

NOVEMBER 23, 2021
SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING AGENDA
2:00 p.m., VIA VIDEOCONFERENCE

1. CALL TO ORDER (2:00 p.m.)

2. SCHEDULE OF HEARINGS:

2.1 Appellant: Tammy Andersen 021-STU-016 Stop Order

3. ADJOURNMENT



NOTICE OF APPEAL

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:		Date Received Stamp
Municipal Address of site:	56311 Lily Lake Rd, Sturgeon County, AB	
Legal land description of site: (‘plan, block, lot’ and/or ‘range-township-section-quarter)	SW 20-56-23 West of 4	
Development Permit number or Subdivision Application number:	Not Applicable	
Appellant Information:		
Name:	Tammy Andersen	Phone: 780-921-2272 780-96
		Agent Name: (if applicable)
Mailing Address:	PO Box 119 Bon Accord,	City, Province: Alberta
Postal Code: TOA 0K0		Email: office@prairiegardens.org

APPEAL AGAINST (Check **ONE** Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit	Subdivision Application
<input type="checkbox"/> Approval	<input type="checkbox"/> Approval
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval
<input type="checkbox"/> Refusal	<input type="checkbox"/> Refusal

Stop Order


Stop Order

REASON(S) FOR APPEAL Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons

1) Prairie Gardens is a historic farm & has been in operation since approx 1956. The U-Pick Pumpkin Harvest has occurred for 27 years. As a farm, we are primary ag producers of vegetables & pumpkins, not an outdoor recreation centre. Special Events Permit signed July 8-2021 in effect to Dec. 31-2021

"In the absence of an Ag Tourism designation within the Sturgeon County Land Use (Attach a separate page if required)

The personal information collected will be used to process your request for a hearing before the Subdivision and Development Appeal Board and is collected under the authority of the Municipal Government Act (MGA) and the Freedom of Information and Protection of Privacy Act (FOIP). Your information will form part of a file available to the public. If you have any questions about the collection and use of this information, please contact the Sturgeon County FOIP Coordinator at 9613-100 Street, Morinville, Alberta, T8R 1L9 (780) 939-4321.

Signature of Appellant/Agent:  Date: Nov 3/2021

FOR OFFICE USE ONLY

SDAB Appeal Number:	Appeal Fees Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No	Hearing Date: YYYY/MM/DD
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REASONS OF THE NOTICE OF APPEAL

1)Prairie Gardens is a historic farm and has been in operation since approx. 1956. The U-Pick Pumpkin Harvest has occurred for 27 years. As a farm, we are primary ag producers of vegetables and pumpkins, not an outdoor recreation centre.

Special Events Permit signed July 8, 2021 in effect to December 31, 2021 - "In the absence of an Ag Tourism designation within the Sturgeon County Land Use Bylaw, whilst recognizing the value that Prairie Gardens and Adventure Farms provides the residents of Sturgeon County and beyond, this agreement is an amendment to the Specials Events Bylaw 1329/14 for the remainder of 2021."



Sturgeon County
 9613-100 St (780) 939-4321
 Morinville, Alberta T8R-1L9
 (780) 939-4321 ext.

ANDERSEN, TAMMY

Receipt Number: 202107469
 GST Number: 107747412RT0001
 Date: 2021-11-04
 Initials: CS

Account	Description	Prev Bal	Payment	Balance
16APP	APPEAL FEES - LEGISLATIVE SI		\$100.00	
			Subtotal: \$100.00	
			Taxes: \$0.00	
			Total Receipt: \$100.00	<u>Cheque No.</u>
			Visa: \$100.00	
			Total Monies Received: \$100.00	
			Rounding: \$0.00	
			Amount Returned: \$0.00	

November 9, 2021

SDAB File Number: 021-STU-016

VIA REGULAR MAIL AND EMAIL: office@prairiegardens.org

Tammy Andersen
P.O Box 119
Bon Accord, AB T0A 0K0

Dear Ms. Andersen:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property: SW 20-56-23-W4, Lot A Plan 2986KS and SW 29-56-23-W4
Decision Subject to Appeal: STOP ORDER

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on November 4, 2021. In accordance with section 686(2) of the *Municipal Government Act*, the Subdivision and Development Appeal Board (SDAB) must hold an appeal hearing within 30 days after receipt of a notice of appeal.

Take notice that this Subdivision and Development Appeal Board Hearing is scheduled for **Tuesday, November 23, 2021 at 2:00 p.m. via videoconference.** Prior to the hearing, I will email you a link to the videoconference, which will take place through the Microsoft Teams platform. If you plan to access the videoconference this way, please test Microsoft Teams in advance of the hearing as there will not be an opportunity to do so once the hearing is commenced. Alternatively, you may participate by telephone only. If you choose this option, please dial 1-647-749-9426 (toll) or 833-841-6740 (toll free) and then when prompted enter conference ID 815 768 811#. This should connect you directly into the hearing.

When an appeal is received, the Appellant has the right to make a written submission and attend the Hearing. Should you wish to exercise this right, your written submission should be addressed to the Secretary of the Subdivision and Development Appeal Board and sent by email to legislativeservices@sturgeoncounty.ca at least **five (5) days prior to the hearing date**. Therefore, written submissions should be submitted by Thursday, November 18, 2021.

SDAB Hearings are public in nature, and it is understood that an individual writing or submitting items to the Board has a reasonable expectation that their correspondence/presentations, which may include personal information (i.e. name) or business information, could be disclosed at a public SDAB Hearing and as part of the SDAB agenda package on the Sturgeon County website.

Should you require further information, please call (780) 939-8277 or 780-939-8279 or send email to legislativeservices@sturgeoncounty.ca.

