

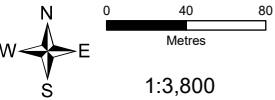
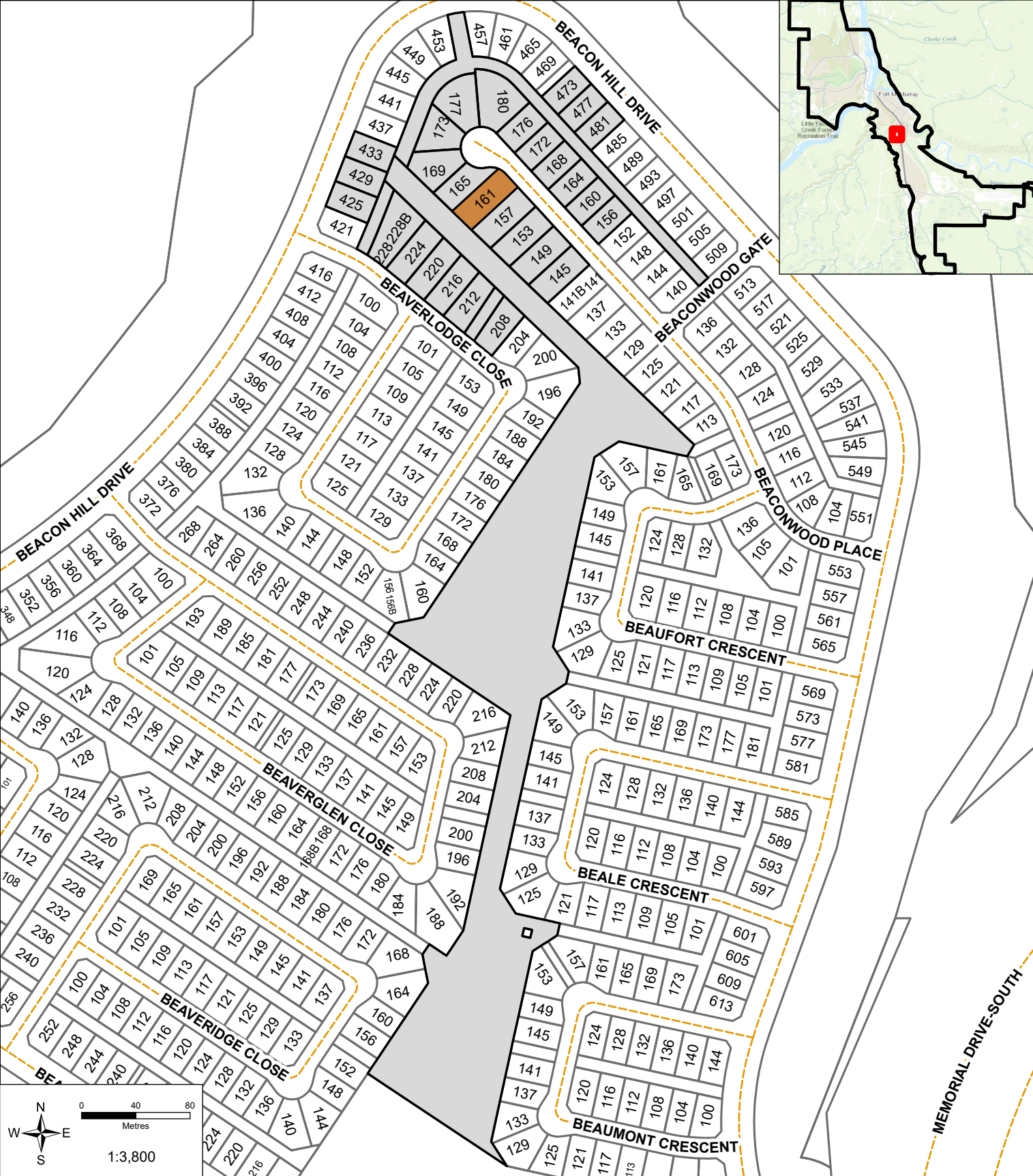
EXHIBIT LIST

File Number	Appellant
CSAC 2024-002	George and Collette Rose
Legal Description	Civic Address
Lot 29, Block 1, Plan 3383TR	161 Beaconwood Place, Fort McMurray

Exhibit #	Description	Filing Date
0.	Subject Area Map (1 page)	2024-07-24
1.	Notice of Appeal (1 page)	2024-07-23
2.	Letter in Support of Hen License – L. McAmmond (1 page)	2024-08-06
3.	Evidence Disclosure – Municipality (20 pages)	2024-08-21
4.	Evidence Disclosure – Hen License Applicant (5 pages)	2024-08-21
5.	Letter in Support of Hen License – Muehling (1 page)	2024-08-22

SUBJECT AREA MAP

Notification



- Survey Parcels
- Adjacent Properties within 60 m
- Subject

161 Beaconwood Place
Lot 29, Block 1, Plan 3383TR



Map Produced for the Community
Development Planning Branch
ProTestingUpdate
24 Jul 2024



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

Community Standards
Appeal Committee

File CSAC 2024-002

Section 1 - Appellant Information

NB: At the time of the appeal hearing the individual acting as agent must produce the completed and signed Agent Authorization Form.

