for, and finding a new home for her and her charitable organization. I am deeply saddened that she is now having to face an additional hurdle to her relocation. The inequity of being uprooted from your existing home to then have to face hurdles in order to move into a new home, as a result of circumstances entirely beyond her control is very sad and disturbing. Ms. Ginger has met all the City's requirements to set up her new home in East Coulee, she passed the City inspection and now faces baseless opposition from residents.

Our family has visited and toured Ms. Ginger's current feline rescue operation in Lehigh and were very impressed with Ms. Ginger and her feline rescue operation. The facilities were very well maintained and operated. Her feline rescue operation was spotlessly clean, well organized, there was no odour. Ms. Ginger's operation is a small operation which only houses a small number of cats at any given time. It is clear to me that Ms. Ginger is a very kind, caring and responsible shelter operator. Ms. Ginger's operation serves an important need in the community by providing abandoned or feral cats shelter until they are able to find homes for them. In addition to housing cats, Peggie's Feline Rescue does important education work promoting responsible cat ownership.

I strongly urge the Subdivision and Development Appeal Board to dismiss the appeal.

Yours truly,


Karen Almadi

Kimberly Almadi
829 – 2 Avenue
East Coulee, AB
T0J 1B0

March 25, 2022

Submitted Via Email: dlines@drumheller.ca

Development and Planning
Subdivision and Development Appeal Board
City of Drumheller

Attention: Denise Lines

**RE: SUBMISSION – KIMBERLY ALMADI
SUBDIVISION AND DEVELOPMENT APPEAL – FILE No. 532532-22-D0005
SUBMISSION IN SUPPORT OF PEGGIE GINGER – PEGGIES' FELINE RESCUE**

I am submitting this letter in support of Ms. Peggie Ginger and Peggie's Feline Rescue and encourage the Subdivision and Development Appeal Board to reject the appeal. I have been connected to East Coulee for over 50 years. I absolutely support Ms. Ginger's plan to move her feline rescue from Lehigh to the Coulee.

I have recently begun to volunteer for the rescue, and will continue to do so when she relocates. I have also been lucky enough to adopt a brilliant little cat from her organization.

This woman choose to take on this compassionate work, which is a benefit to all of us. My hope is that the appeal will be quashed, and Peggie can get on with caring for these cats in peace. I am not surprised by this appeal, based on my experience and my observations of the "nay" team. My hope is, that given the inspector found no significant issues, this will be the end of Peggie's plight.

I give this woman credit as she has dealt with losing her home and is now having to fight for a place to land. The home she has acquired is ideal. Knowing how she runs her operation those living beside her will not be adversely impacted. If you didn't go inside the cat cottage you wouldn't know there were cats inside.

I strongly urge the Subdivision and Development Appeal Board to dismiss the appeal, and allow this strong, dedicated and resilient woman to get on with her move, and her life.

Thanks for your time.

Yours truly,



Kimberly Almadi

Cc: Peggie Ginger (Peggie's Feline Rescue)

Laura Almadi
172 – 8 Street
East Coulee, AB
T0J 1B0

March 25, 2022

Submitted Via Email: dlines@drumheller.ca

Development and Planning
Subdivision and Development Appeal Board
City of Drumheller

Attention: Denise Lines

**RE: SUBMISSION – LAURA ALMADI
SUBDIVISION AND DEVELOPMENT APPEAL – FILE No. 532532-22-D0005
SUBMISSION IN SUPPORT OF PEGGIE GINGER – PEGGIES' FELINE RESCUE**


I am submitting this letter in support of Ms. Peggie Ginger and Peggie's Feline Rescue and urge the Subdivision and Development Appeal Board to dismiss the appeal. I and my family have resided in East Coulee for over 50 years and own several properties in East Coulee, most of which are located within a block or two of Ms. Ginger's proposed feline rescue. I support Ms. Ginger's plans to re-locate her feline rescue from Lehigh to East Coulee.

As a result of circumstances entirely out of Ms. Ginger's control she and Peggie's Feline Rescue have been forced to uproot from Lehigh and look for a new location and I support her plans to relocate to East Coulee.

I have visited and toured Ms. Ginger's current feline rescue operation in Lehigh and I am very impressed with Ms. Ginger and her feline rescue operation. The facilities were very well maintained and operated. Her feline rescue operation was spotlessly clean and well organized, there was no odour. Ms. Ginger's operation is a small operation which only houses a small number of cats at any given time. It is clear to me that Ms. Ginger is a very kind, caring and responsible shelter operator. Ms. Ginger's operation serves an important need in the community by providing abandoned or feral cats shelter until they are able to find homes for them. In addition to housing cats, Peggie's Feline Rescue does important education work promoting responsible cat ownership.

I strongly urge the Subdivision and Development Appeal Board to dismiss the appeal. I look forward to welcoming Ms. Ginger and Peggies Feline Rescue to our community.

Yours truly,



Laura Almadi

cc. Peggie Ginger (Peggie's Feline Rescue)

From: **Margaret English** [REDACTED]
Date: Wed, 2 Feb 2022 at 16:09
Subject: Town of Drumheller re Feline Rescue Society
To: dlines@drumheller.ca

Denise Lines
Subdivision and Development Appeal Board

People appreciate what Peggy and Ted have done on their acreage in Lehigh rescuing the ferrel cats. This is a necessary service. Our thanks to them. They are truly good people.