Yours truly,

Dianne Mason
Secretary, Subdivision and Development Appeal Board

November 9, 2021

Dear Resident:

SDAB File Number: 021-STU-016

**NOTICE OF
APPEAL BOARD HEARING**

Take notice that a Hearing has been scheduled concerning the following matter:

Legal Description of Subject Property: SW 20-56-23-W4, Lot A Plan 2986KS and SW 29-56-23-W4

Decision Subject to Appeal: STOP ORDER

Applicant: Tammy Andersen

Reason for Appeal (as identified on the Notice of Appeal):

- The Appellants are a historic farm and have been in operation since 1956. The farm is primarily a producer of vegetables and not an outdoor recreation centre.
- The Appellants note a Special Events Permit signed July 8, 2021 in effect to December 31, 2021 - "In the absence of an Ag Tourism designation within the Sturgeon County Land Use Bylaw, whilst recognizing the value that Prairie Gardens and Adventure Farms provides the residents of Sturgeon County and beyond, this agreement is an amendment to the Special Events Bylaw 1329/14 for the remainder of 2021."

Take notice that this Subdivision and Development Appeal Board Hearing is scheduled for **Tuesday, November 23, 2021 at 2:00 p.m. via videoconference**

Why am I receiving this information?

When an appeal is received, adjacent landowners have the right to submit a written submission, either for or against the appeal prior to the Hearing and/or attend the Hearing and speak for or against the appeal. Should you wish to exercise this right, your written submissions should be addressed to the Secretary of the Subdivision and Development Appeal Board by email to legislativeservices@sturgeoncounty.ca at least **five (5) days prior to the hearing date**. Therefore, written submissions should be submitted by Thursday, November 18, 2021.

If you wish to participate in the hearing, please respond with your email address and prior to the hearing, I will email you a link to the videoconference, which will take place through the Microsoft Teams platform. If you plan to access the videoconference this way, please test Microsoft Teams in advance of the hearing as there will not be an opportunity to do so once the hearing is commenced. Alternatively, you may participate by telephone only. If you choose this option, please dial 1-647-749-9426 (toll) or 833-841-6740 (toll free) and then when prompted enter conference ID 815 768 811#. This should connect you directly into the hearing.

SDAB Hearings are public in nature, and it is understood that an individual writing or submitting items to the Board has a reasonable expectation that their correspondence/presentations, which may include personal information (i.e. name) or business information could be disclosed at a public SDAB Hearing and as part of the SDAB agenda package on the Sturgeon County website.

For further information, please call (780) 939-8277 or 780-939-8279 or via email at legislativeservices@sturgeoncounty.ca.

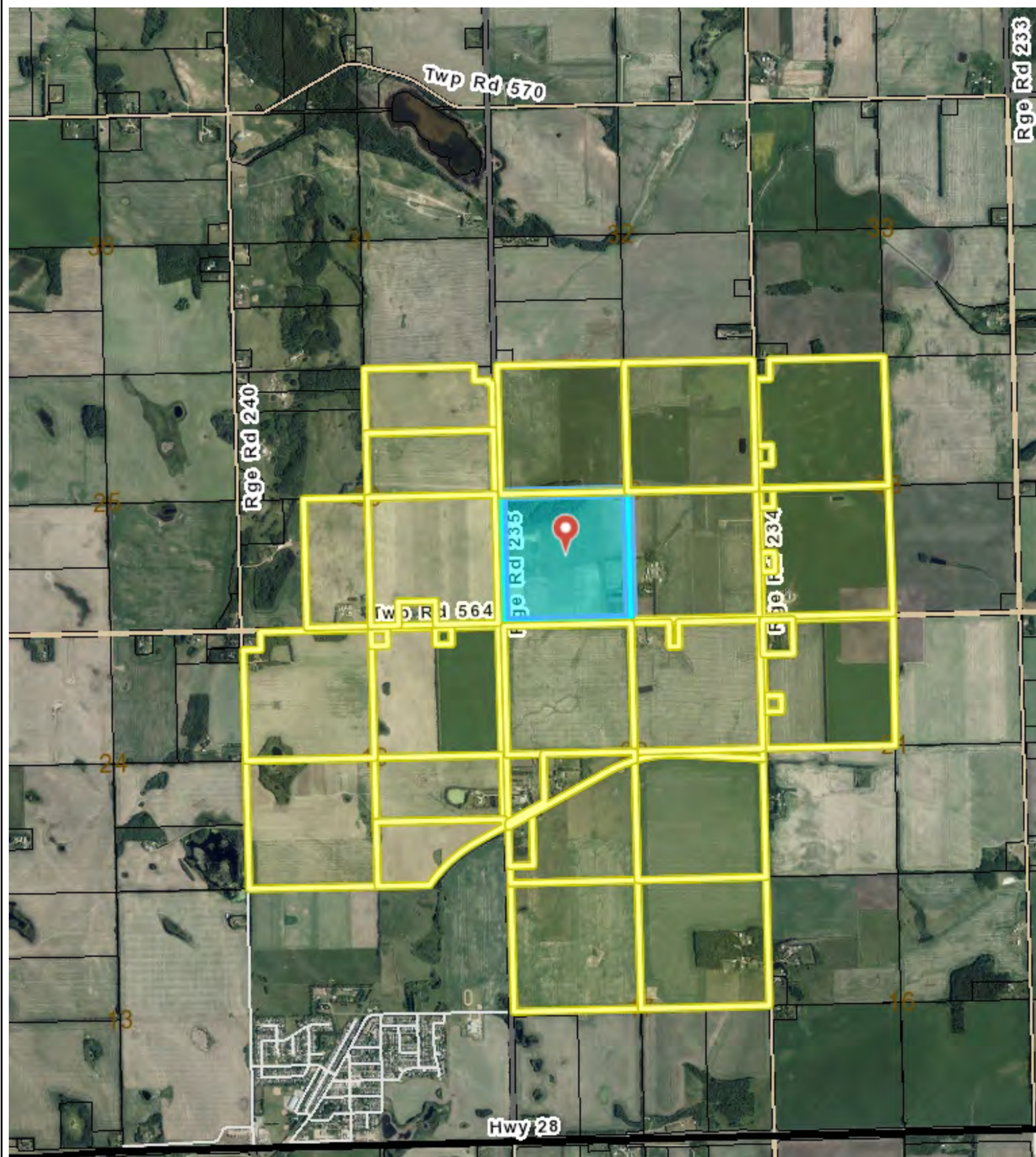
Dianne Mason
Secretary, Subdivision and Development Appeal Board