Appellant Name (If the Appellant is a company, enter the complete legal name of the company)

George and Colette Rose

Agent's Name (if applicable)

Contact Name (if different) and position held

Mailing Address

157 Beaconwood Place

City/Town

Fort McMurray

Province

AB

Postal Code

T9H 2S9

Telephone Number (Daytime)

FOIP section 17(1)

Alternate Telephone Number

FOIP section 17(1)

Email Address

FOIP section 17(1)

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

PART A

Order pursuant to section 545 and 546 of the *Municipal Government Act*

Declaration pursuant to Responsible Pet Ownership Bylaw No. 19/025

☒ Hen Licensing Decision

Animal Licensing Decision

PART B

I/We are the recipient of an order issued pursuant to s.545 of the *Municipal Government Act*.

I/We are the Land Owner of the subject property (order issued pursuant to s.546 of the *Municipal Government Act*)

I/We are the owner of an animal declared vicious

I/We are the owner of an animal whose animal licence has been refused/revoked

I/We are the Applicant or License Holder of a Hen License

☒ I/We are the Adjoining Neighbour to which a Hen License Decision has been issued

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

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

Lot

29

Block

1

Plan

3383TR

ATS

161 Beaconwood Place

Civic Address

Section 4 – Reasons for Appeal

Section 24 (d) of the Community Standards Appeal Committee Bylaw 19/001 requires that the Notice of Appeal must contain reasons for the application. In support of your appeal, you are requested to provide a full statement of the grounds and reasons of your appeal. You may include any supporting documentation for clarification.

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

It is being built next to our bedroom. The smell of urine and feces will be overwhelming and a health concern. Not to mention hens clucking all day and night being a disruption to sleep both day and night as my wife is a shiftworker. In addition, any predators would be lurking around our bedroom, whether it be coyote, fox, or feral cat. We have two dogs and letting them out in the dark with the increased possibility of wild animals being so close would also be of concern for the safety of our dogs and us. Their yard is large enough that this Hen House doesn't need to be near any dwelling, let alone next to our bedroom.

(Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

FOIP section 17(1)

07/23/2024

Date

Signature of Appellant/Agent

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

Leanne McAmmond

FOIP section 17(1)

Anita Hawkins
Community Standards Appeal Community
9909 Franklin Avenue
Fort McMurray, Alberta T9H 2K4

RE: Hen License appeal, 161 Beaconwood Place

Dear Mrs. Hawkins

We have received a notification of appeal board hearing notice in the mail in regards to a Hen License for 161 Beaconwood Place and would like to submit a letter of support towards their hen application. We are the property owners and residents living across the street and a few houses down.

Since taking ownership of the property in November 2023, we've observed a continual improvement of the property. The property condition has been improved dramatically in terms of general visual appearance, lawn care, garden spaces, minor repairs, and maintained in a clean and tidy state. Snow removal over the winter was maintained, ensuring safe sidewalks were available to pedestrians. The owners of the property own dogs, which we have observed positive interactions with and the dogs are quiet, well behaved and not nuisances in the neighborhood.

I believe these are indicators that Greg and his family are responsible home and animal owners, which supports their submitted request to keep hens. We believe that they will ensure the hens are not nuisances to the neighborhood and will be kept in a clean and responsible manner.

Previously, the homeowners at 153 Beaconwood place, 2 houses down from 161 Beaconwood Place, had hens. There were no noted concerns in regards to those hens, if you didn't know they were there you wouldn't have been able to tell. They did not create a noticeable odor or noise level that would disturb the neighborhood.

Thank you for consideration

FOIP section 17(1)

Leanne McAmmond

FOIP section 17(1)



Appeal	Appeal of Hen License Approval
Notice of Appeal	CSAC 2024-002
Appellant(s)	George Rose Collete Rose
Appellant Address	157 Beaconwood Place
Hen License No.	N/A
License Holder (Respondent)	Crystal Mersereau
Respondent Address	161 Beaconwood Place
License Approval Date	July 17, 2024
Document	Written Submissions of the Licensing Authority Supervisor, Bylaw Enforcement

Introduction

1. The Appellant, George and Colette Rose, is appealing the Licensing Authority's decision to grant a Hen License to the License Applicant, the Respondent to this Appeal, Crystal Mersereau, at their property, 161 Beaconwood Place (the "Parcel").
2. The Hen License was issued by the Licensing Authority pursuant to the Regional Municipality of Wood Buffalo's *Backyard Hen Bylaw, No. 23/004* (the "Backyard Hen Bylaw") on July 17, 2024.
3. The General Delegation Order, at Appendix B, section 1, delegates the authority of the Licensing Authority, under the Backyard Hen Bylaw, to the Supervisor of Bylaw Enforcement.
4. The Hen License does not take effect until (a) the 14- day appeal period has expired, if no appeal was received during the appeal period, or (b) the Community Standards Appeal Committee has made a decision on any appeal and that decisions upholds the issuance of the Hen License (pursuant to section 15(a) and 15(b) of the Hen Bylaw).
5. The approved Hen License would allow the Respondent to keep 3-6 Hens on the Parcel.