My concerns are around their choice of relocating to the centre of East Coulee. That location is inappropriate for that business. Such a business requires an acreage similar to the current location in Lehigh or a farm location.

We know it could expand in the future to become an animal rescue facility which would be unacceptable to the close neighbours on both sides. An animal shelter requires space and the absence of close neighbours, the reasons are obvious. Their chosen location in East Coulee is inappropriate and much better choices exist all along the valley. This needs more research: appropriate location; consideration for neighbours; health issues; noise, smell, attraction of predatory animals to the location; change to surrounding property values - to name only a few of the issues. Of course the most telling consideration would be to each and every person on this Appeal Board - would you have this beside your home.

Having spoken to others, this appears to be the majority opinion. We would love to have them as neighbours but without their accompanying feline operation.

East Coulee homeowner and taxpayer

Margaret English

From: [Sharleen D](#)
To: [Denise Lines](#)
Subject: Denise, Kathy is in hospital but wanted to submit this if possible.
Date: Friday, March 25, 2022 11:09:02 AM

23 March 2022

RE: Peggie Feline Rescue at [446 2nd Ave East Coulee Appeal](#)

My name is Kathy Anderson residing at 232 River East Coulee. I am 100% in favour of this NEW permitted use and I disagree with any change to 685(3) to facilitate the efforts of Frank Kalman and those falsely complaining about their ground water contamination. Those people have dogs that are loose, off lease and would be the bigger issue as are the endless coyotes and the deer that leave actual heaps of droppings under the apple trees.

Living in East Coulee for more than 20 years and driving Frank Kalman's blind next door neighbour a dozen years I understand fully how nasty Frank can be. We settled Howard's estate last year to help his sisters and Frank piled his snow and ice in front of our tires as we cleaned inside the house or shovelled and tossed his muddy melt water in our direction and reported to bylaw both us and the realtor at least every other week. He was rude and hateful toward Howard and allegedly wanted his house condemned. He walks the town numerous times a day clicking a stick, won't return any normal good morning and will hopefully sell and soon be gone.

I know for a fact the cat buildings have no odour. The cats live in heated fully enclosed, concrete based spaces. All litter is cleaned daily and goes to landfill weekly. There is more traffic here repairing the hall than we will ever see in a year fostering cats.

8 years ago there were feral cats EVERYWHERE in East Coulee messing with new planting garden areas and killing song birds. I mean dozens, Shirley alone had 30 cats that Dona tried to leave food out for upon her passing. Thank goodness Peggie and Angel removed them and more. Peggie runs a class operation, note her posted AHS inspection.

The songbirds are back!

Thank you.

Kathy Anderson



Sent from my iPad

From: [Development](#)
To: [B.coates](#)
Cc: [Denise Lines](#)
Subject: RE: Website Submission: Send us a Message - drumheller.ca
Date: Friday, March 25, 2022 2:56:07 PM
Attachments: [image001.png](#)

Good afternoon,

I believe this to be intended to be submitted to the Secretary of the Subdivision and Development Appeal Board, I have copied her in.

Thank you



ANTONIA KNIGHT

Development Officer in Training and
Safety Codes Office Assistant
Phone 403-823-1310
Web www.drumheller.ca
Email aknight@drumheller.ca
224 Centre Street
Drumheller, AB, T0J 0Y4

From: no-reply@webguidecms.ca <no-reply@webguidecms.ca>
Sent: Friday, March 25, 2022 8:22 AM
To: Development <development@drumheller.ca>
Subject: Website Submission: Send us a Message - drumheller.ca

Town of Drumheller - Website Submission: Send us a Message - drumheller.ca

Website Submission: Send us a Message - drumheller.ca

Form Submission Info

Your Name: B.coates

Your Phone: [REDACTED]

Your Email: [REDACTED]

Message: I hope this reaches the appropriate office, if not please forward accordingly.

Re appeal to animal facility in East couples

Right off I am in agreance to this family having this facility on their property in East couples.

Having lived in East couples for a number of years I have openly heard some of the issues pertaining to the negative response to this. Yet ironically I find a number of persons involved do not live near this location or have listed their houses for sale and plan on moving, or have sold. As for any contamination caused by this to the subsoil and water table, the town just has to check back a few years to find they drilled and found the soil is already contaminated. Some of these same people talk about the community regressing and not going forward because of this and yet refuse town water and some third world countries have better water than we pull from the subsoil. Going further back in time there was a person in East coulee who had dozens of feral cats running loose, some residents even went as far as buying food and leaving out for the cats. It was not until this person passed that the town was left with cleaning up this mess. Yet none of these people complained. Further to this , Calgary has gone as far as allowing chickens in residential areas.

I can give other examples of the intimidation of some of these people yet this family in the past has always had high standards in everything they have done and i would not expect anything less. They are already being monitored by a well established organization and I would suspect they will live up to their high standards they have exhibited in the past.

Thanks

Privacy

Town of Drumheller