The personal information provided is collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act and Division 10 of the Municipal Government Act. The information will be used as part of your written brief and may be recorded in the minutes of the Subdivision Development Appeal Board, or otherwise made public pursuant to the provisions of the Freedom of Information and Protection of Privacy (FOIP) Act, including Section 40 therein. If you have any questions about the collection and use of this information, please contact the Sturgeon County FOIP Coordinator at 9613 - 100 Street, Morinville, Alberta, T8R 1L9 (780) 939.4321.

Notification Map

Map Subtitle

4-Nov-2021



NAD_1983_10TM_AEP_Resource
© Sturgeon County



Prepared By:

Prepared By

Information on this map is provided solely for the user's information and, while thought to be accurate, is provided strictly "as is" and without warranty of any kind.

Subdivision and Development Appeal Hearing Process

The hearing is a formal meeting and the length of time can vary. Hearings are generally scheduled Tuesday afternoons via videoconference.

Persons who file an appeal are expected to make a verbal presentation to the Board. Persons who have been notified of the appeal also have the right to present a verbal or written presentation to the Board. ***This information should be submitted to the Secretary at least five (5) business days in advance of the hearing, so it can be included within the hearing package.*** If desired, parties may have someone, or an agent, speak on their behalf. If a number of appeals are filed on the same subdivision or development, it is recommended that a spokesperson be selected to organize presentations so that evidence is not repetitive.

The Board is not an evidence seeking body. It relies on the written evidence presented, as well as verbal submissions at the hearing, as the basis for their decision. Therefore, it is critical that persons speaking before the Board ensure that sufficient evidence is presented to support their respective positions.

When presenting an appeal, keep in mind the Board does not consider precedent when making its decision. Each application is judged on its own merits.

At the hearing . . .

Anyone in attendance with an interest in the appeal enters the videoconference by dialing in just before the scheduled start time of the hearing on the scheduled date of the hearing.

1. The meeting is called to order by the Chair.
2. The Chair welcomes everyone and gives a brief outline as to how the hearing will proceed.
3. The Chair will have all board members, staff and people involved in the appeal introduce themselves and those present are asked if there are any objections to the Board members hearing the appeal.

4. A representative of Sturgeon County Planning and Development will outline the background of the appeal and why the decision was made.
5. The Chairman will then ask:
 - The Appellant to introduce themselves for the record.
 - The Appellant then presents his/her position or concerns with respect to the matter being considered by the Board. Development Appeal Board members question the Appellant.
 - Clearly state your reasons for the appeal.
Information such as photographs, illustrative materials and well-prepared drawings that you wish to present should be submitted to the Secretary at least five (5) business days in advance of the hearing, so that the information can be included within the hearing package that is circulated.
 - Stick to the planning facts and support them with quantifiable (measurable) data.
 - State the detailed issues about the site in the context of the surrounding properties and the impact on the community.
 - The Board will then hear from anyone else in favor of the appeal (persons who filed an appeal or support the position of the Appellant). Following each presentation Board members may ask questions.
 - The Board will then hear from anyone opposed to the appeal (persons who oppose the position of the Appellant).
6. After all presentations have been heard, the Chairman will give the Appellants the right to respond to new information. This is an opportunity to refute information and evidence presented since the last time you spoke that you could not have reasonably anticipated. It is not an opportunity to reargue your case or create new argument.
7. The Chairman advises that the Board will deliberate in a Closed Session and a written decision will be mailed within 15 days from the date of the decision as per legislation.

STOP ORDER

Pursuant to Section 645
Municipal Government Act
R.S.A. 2000, Chapter M-26, As Amended

F21/0835

15 October 2021

Prairie Gardens Adventure Farm
C/O ANDERSEN, TAMMY A
BOX 119
BON ACCORD AB TOA OKO

Email: info@prairiegardens.org &
Hand Delivered

AND

ANDERSEN, TERRENCE N & TAMMY A
BOX 119
BON ACCORD AB TOA OKO

RE: CONTRAVENTION OF LAND USE BYLAW 1385/17
Address: 56311 LILY LAKE RD, Legal Address: SW-20-56-23-4, Lot A, Plan 2986KS, Sturgeon County AND
Address: N/A, Legal Address: SW-29-56-23-4

In my capacity as Development Officer for Sturgeon County, I am hereby issuing a **STOP ORDER** pursuant to Section 645 of the Municipal Government Act, with respect to the aforementioned lands.