Chronology

July 17, 2024	<ol style="list-style-type: none">1. The Licensing Authority received the Respondent's online application for the Hen License. Attachment 1 – Respondent Application Attachment 2 – Coop Diagram Attachment 3 – Chicken Care Course Certificate of Completion2. The Licensing Authority confirmed Parcel eligibility within the online system (required under section 7(a)(i)-(iii) of the Backyard Hen Bylaw). Attachment 4 – Parcel Eligibility Confirmation3. The Licensing Authority approved the Hen License.4. The Licensing Authority gives notice to adjoining neighbors, notifying them that the Hen License has been issued to the Parcel (required pursuant to section 6 (12), of the Backyard Hen Bylaw). Attachment 5 – Notice to Adjacent Neighbors
July 20, 2024	<p>The Licensing Authority received an inquiry from the adjoining neighbor for the Parcel, inquiring about the required distance a coop must be from an adjacent property.</p>
July 23, 2024	<p>Appellants filed their Notice of Appeal to the Community Standards Appeal Committee stating the following reasons:</p> <p><i>"It is being built next to our bedroom. The smell of urine and fecise (sic) will be overwhelming and a health concern. Not to mention hens clucking all day and night being a disruption to sleep both day and night as my wife is a shiftworker. In addition, any predators would be lurking around our bedroom, whether it be coyote, fox, or feral cat. We have two dogs and letting them out in the dark with the increased possibility of wild animals being so close would also be of concern for the safety of our dogs and us. Their yard is large enough that this Hen House doesn't need to be near any dwelling, let alone next to our bedroom.</i></p>



Preliminary Issues

Jurisdiction to Hear Appeal

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

Appellant's Right to Appeal

7. Section 26 of the Backyard Hen Bylaw permits "adjoining neighbours" to appeal the Licensing Authority's decision to issue a License.
8. "Adjoining Neighbour" is defined in subsection 3(a) of the Backyard Hen Bylaw, as:

"An owner or occupant of a property that is contiguous to a parcel along a common property line and where the parcel is a corner lot, includes an owner or occupant of a property that is adjacent to the parcel across a rear lane, but not across the street".
9. The Appellants are the registered owners of the property located at 157 Beaconwood Place.

Attachment 6 – Certificate of Title, 157 Beaconwood Place

10. The property at 157 Beaconwood Place is contiguous with the property at 161 Beaconwood Place, as the properties share a common property line.

Attachment 7 – Property Diagram

11. Pursuant to section 26 of the Backyard Hen Bylaw, the Appellants have a right to appeal the Hen License as they meet the requirements under the definition of "Adjoining Neighbor".



Grounds of Appeal

12. Section 26 of the Backyard Hen Bylaw lists the three grounds of appeal upon which the Adjoining Neighbour may appeal the issuance of a Hen License. These grounds are as follows:
- a. that the keeping of Hens on the Parcel is likely to have a materially adverse effect on the health of the Adjourning Neighbor, or of a person living in the premise of an Adjourning Neighbor; or
 - b. the applicant does not meet the requirements of the Backyard Hen Bylaw; or
 - c. the Hen License was issued based on incorrect information or a misrepresentation by the License Holder.
13. While the Appellant's Notice of Appeal does not specifically reference subsection 26(a) of the Backyard Hen Bylaw, in substance, the Notice of Appeal references health concern related to an occupant of the Parcel. Therefore, our view is that the Notice of Appeal references a valid ground of appeal and therefore the Licensing Authority's position is that the Appellant raises a valid ground of appeal.

Merits of the Appeal

14. The Licensing Authority submits that the Community Standards Appeal Committee must first decide whether the Appellant has established on the facts presented that the keeping of Hens at 161 Beaconwood Place is likely to have a materially adverse effect on the health of the residents at 157 Beaconwood Place.
15. While the Backyard Hen Bylaw does not define the term "materially adverse effect" or provide an enumerated list of what conditions may qualify as such, the Licensing Authority submits that the proper interpretation of this health impact is one in which:
- a. Is a relevant or significant negative consequence;
 - b. is more than trivial or mere consequence; and
 - c. is or would be caused by the keeping of Hens on the authorized parcel of land.



16. The Licensing Authority further submits that this interpretation is consistent with the generally accepted meaning for the word “adverse” which is understood to mean “having a negative or harmful effect on something.” Additionally, it is consistent with the interpretation of “material”, as defined in Black’s Law Dictionary¹, that includes the logical connection with consequential facts; essential; and significant.

17. The Licensing Authority submits that it is important to consider the legislated purposes of the Regional Municipal of Wood Buffalo, as set out in section 3 the *Municipal Government Act*, RSA 2000 c M-25:

3. The purposes of a municipality are:

- (a) to provide good government,*
- (a.1) to foster the well-being of the environment,*
- (a.2) to foster the economic development of the municipality,*
- (b) to provide services, facilities or other things that, in the opinion of council, are necessary or desirable for all or a part of the municipality,*
- (c) to develop and maintain safe and viable communities, and*
- (d) to work collaboratively with neighbouring municipalities to plan, deliver and fund intermunicipal services.*

18. The Regional Municipality of Wood Buffalo, in fulfilling its legislated purposes, has the express jurisdiction to pass bylaws for municipal purposes respecting:

- a. the safety, health and welfare of people and the protection of people and property; and*
- b. wild and domestic animals and activities in relation to them,*

as set out in section 7 of the *Municipal Government Act*.

19. The Licensing Authority takes the position that applying the parameters outlined in paragraph 17 above, when determining what constitutes a “materially adverse effect on the health of the Adjoining Neighbour”, is consistent with the stated purposes of a municipality at subsections 3(a), (b), and (c) of the *Municipal Government Act*, and is within the Regional Municipality of Wood Buffalo’s authority pursuant to section 7 of the same. Furthermore, these parameters recognize the Municipality’s need to balance the many and differing interests of all residents in the community to fulfil such purposes.

¹ 8th edition, at page 998



Decision Making Authority

20. Where the Community Standards Appeal Committee determines that the Appellant has established, on the facts presented, that the requirements of section 26(a) of the Backyard Hen Bylaw have been fulfilled, the position of the Licensing Authority is that section 27 of the Backyard Hen Bylaw grants the Community Standards Appeal Committee the authority to:

- a. approve the Hen License with conditions;
- b. approve the Hen License without conditions; or
- c. deny the Hen License.

Sincerely,

Regional Municipality of Wood Buffalo

Per:

FOIP section 17(1)

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

cc: Julie Murphy, Supervisor, Bylaw Enforcement (via email: julie.murphy@rmwb.ca)
Camille Goodheart, Municipal Legal Counsel (via email: camille.goodheart@rmwb.ca)



Regional Municipality of Wood Buffalo
ANIMAL CONTROL -
150 MACLENNAN CRESCENT
FORT MCMURRAY, AB,

Case Report

Reported By: **HOPKINS, MONIQUE**

Incident Types Label	Offender	Incident Disposition
INCIDENTS : BACKYARD HEN APPLICATION		
Report Disposition	Method of Reporting	
	EMAILED	
	Related Number:	
	2024-07-17-02269	
Incident Occurred Date	Incident Occurred End Date	Incident Discovered / Called In
		2024/07/17 at 0945
Location	Specific Location	
RMWB : FORT MCMURRAY : BEACON HILL : BEACONWOOD PLACE	161 BEACONWOOD PL FORT MCMURRAY, AB	

Report Synopsis/Overview

*** Dispatch Information ***

Dispatch Initial Call Type: ANIMAL CONTROL COMPLAINT - OTHER

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

MONIQUE HOPKINS (80395): 1206:35///

AARON ANDERSON (16547): 1207:00///

Dispatch Notes:

7/17/2024 12:08:01 : MORRISSEAU

Please to me??

I just require a few more items for the application.

From: Angela Morrisseau <Angela.Morrisseau@rmwb.ca> On Behalf Of Bylaw Watch Clerks

Sent: Wednesday, July 17, 2024 10:50 AM

To: Hens <Hens@rmwb.ca>

Subject: RE: RMWB Hen Licence Online Payment (Receipt: **FOIP section 17(1)**)

Sorry, I think I may have messed this up...am I dispatching to an a/c officer or to yourself? I created the file earlier today but I need to clarify who to dispatch it to.

Thanks!

Angela Morrisseau

Casual Watch Clerk

Community and Protective Services

From: Aaron Anderson <Aaron.Anderson@rmwb.ca> On Behalf Of Hens

Prepared By:

HOPKINS, MONIQUE(80395)

Submitted Date

Signature

Reviewed By/Date

Sent: Wednesday, July 17, 2024 09:29
To: Bylaw Watch Clerks <Bylaw.WatchClerks@rmwb.ca>
Subject: FW: RMWB Hen Licence Online Payment (Receipt: FOIP section 17(1))

Hi there,

Can you please create me a file and add the appropriate information?

From: noreply 1 <noreply.1@rmwb.ca>
Sent: Tuesday, July 16, 2024 8:18 PM
To: Hens <Hens@rmwb.ca>
Subject: RMWB Hen Licence Online Payment (Receipt: FOIP section 17(1))

Notification of Online Hen Licence Submission

Receipt Number: FOIP section 17(1)
Transaction Time: 7/16/2024 at 8:18 PM
Amount Paid: \$150.00
Card Type: M
Card: FOIP section 17(1)

Application Contact Info
Name: Crystal Mersereau
Mailing Address: 161 Beaconwood Place Fort McMurray, AB T9H 2S9
Telephone Number: FOIP section 17(1)
Email: FOIP section 17(1)

Renewal: False

Certificate of Title
Title Attached: True

Owner Authorization
Registered Owner: True
Owner Authorization Attached: False

Site Information
Address of Hen Coop: 161 Beaconwood Place Fort McMurray, AB T9H 2S9
Number of Hens: 6
Site Plan Attached: True
Solid Fence: True
Away from Property Lines: True
Away from Dwelling: True
Parcel at least 400 square metres: True
Single/Semi Detached: True

Premises Identification Program (PID)
PID Agreement: True
PID Number:

Hen Keeping Training
Training Completed: True

Prepared By: HOPKINS, MONIQUE(80395)		Submitted Date
Signature		Reviewed By/Date

Terms and Conditions
Bylaw Agreement: True
RMWB Refusal Agreement: True
Requirements Agreement: True
Fee Agreement: True

*** Dispatch Information End ***

List of supplemental reports

Case Report AC2024-001458

List of contacts in this report

MERSEREAU, CRYSTALCOMPLAINANTAC2024-001416

ROSE, GEORGECOMPLAINANTAC2024-001458

Contact # 1 (COMPLAINANT)

Full Name

CRYSTAL DAWN MERSEREAU

Drivers License

Drivers License Province

Email Address

FOIP section 17(1)

Age

Date of Birth

Gender

Race

FOIP section 17(1)