Subsection 2.1.1 of Sturgeon County's Land Use Bylaw 1385/17, as amended states: a) **"no development shall be undertaken within the County unless a development permit has been issued."**

Further, Part 17 of the Municipal Government Act and Part 4, Section 4.4 of Sturgeon County Land Use Bylaw 1385/17 allows a Development Authority to issue a Stop Order where a development, land use or use of a building is not in accordance with the Municipal Government Act; the Land Use Bylaw; Subdivision and Development Regulation; development permit; development agreement; or subdivision approval.

THIS STOP ORDER IS ISSUED UNDER THE AUTHORITY OF MUNICIPAL GOVERNMENT ACT, R.S.A. 2000, Chapter M-26, AS AMENDED.

At present, development on the Lands does not comply with the Land Use Bylaw 1385/17 given:

- **No Development Permit has been issued for an Intensive Agricultural Use to include the retail sale of farm products on the above noted lands.**
- **No Development Permit has been issued for a Recreation Facility, Outdoor located on the above noted lands.**

Accordingly, you are hereby **ordered to stop** the unauthorized development and use of aforementioned lands and comply with the Land Use Bylaw 1385/17 in accordance with the following:

1. **All operations of the unpermitted Intensive Agricultural use, including but not limited to holding events of any size, whether private, commercial, or public, shall cease by no later than 12:01 AM Monday, 18th October 2021. AND**
2. **All operations of the Recreation Facility, Outdoor use, including but not limited to holding events of any size, whether private, commercial, or public, shall cease by no later than 12:01 AM Monday, 18th October 2021. AND**
3. **Provide a completed Development Permit application acceptable to the County, for the Intensive Agricultural use by November 1st, 2021. AND**
4. **Provide a Bylaw Amendment Application that would allow for all operations on the above lands to be an approved use by November 1st, 2021.**

You are hereby advised that you have the right to appeal this Order to the Subdivision and Development Appeal Board. If you wish to exercise this right, then written notice of appeal, containing reasons, together with the applicable fee of \$100.00 must be received by the Secretary of the and Development Appeal Board within twenty one (21) calendar days of receipt of this Order:

Secretary, Subdivision & Development Appeal Board
9613 100 Street
Morinville AB T8R 1L9

Please be advised that the Municipality has the authority to put the costs and expenses for carrying out this Stop Order on the tax roll for the Lands pursuant to Section 553(1)(h.1) of the Municipal Government Act.

If you do not comply with this Stop Order, Sturgeon County may, under the provisions of Sections 646(1) and 542 of the Municipal Government Act, R.S.A., 2000, Chapter M-26, as amended, :

- Enter onto the land and take such action necessary to carry out the order under the provisions of Sections 646(1) and 542 of the Municipal Government Act, and/or
- Obtaining a permanent and mandatory injunction from the Court of Queen's Bench pursuant to section 554 of the *Municipal Government Act*; and/or
- Issue a provincial violation ticket with a minimum fine of \$1,000 and an additional fine for every calendar day the offence continues, under the provisions of Section 4.5 of Land Use Bylaw 1385/17, as amended

STURGEON COUNTY

Per:

Tyler McNab Digitally signed by Tyler McNab
Date: 2021.10.15 15:52:08 -06'00'

Tyler McNab

Program Lead, Development & Safety Codes

PLANNING AND DEVELOPMENT SERVICES REPORT

Prepared For: Subdivision & Development Appeal Board
Written By: Tyler McNab, Development Support Services
Hearing Date: November 23rd 2021 at 2:00 p.m.



FILE INFORMATION:	
Development Support Services File:	F21/0835
Subdivision & Dev. Appeal Board File:	021-STU-016
Legal Land Description of Property:	Lot A, Plan 2986KS & SW-29-56-23 W4M
Relative Location of Property:	2 kms north of Hwy 28 on Rang Road 235
Landowner:	Tammy a. Andersen & Terrence n. Andersen
Appellant:	Tammy a. Andersen & Terrence n. Andersen
Purpose of Appeal:	Stop Order for Unauthorized Development and Use (issued pursuant to Part 645 of the MGA)
Land Use Bylaw District:	Ag – Agriculture General
Municipal Development Plan Area:	Neighbourhood C
Tax Roll Number:	1248000 & 1302000

PART I – INTRODUCTION:

1. On October 15th, 2021, a Stop Order (see **Appendix 1**) was personally served to Tammy a. Andersen via Sturgeon County Chief Administrative Officer Reagan McCullough, with an order to Stop Operations of the unpermitted Intensive Agriculture use and of the Recreation Facility, Outdoor use. With an effective date of 12:01 AM Monday, 18th October 2021.
2. Subsequently on October 27th, 2021 Sturgeon County entered into a forbearance agreement with Tammy and Terrance Anderson (the Appellants) stipulating a series of tasks and deadlines to be completed by the landowners. If adhered to, Sturgeon County will not use the powers granted to it via the Land Use Bylaw to enforce the Land Use Bylaw or this Stop Order.
3. On November 3rd, 2021, the Subdivision and Development Appeal Board (“SDAB”) received an application from the appellant seeking to appeal the Stop Order for the following reason:

“Prairie Gardens is a historic farm and has been in operation since approx. 1956. The U-Pick Pumpkin Harvest has occurred for 27 years. As a farm, we are primary ag producers of vegetables and pumpkins, not an outdoor recreation centre.

Special Events Permit signed July 8, 2021 in effect to December 31, 2021 - “In the absence of an Ag Tourism designation within the Sturgeon County Land Use Bylaw, whilst recognizing the value that Prairie Gardens and Adventure Farms provides the residents of Sturgeon County and beyond, this agreement is an amendment to the Specials Events Bylaw 1329/14 for the remainder of 2021.”