FOIP section 17(1)

FOIP section 17(1)

FOIP section 17(1)

Addresses

Street Number

Street Direction

Street Name

Street Type

Apt./Suite

152

FOIP section 17(1)

FOIP section 17(1)

FOIP section 17(1)

FOIP section 17(1)

Province

Postal Code

Country

Address Type

FORT MCMURRAY

AB

FOIP section 17(1)


HOME

Phones :

FOIP section 17(1)

Digital Media List

Digital Media # 1



Title

Description







Prepared By:

Submitted Date

HOPKINS, MONIQUE(80395)

Signature

Reviewed By/Date

<div>Digital Media # 2</div> <div></div>	<div>Title</div> <div>Description</div>
<div>Digital Media # 3</div> <div></div>	<div>Title</div> <div>Description</div>
<div>Digital Media # 4</div> <div></div>	<div>Title</div> <div>Description</div>
<div>Digital Media # 5</div> <div></div>	<div>Title</div> <div>Description</div>
<div>Digital Media # 6</div> <div></div>	<div>Title</div> <div>Description</div>
<div>Digital Media # 7</div> <div></div>	<div>Title</div> <div>Description</div>

<div>Prepared By:</div> <div>HOPKINS, MONIQUE(80395)</div>	<div>Submitted Date</div>
<div>Signature</div>	<div>Reviewed By/Date</div>

Digital Media # 8



Title

Description

Narrative text

July 17 2024

Received information for hen license application.

Checked property eligibility, property is eligible.

Did up notice to adjacent properties.

Notices given to GILL to deliver to 165 and 157 Beaconwood Place.

Informed by Gill that notices were delivered.

July 20 2024

Received call from person at 157 Beaconwood Place. George was wondering about the distance the coop had to be away from property line and dwelling. He said that he does not know where they are putting the coop but it looks like they may put in the the back of the yard which would be next to his bedroom window. He said that even with the coop being 3 meters away it would still be close enough for him to hear and smell the chickens in his room. He said he does not care about them having chickens he is just concerned about where the coop gets placed. I informed him that even if they put it by his room as long as it is the correct distance away then there is no enforcement I could do. I suggested to him that he go through the appeal process but in the letter state that he is not opposed to them having the chickens just the location. He said he will wait a few days to see if they moved the coop from where they are building it now and will update me. He said he may also go talk to them and mention his concerns however he does not want to cause any issues with his neighbors.

*** needs copy of where the coop is going to be in the yard.

July 24 2024 Received email notifying me that there is an appeal filed.

July 29 2024

Received email with notification of Appeal Hearing. Hearing is on August 29 2024.

Prepared By:

HOPKINS, MONIQUE(80395)

Submitted Date

Signature

Reviewed By/Date

Case # :

AC2024-001458



Regional Municipality of Wood Buffalo
ANIMAL CONTROL -
150 MACLENNAN CRESCENT
FORT MCMURRAY, AB,

Case Report

Reported By: **DICKINSON, BRIAN**

Incident Types Label	Offender	Incident Disposition
BYLAWS : BACKYARD HEN BYLAW : KEEP CHICKEN IN AREA NOT PERMITTED BY LUB		UNFOUNDED
Report Disposition	Method of Reporting	
CLOSED	PULSE LINE	
	Related Number:	
	2024-07-23-02339	
Incident Occurred Date	Incident Occurred End Date	Incident Discovered / Called In
2024/07/23 at 1127	2024/07/23 at 1200	2024/07/23 at 1127
Location	Specific Location	
RMWB : FORT MCMURRAY : BEACON HILL : BEACONWOOD PLACE	161 BEACONWOOD PL FORT MCMURRAY, AB	
	Related Event	
	AC2024-001416	
Team Lead on Duty:	Complainant Advised?	
NIPPARD, CYNTHIA	YES	
Report Synopsis/Overview		

*** Dispatch Information ***

Dispatch Initial Call Type: ANIMAL CONTROL COMPLAINT - OTHER

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

BRIAN DICKINSON (16538): 1127:03///1211:47

RORY CRAWFORD (80703): 1127:04///1211:48

Dispatch Notes:

7/23/2024 11:27:23 AM : CABONCER

We've received this message over the weekend. From my understanding this should be directed to Bylaw.

Some information from the voice message.

- **George Rose**
- **FOIP section 17(1)**
- **Gentleman has a few questions regarding his neighbour building a hen coup next to his bedroom window**

*** Dispatch Information End ***

Prepared By:

DICKINSON, BRIAN(16538)

Submitted Date

2024/07/24 0910

Signature

Reviewed By/Date

List of contacts in this report

ROSE, GEORGE

COMPLAINANT

AC2024-001458

Contact # 1 (COMPLAINANT)

Full Name

GEORGE A ROSE

Drivers License

Drivers License Province

AB

Email Address

Age

Date of Birth

Gender

Race

Height

Weight

Hair Color

Eye Color

Addresses

Street Number

Street Direction

Street Name

Street Type

Apt./Suite

157

BEACONWOOD

PLACE

City

Province

Postal Code

Country

Address Type

FORT MCMURRAY

AB

Phones :

(UNKNOWN)

Narrative text

July 23, 2024

11:20

Complainant says his neighbour has applied for and been granted a chicken coop for their backyard. He was not opposed to this, but the neighbour has started building the coop near his bedroom. He is concerned about noise, odour and other wildlife coming into the area.

He states that he has already called in, and is waiting for a site inspection from HOPKINS.

I looked up HOPKINS file and saw that she has been dealing with this issue. Not sure why COM called in again, as he has already had the same questions answered.

Supp. added to HOPKINS report.

NFAR CH.

Prepared By:

Submitted Date

DICKINSON, BRIAN(16538)

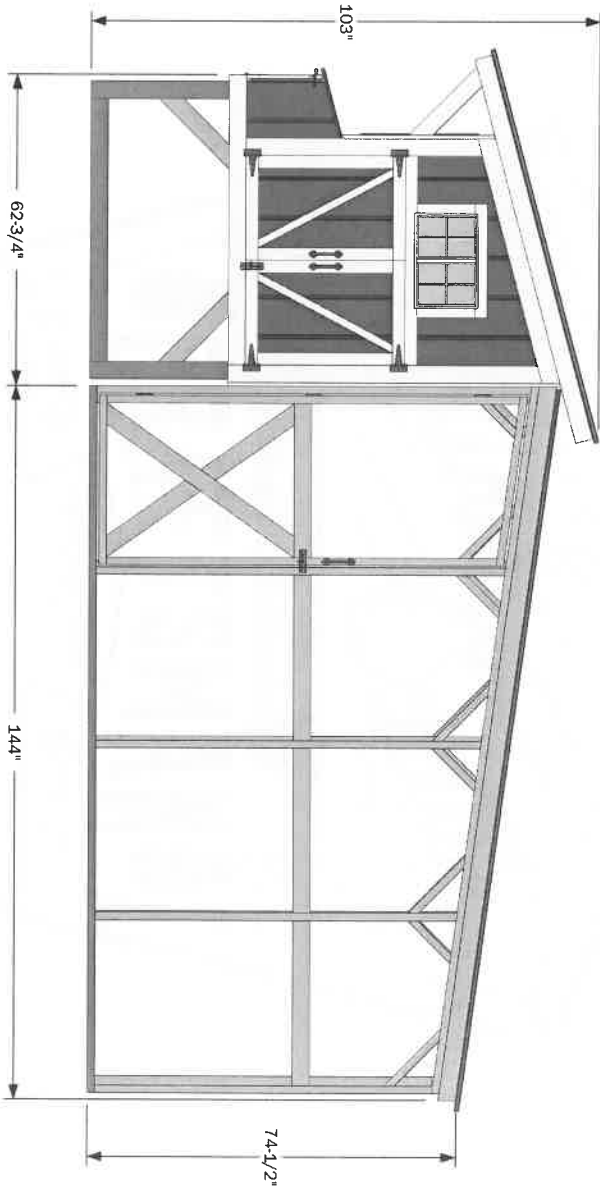
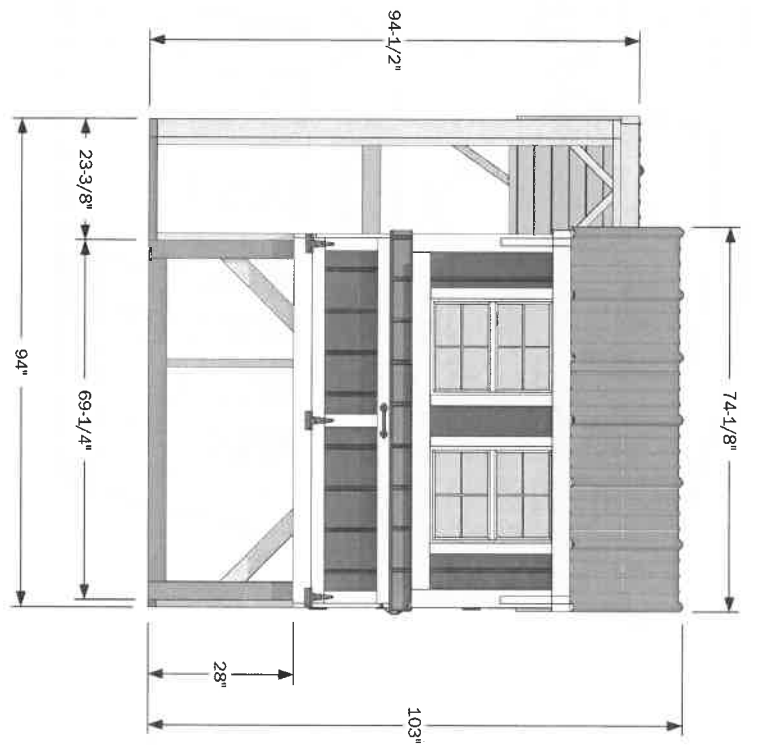
2024/07/24 0910

Signature

Reviewed By/Date

Page 7 of 7

Page 16



Certificate of Completion

THIS CERTIFICATE GOES TO

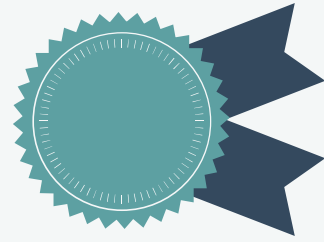
CRYSTAL MERSEREAU

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

April 7, 2024

APRIL 7, 2024

Sturgeon County, Alberta



MONIQUE WEBB

Learning Farm Coordinator
Morinville, Alberta

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
1																				
2	Civic Address	161 BEACONWOOD PLACE <small>"Unit Number" - "House Number" "Street Name" (i.e. 24 - 400 WILLIAMS DRIVE)</small>	161 BEACONWOOD PLACE ▼	Eligible																
3																				
4																				
5	Legal Address			#N/A																
6		<small>"Lot"\Block\Plan" (i.e. 34\79\8020451)</small>																		
7																				
8																				
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Page 19