4. Unlike conventional SDAB hearings which are more commonly associated with a development permit or subdivision application, an appeal regarding a Stop Order “is restricted to determining if the Stop Order was properly issued. If the Stop Order was properly issued, the Board must uphold the Stop Order but may exercise its discretion and give the recipient more time to comply with the terms of the order” (see **Appendix 2**).

5. In light of the above, when deliberating, it is recommended that the SDAB exclusively contemplates the following questions:
 - a. Does the Land Use Bylaw require a permit?
 - b. Is there a valid permit existing?
 - c. Was the Stop Order properly issued?

PART II – ABOUT THE PROPERTY:

1. The Appellant indicates that Prairie Gardens has been in operation since at least 1956 (see **Appendix 3**). Prairie Gardens may have been operating as an Intensive Agricultural Use since that time; however, no development permits for this use are on record.
2. In 1964 a Building Permit (63-64) was issued under Interim Development Bylaw No. 89 for an 800sqft Header House and a 600sqft greenhouse. Note an approval of a Building under Interim Development Bylaw No. 89 acts as both a Development Permit as well as a Building Permit. (see **Appendix 4**).
3. In 1972 a Building Permit (26-72) was issued under Development Control Bylaw No 100-69 for a Residence.
4. In 1973 a Letter allows for the operation of a Garden Tool Rental centre in conjunction with Edmonton Nurseries Limited as a development permit.
5. In 1978 a Building Permit (272-78) was issued under Development Control Bylaw No 100-69 for a Mobile Home.
6. In 1979 a Building Permit (382-79) was issued under Development Control Bylaw No 100-69 for a Mobile Home.
7. In 1997 a Development Permit (D-43-97) was issued for the construction of 2 - 27 ft wide greenhouses for wholesale growing with no retail access.
8. Since 2017 multiple “Event Tent” Building Permits have been issued for use with events on these properties.
9. Additionally, a Special Event License (see **Appendix 6**) was issued in July 2021 allowing a series of events to be approved as part of the regulation of special event Bylaw 1329/14.
10. Prairie Gardens and Adventure Farm has expanded over the years to now welcome up to 50,000 visitors per year. Activities hosted at Prairie Gardens and Adventure Farm include the following (in accordance with the location’s own marketing): Train/ Wagon Rides; Admission pricing; Mazes including corn, sunflower & strawbale; Petting farm; Camp and bonfire sites including food & treats; Workshops including crafting, succulents, charcuterie and other farm experiences; Playgrounds; School and field trips; Parties and retreats for schools, weddings, birthdays, christmas or corporate; Chef’s Plate experiences; Pumpkin & corn cannon; and a Farm Market. A full description of activities occurring at Prairie Gardens is available, however summarized above due to length.
11. Several complaints have been received regarding the operations of the development from this parcel, including noise, safety, and traffic concerns.

PART III – SUMMARY OF RELEVANT REGULATION:

1. Prairie Gardens and Adventure farm under Land Use Bylaw 1385/17 is considered two different types of development.
2. An “*Intensive Agriculture*” use as per Part 18 of Land Use Bylaw 1395-17 means a horticultural operation which may be accessory to an extensive agriculture or extensive livestock use that, generally operates on smaller tracts of land. Without restricting the generality of the foregoing, this may include nurseries, greenhouses, market gardens, u-pick farms, tree farms, fish farms, stud farms and sod farms. This use accommodates site visits to an agricultural parcel for customers for the purchasing of farm products. This does not include Cannabis Production and Distribution or Cannabis Retail Sales.
3. As well as a “*Recreation facility, outdoor*” as per Part 18 of Land Use Bylaw 1395-17 means development providing facilities which are available to the public at large for sports and active recreation conducted outdoors. Typical uses include golf courses, driving ranges, clubhouses, go-cart tracks, sports fields, tennis courts, unenclosed ice surfaces or rinks, rodeo grounds, athletic fields, boating facilities, swimming pools, bowling greens, riding stable and fitness trails. This use does not include a public park or shooting range.
4. Prairie Gardens has been in operation for around 65 years and as such the *intensive agriculture* use may be considered a “non-conforming” use.
 - a. Typically, a “*non-conforming use*” requires the issuance of a Development Permit to be considered, due to the start of the *Intensive Agriculture* use in 1956 a Development Permit may not have been required at the time and thus the use itself may have been a *non-conforming* use.
 - b. However, under the Municipal Government Act and the Land Use Bylaw a non-conforming use generally cannot expand, and any expansion would render the development as non-compliant with the Land Use Bylaw. (see **Appendix 5**).
5. The *Intensive Agriculture* use that existed in 1956 as a *non-conforming use* has expanded since that time and thus will require a new Development Permit as a Permitted Use to continue operation in its current state.
6. Any expansion of a non-conforming use; such as any new buildings no matter how small, would be considered as per Municipal Government Act S643(4) to require a new Development Permit. (see **Appendix 7**).
Municipal Government Act S643(4) states *A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.*
7. Since 1956 and continuing to 2021 Prairie Gardens former non-conforming Intensive Agriculture use has certainly expanded with the welcoming of up to 50,000 visitors per year, addition of many events, workshops and experiences and the addition of buildings would require an Intensive Agriculture use to obtain a new Development Permit.
8. Additionally, Prairie Gardens and Adventure farm has created a second element to the operation being an “Adventure Farm” which Administration considers a “*Recreation facility, outdoor*” that includes use of the properties in a more recreation and tourism focused manner including pricing for admission, event venue for parties, retreats and weddings,

wagon rides, canons and other activities that do not have a direct link to a farm-product sale. (see **Appendix 3**)

9. Prairie Gardens and Adventure Farm as a Recreation facility, outdoor use is neither a permitted nor discretionary use allowed within the “AG- Agriculture” district and will require a Land Use Bylaw Amendment to be approved before a Development Permit is considered.
10. On October 27th 2021 Sturgeon County entered into a Forbearance Agreement with the appellants that restrict the power of Sturgeon County in enforcing the Land Use Bylaw or Stop Order in consideration of a series of tasks and deadlines that must be met by the appellants.
11. The forbearance agreement should have no bearing on the Subdivision and Development Appeal board in these proceedings.
12. In regard to the Special Event License 2021 issued to Prairie Gardens (see **Appendix 6**). The Special Event licence does not overrule the regulations within the Land Use Bylaw, additionally the Special Event License issued contains the following wording;
“Nothing in this licence relives any person from any requirement to obtain any additional licence, permit or approval under any other Bylaw of the Municipality or any provincial or federal statute or regulation”
13. While Administration in the past has chosen not to enforce aspects of the Land Use Bylaw, specifically the appellants not having the adequate Development Permits for *Intensive Agriculture use or Recreation Facility, Outdoor*, the issuance of the Special Event License for 2021 has no bearing on the Stop Order issued regarding the Land Use Bylaw.
14. Additionally for context, the forbearance agreement signed by the appellants allows the continuation of the development with some deadlines and restrictions up to October 22nd, 2022 and nothing approved in the Special Event License which expires on 31 December 2021 would be restricted as long as the forbearance agreement is complied with.

PART IV – FINDINGS & CONCLUSIONS:

1. An SDAB hearing regarding an appeal of a Stop Order “is restricted to determining if the Stop Order was properly issued. If the Stop Order was properly issued, the Board must uphold the Stop Order but may exercise its discretion and give the recipient more time to comply with the terms of the order” (see **Appendix 2**).
2. In Part I of this report, it was recommended that the SDAB exclusively contemplates the following questions. Accordingly:
 - **Does the Land Use Bylaw require a permit?**
 - Yes - A permit is required for an Intensive Agriculture use as well as a Recreation facility, outdoor use. A Land Use Bylaw amendment may provide for an alternative zoning for the facility’s uses, should the appellant or municipality pursue such amendment.
 - **Is there a valid permit existing?**
 - No - While an intensive agricultural use in the past may have been considered a non-conforming use, as the operation has continued to expand this use has

become non-compliant with the Land Use Bylaw 1385-17 as per Municipal Government Act S643(4).

- **Was the Stop Order properly issued?**
 - Yes - Part 645 of the Municipal Government Act authorises Sturgeon County to issue a Stop Order when a development, land use, or use of a building is not in accordance with the Land Use Bylaw. Accordingly, it is Administration's opinion that the issuance of the Stop Order (and the content/requirements thereof) are consistent with the provisions of Part 645 of the Municipal Government Act.

Report Prepared by: Tyler McNab Digitally signed by Tyler McNab
Date: 2021.11.18 16:41:55 -07'00'
Tyler McNab, Program Lead, Development & Safety Codes

STOP ORDER

Pursuant to Section 645
Municipal Government Act
R.S.A. 2000, Chapter M-26, As Amended

F21/0835

15 October 2021

Prairie Gardens Adventure Farm
C/O ANDERSEN, TAMMY A
BOX 119
BON ACCORD AB TOA OKO

Email: info@prairiegardens.org &
Hand Delivered

AND

ANDERSEN, TERRENCE N & TAMMY A
BOX 119
BON ACCORD AB TOA OKO

RE: CONTRAVENTION OF LAND USE BYLAW 1385/17
Address: 56311 LILY LAKE RD, Legal Address: SW-20-56-23-4, Lot A, Plan 2986KS, Sturgeon County AND
Address: N/A, Legal Address: SW-29-56-23-4

In my capacity as Development Officer for Sturgeon County, I am hereby issuing a **STOP ORDER** pursuant to Section 645 of the Municipal Government Act, with respect to the aforementioned lands.

Subsection 2.1.1 of Sturgeon County's Land Use Bylaw 1385/17, as amended states: a) **"no development shall be undertaken within the County unless a development permit has been issued."**

Further, Part 17 of the Municipal Government Act and Part 4, Section 4.4 of Sturgeon County Land Use Bylaw 1385/17 allows a Development Authority to issue a Stop Order where a development, land use or use of a building is not in accordance with the Municipal Government Act; the Land Use Bylaw; Subdivision and Development Regulation; development permit; development agreement; or subdivision approval.

THIS STOP ORDER IS ISSUED UNDER THE AUTHORITY OF MUNICIPAL GOVERNMENT ACT, R.S.A. 2000, Chapter M-26, AS AMENDED.

At present, development on the Lands does not comply with the Land Use Bylaw 1385/17 given:

- **No Development Permit has been issued for an Intensive Agricultural Use to include the retail sale of farm products on the above noted lands.**
- **No Development Permit has been issued for a Recreation Facility, Outdoor located on the above noted lands.**

Accordingly, you are hereby **ordered to stop** the unauthorized development and use of aforementioned lands and comply with the Land Use Bylaw 1385/17 in accordance with the following:

1. **All operations of the unpermitted Intensive Agricultural use, including but not limited to holding events of any size, whether private, commercial, or public, shall cease by no later than 12:01 AM Monday, 18th October 2021. AND**
2. **All operations of the Recreation Facility, Outdoor use, including but not limited to holding events of any size, whether private, commercial, or public, shall cease by no later than 12:01 AM Monday, 18th October 2021. AND**
3. **Provide a completed Development Permit application acceptable to the County, for the Intensive Agricultural use by November 1st, 2021. AND**
4. **Provide a Bylaw Amendment Application that would allow for all operations on the above lands to be an approved use by November 1st, 2021.**

You are hereby advised that you have the right to appeal this Order to the Subdivision and Development Appeal Board. If you wish to exercise this right, then written notice of appeal, containing reasons, together with the applicable fee of \$100.00 must be received by the Secretary of the and Development Appeal Board within twenty one (21) calendar days of receipt of this Order:

Secretary, Subdivision & Development Appeal Board
9613 100 Street
Morinville AB T8R 1L9

Please be advised that the Municipality has the authority to put the costs and expenses for carrying out this Stop Order on the tax roll for the Lands pursuant to Section 553(1)(h.1) of the Municipal Government Act.