Date 2024-07-17

NOTICE TO ADJACENT PROPERTY OWNERS

**Application for Hen License
LOT 29 BLOCK 1 PLAN 3383TR; CIVIC ADDRESS 161 Beaconwood Place
FORT MCMURRAY, ALBERTA**

It is the decision of Bylaw Services to approve a Hen Licence which allows the Applicant at 161 Beaconwood Place to have up to (six) 6 hens in an approved hen house at the above named site.

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

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

If a reply is not received by July 31, 202 it shall be assumed that you have no comments or concerns regarding this application. Any major concerns arising from this circulation will be heard by the Community Standards Appeal Committee.

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

Sincerely,

FOIP section 17(1)

Aaron Anderson
Manager, Bylaw Services
Community and Protective Services



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0016 811 481 3383TR;1;30 072 405 074

LEGAL DESCRIPTION
PLAN 3383TR
BLOCK 1
LOT 30
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;9;89;3;N,S

MUNICIPALITY: REGIONAL MUNICIPALITY OF WOOD BUFFALO (FORT MCMURRAY)

REFERENCE NUMBER: 052 096 689

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

072 405 074	09/07/2007	TRANSFER OF LAND	\$629,900	\$629,900

OWNERS

GEORGE A ROSE

AND

COLETTE ROSE

BOTH OF:

157 BEACONWOOD PLACE

FORT MCMURRAY

ALBERTA T9H 2S9

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS

102 092 633	22/03/2010	MORTGAGE MORTGAGEE - BANK OF MONTREAL. 865 HARRINGTON COURT BURLINGTON

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

072 405 074

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ONTARIO L7N3P3

ORIGINAL PRINCIPAL AMOUNT: \$599,040

192 230 205 24/09/2019 CAVEAT

RE : AGREEMENT CHARGING LAND

CAVEATOR - BANK OF MONTREAL.

865 HARRINGTON COURT

BURLINGTON

ONTARIO L7N3P3

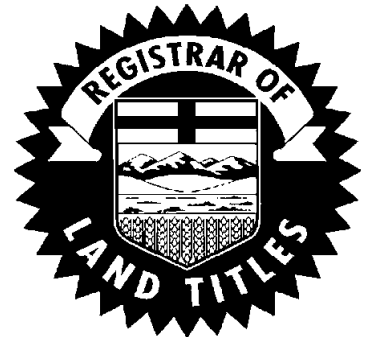
AGENT - SANDRA DOWNING

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF AUGUST,
2024 AT 02:01 P.M.

ORDER NUMBER: 51263698

CUSTOMER FILE NUMBER: legal



END OF CERTIFICATE


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161 BEACONWOOD PLACE Lot 29, Block 1, Plan 3383TR



 Subject Property
  Property Line Offset 1m +/-
  Survey Parcels
  Rear Property Offset 3m +/-

N

 1 cm = 4 m



Map Produced by the Geographic Information
 Systems Group on 16 Aug 2024
 Page 23
 TICK112231

Greg & Crystal Mersereau
161 Beaconwood Place
Fort McMurray, AB T9H 2S9

August 15, 2024

Community Standards Appeal Committee
9909 Franklin Avenue
Fort McMurray, AB T9H 2K4

RE: NOTICE OF APPEAL – CSAC 2024-002
Approval of Hen License
Lot 29, Block 1, Plan 3383TR
161 Beaconwood Place Fort McMurray, AB

Good Evening,

My name is Crystal Mersereau, and this is my husband Greg, and we are the owners of 161 Beaconwood Place.

We purchased this home in November 2023 and what really drew our attention to this location was the yard. We enjoy spending time outside with our two small children and dogs while gardening and doing yard work amongst other home improvement projects.

We have talked about getting hens since the Pilot Program was first rolled out in the RMWB as Greg and I both grew up in the country where we had many different farm animals. Although we would have loved to have purchased an acreage, it just wasn't feasible. We did however feel that even if we could have a few hens, it was a good opportunity to teach our kids about responsibility and care.

I started the process back in April 2024 by notifying our adjacent neighbors with the letter for the RMWB Backyard Hen Program. I wanted to have a conversation with both neighbors in person and explain our intention as opposed to simply leaving the letter on their doorstep. Both neighbors said they had no issues with us having hens, so we were absolutely thrilled and excited to start planning!

Over the next couple months, a lot of thought went into the coop and run, including location, practicality and tasteful design. I participated in an Urban Hen Course and applied for my PID, so I was ready when it came time to submit the application. We were unsure whether to hold off on applying until next year as we had other projects on the go but then decided not to wait.

In our planning, our main consideration was safety, not only for our ourselves but for our children, our pets and for our neighbors. If we built the coop along the rear fence, we felt it may be too convenient for any wildlife that may be traveling through the trail system to try and compromise the fence and access the coop. It would also be a slipping hazard during the freeze/thaw cycles in the winter and would require the use of a long extension cord across the yard which would become a potential tripping hazard.