If you do not comply with this Stop Order, Sturgeon County may, under the provisions of Sections 646(1) and 542 of the Municipal Government Act, R.S.A., 2000, Chapter M-26, as amended, :

- Enter onto the land and take such action necessary to carry out the order under the provisions of Sections 646(1) and 542 of the Municipal Government Act, and/or
- Obtaining a permanent and mandatory injunction from the Court of Queen's Bench pursuant to section 554 of the *Municipal Government Act*; and/or
- Issue a provincial violation ticket with a minimum fine of \$1,000 and an additional fine for every calendar day the offence continues, under the provisions of Section 4.5 of Land Use Bylaw 1385/17, as amended

STURGEON COUNTY

Per:

Tyler McNab Digitally signed by Tyler McNab
Date: 2021.10.15 15:52:08 -06'00'

Tyler McNab

Program Lead, Development & Safety Codes

Figure 4. Subdivision and Development Appeals

5.1.3 Stop Orders

The *MGA* allows a person affected by a stop order issued under section 645 to appeal to the SDAB.

Although the *MGA* states that a SDAB has the authority to vary or set aside the stop order, the SDAB's authority has been defined by case law. A SDAB should focus on the issue of whether or not the stop order was properly issued by the development authority in the first instance.

A decision cannot be retroactive. This legal principle limits the SDAB's jurisdiction in dealing with *MGA* section 645 (Stop Orders). As a result the SDAB cannot vary or waive the conditions of either the original development permit or subdivision approval on a stop order appeal.

A stop order may be issued when the landowner does not have a development permit. The SDAB should not delve into whether or not the use is appropriate, just on whether the landowner should be required to obtain a development permit. Where a LUB amendment would be required to change the land use designation or to add the use to the district, the landowner should be directed to go through the regular planning application process for the necessary LUB amendment to allow the new use of the lands.

A stop order may also be issued where a landowner has not complied with the conditions of a development permit. The SDAB should not delve into whether the development permit condition should be modified. The landowner should instead be instructed to go through the development permit process to vary the conditions of the original development permit or to obtain a new development permit.

To determine whether or not the stop order has been properly issued, the SDAB must closely examine the relevant provisions and conditions of the development permit or subdivision approval, together with the requirements of the LUB and determine whether or not there has been a breach of the conditions. If no development permit has been issued, the SDAB must consider if a development permit was required under the LUB or if the section 643 non-conforming use provisions of the *MGA* are relevant. Where the SDAB is satisfied that the stop order was properly issued, the SDAB's jurisdiction is generally limited to upholding the stop order, but in some circumstances it may vary the time for compliance.

Stop orders can be issued by a development authority under section 645 of the *MGA*. Stop orders issued by a development authority are meant to ensure that development complies with the land use bylaw, the development permit or the subdivision approval. A stop order on a development may require the demolition, removal, replacement or alteration of a building or structure or for the recipient to stop using the development. A stop order may also be used to require compliance with the requirements of subdivision approval, which could include the installation of servicing.

Stop orders must specify the date on which the order was made and be given or sent to the person the order is directed to on the same day the order is made.

✓ ss.
643,
645
and
685 of
the
MGA

Stop orders issued under section 645 are different from municipal enforcement orders issued under sections 545 and 546 of the *MGA*. Orders issued under section 545 relate to legislative or bylaw contraventions such as illegal dumping, weeds, abandoned vehicles on a municipal street, etc. Section 546 enforcement orders deal with unsightly or dangerous properties. Orders and caveats issued under sections 545 and 546 can only be appealed to council (or an appeal committee established by bylaw), not to the SDAB (*MGA* s. 203(2)).

An appeal to the SDAB of a stop order is restricted to determining if the stop order was properly issued. If the stop order was properly issued, the Board must uphold the stop order but may exercise its discretion and give the recipient more time to comply with the terms of the order

5.1.4 Other Decisions Of The Development Authority

The *MGA* allows a person affected by a decision made by a development authority to appeal to the SDAB. The Alberta Court of Appeal has said that what constitutes a decision of a development authority should be given a broad meaning.

Examples of other decisions made by a development authority, which give rise to a right of appeal to the SDAB, are the following:

- A decision as to whether a development permit has expired, and;
- A decision as to whether the conditions attached to a development permit have been fulfilled;

FREQUENTLY ASKED QUESTION: HOW LONG DOES A DEVELOPMENT PERMIT REMAIN IN EFFECT?

Section 640(2)(c)(v) of the *MGA* requires a municipality's LUB to provide for how long development permits remain in effect. How long a development permit remains in effect therefore depends on the contents of the municipality's LUB.

LUBs often provide that construction under a development permit must be commenced and/or completed within a specified period of time. If development does not commence within that time period, the development permit is no longer valid. LUBs may also authorize the issuance of temporary development permits, which allow the proposed development for a limited duration.

If a development permit has become invalid or expired the developer must re-apply for a new or renewed development in order to comply with the requirements of section 683 of the *MGA*, which prohibits development without a valid permit.