The location we chose gave both protection for our coop/run and was located next to a power source to provide heat and thawed water in the winter and light which are all necessary for the health and wellbeing of our hens. We also wanted to ensure the nesting boxes were further away from our neighbor in efforts to reduce potential noise disturbance should they become vocal. We made sure we were compliant with the guidelines set forth in the Backyard Hen Bylaw and exceeded the minimum requirements for locations near property lines and dwellings.

Where we currently have two dogs, we maintain the yard by cleaning up pet waste on a regular basis and having backyard hens would be no different. We care greatly for our pets and want them to have the best living conditions possible. We have consulted with Dr. Jessica Fielding as she is our regular Veterinarian, and she has advised she would provide regular vet checks as required on our hens to ensure overall health. Maintaining a waste free property is not only for the overall health of our pets, but for Greg, myself and our two little ones.

We started taking precaution in our backyard even prior to considering applying for hens, for the safety of our children and pets. We have lowered the horizontal boards along the bottom of the interior and exterior of our surrounding fence in efforts to prevent animals from attempting to enter our yard under the fence. For the run, we will be burying hardware cloth around the perimeter to further protect our hens from any animals who may be trying to breach the run.

It was mentioned in the appeal that having hens may attract feral cats - many of the surrounding neighbors could already attest there are number of cats roaming at large, digging in gardens and flower planters and defecating and spraying on their properties. I don't see how having hens would create any more of a cat nuisance than it already is and their presence is regularly recorded on our outdoor security cameras.

We were very disappointed to hear that our Hen License was being appealed by our adjacent neighbors, George and Colette Rose at 157 Beaconwood Place since I had a lengthy conversation with Mr. Rose when I had delivered the letter in mid-April 2024. As previously mentioned earlier in this letter, Mr. Rose told me he was totally fine with us getting chickens and explained to me how the previous neighbors at 153 Beaconwood Place used to have chickens. He continued to explain how they used to "trade over the fence", garden vegetables for fresh eggs and even went as far as to tell me how I should buy their coop where it was already constructed and ready to go. All this being said, made

us feel that much more confident and assured they had no issues with us having backyard hens.

It wasn't until my husband was out constructing the shell of the coop (since he had someone to help him), that Mr. Rose made a comment over the fence about us starting on the coop and how it was being built next to his bedroom. My husband assured him that the run was the closest structure to the fence but that the coop would be further away, that the coop would be insulated to help reduce potential noise, that we wouldn't have any roosters and that the hens would be locked in the coop at night. From what my husband and friend (who was present and helping my husband with the build) could tell, Mr. Rose seemed satisfied with what was explained and there were no further conversations to follow. It wasn't until we were notified of the appeal the following week did it become apparent that despite the two conversations that both Greg and I had with Mr. Rose, that he wasn't totally fine with it.

In closing, thank you for taking the time to be here to listen to our narrative and we hope that you take all that we have presented into consideration in allowing us to be approved to have backyard hens.

Thank you,

FOIP section 17(1)

Greg & Crystal Mersereau



Legend of Approx Measurements

- A) Coop to Garage = 5'0"
- B) Run to Garage = 3'-3/4"
- C) Run to Fence = 7'3"
- D) Garage to Fence = 3'-1/4"
- E) Fence to Neighbor Dwelling = 7'0"



To Whom it may concern,

This is a letter to indicate that Greg and Crystal Mersereau have been clients in good standing with Northern Veterinary Services since our clinic opening in 2019. They have reached out to indicate their interest in acquiring a small poultry flock of laying hens, and have a vested interest in ensuring they have veterinary care established prior to acquisition. I am happy to indicate that both Greg and Crystal are responsible pet owners and I have advised them I am willing to vet the poultry in the event they require medical attention.

Please do not hesitate to reach out if you have any questions or concerns.

Warmly,

FOIP section 17(1)

Dr. Jessica Fielding

NORTHERN VETERINARY SERVICES

155 MacLean Rd,

Fort McMurray, ALBERTA T9H 4X2

780-790-2035

From: FOIP section 17(1)
To: [Community Standards Appeal Committee](#)
Subject: Appeal
Date: Thursday, August 22, 2024 11:51:24 AM

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

To whom it may concern,

We are the next door neighbors to Crystal and Greg Mersereau, and they approached us on April 9 with a letter expressing their interest in getting chickens. They brought over a letter and also made sure to speak to us personally. Although we were somewhat skeptical as we had neighbors in the past who had chickens, but after observing their care and attention to keeping their yard cleaned up with 2 dogs (3 up until a few months ago) we felt confident they would keep their hen house clean as well.

We fully support them having chickens and don't feel there will be any concerns related to them having them. They have always been respectful with their pets and correct them if they are barking so we feel strongly that they will do everything they can to ensure the chickens aren't bothersome to us or the neighbors on the other side.

We have two young children same as they do and it would be great for the kids to see the chickens and learn about raising them where it's not an overly common thing nowadays to grow up with unless they live on a farm. I know my daughter would love to see them and watch them peck and play.

I know they were really excited to get chickens and were super disappointed to hear their application was being appealed. I hope this letter helps in your decision because I know they will take good care of their chickens and again have no concerns.

Regards,

Cassidy and Jamie Muehling

FOIP section 17(1)