In the absence of any provisions in the LUB or development permit itself which would invalidate a development permit, or indicate it is expired, a development permit remains in effect indefinitely subject to the non-conforming building and use provisions of the *MGA*.

The *MGA* sets out limited exceptions to the general rights of appeal with respect to subdivision and development decisions.

5.1.5 Decisions Of Council In A Direct Control District

Appeals within a direct control district are a special case for a SDAB. The SDAB cannot hear a development permit appeal for Direct Control District lands where council is the decision-making authority. Where council

A B O U T U S

PRAIRIE GARDENS AND ADVENTURE FARM IS A WORKING 35-ACRE FAMILY FARM 25 KM NORTH OF THE CITY OF EDMONTON.



Our Goal

Our goal is to create a sustainable agri-tourism operation will provide local healthy food and good old fashioned fun for folks across the region – and a place to explore and enjoy with your family.

Our Lands

Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend!
Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>



Our lands were first homesteaded by the Franklin & Florence Pierce in 1898. Located along the Athabasca Landing Trail, Florence writes in the "Leaves of Yesteryear", Bon Accord's local history book, that "There were many a night I could hardly walk to the kitchen, for the bedrolls and travelers sleeping on our hearth."

In 1956, the farm was purchased by John and Sheena Chedzoy, and so began Prairie Gardens. John planted the beautiful trees located on site today, and operated a tree nursery and garden centre until his retirement.

Present owner and Director of Fun, Tam Andersen, is well known in the region as an Alberta Ambassador, a pioneer for agri-tourism, local food and value-added agriculture. The farm welcomes over 50,000 visitors each year – carrying on the tradition of the homesteader's early hospitality.

Our Owner

Farmer Tam

I grew up a farmer's daughter in Alberta! Even at an early age - I loved growing things. In my twenties, I studied horticulture in Olds, AB. In 1984, I began my life's work at Prairie Gardens. Thirty five years later - our family now grows a 35 acre market garden, with U-pick strawberries, adventure farm with corn and sunflower maze, and onsite chef collaborations. We have been growing food year-round for seven Edmonton restaurants chefs - like Blair Lebsack of RGE RD for the past decade. My daughters, Laurel and Kate, help with everything - from starting seedlings from scratch, to field planting and harvest! We look forward to serving our community during these times. Welcome to our "farm-ily" this season. Join us for an online "From the Farm" cooking class with Get Cooking Edmonton to learn about the wonderful ways to work with very local food!

Our Offerings & Activities

This season - and the world - looks a little different as you all know.

We will also open the farm for visitors, beginning in late July and continuing through October. We have spent many hours developing new experiences for our visitors to enjoy - what you can enjoy at the farm this year will be different!

Parking Area Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend! Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>



Our Impact

Shopping locally pumps more money right into our local economy. Studies show that for every \$100 that you spend locally, \$48 stays in our community, as compared to just \$13 when you shop at a big box or chain store.

We support and provide exposure for more than 10 local farmers by showcasing the food they grow, or by buying their produce and meats directly from them. It costs us more, but we believe in our local food and our local economy.

Tourism Works for Alberta



We support 100's of charities, fundraisers and other events throughout the year. We have donated over \$10,000 to support the Youth Empowerment Support Society, and many, many local programs including the Wildlife Rehabilitation Centre to support our community across our region.

We thank you for your patronage and support!

Tam Andersen,

Owner, Farmer & Director of Fun - 4pm Please park in designated areas on the farm this weekend!

Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>



Our Testimonials

I really appreciated the effort that you and Blair went to to provide me with a tasty, beautiful, healthy and safe meal. I especially enjoyed my foraged dessert of berries, flower and apple!

Thank you so much for sharing your farm, your bounty, and yourself.

Thank you so much for hosting the Edmonton & Area Land Trust at your Farm on Sept.8th.

I sat across from you at the dinner and really enjoyed learning more about you and the many activities of the farm and your advocacy for sharing the farm and keeping it free from encroaching development.

Proud Members of Edmonton Tourism

Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend!

Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>

EDMONTON
ORIGINAL
TASTE
BACK

There's a uniqueness to how we do ordinary things. We're vibrant and authentic – an attitude that you'll appreciate once you've visited. Start exploring today at exploredmonton.com





Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend!

Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>



APPLICATION FOR BUILDING PERMIT

under

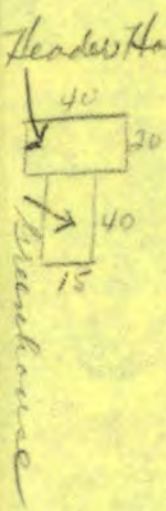
**INTERIM DEVELOPMENT BY-LAW No. 89 and ORDER No. 3
IN THE COUNTY OF STURGEON No. 15**

SEVERED IN LINE WITH SECTION 17 OF THE FOIP ACT

I/WE [REDACTED] HEREBY APPLY

of [REDACTED] for a BUILDING PERMIT in accordance with the provisions of the above mentioned by-law to carry out works consisting of the erection/alteration of Header House & Greenhouse to be used for the purpose of storage & propagating plants - attached on pt. S.W. 1/4 Sec. 20 Twp. 56 Rge. 23 W/ 4 Lot A Block Plan 2986KS within the County of Sturgeon.

PARTICULARS CONCERNING BUILDING



Distance from road: App. 200 yds. Type of Road: County Gravelled Road.
Date of Erection: Oct. 16 1964 Date of completion: December 1964
Any other dwellings on parcel: No If second dwelling, state purpose N/A
Outside Dimensions: (30x40) & (15x40) No. of floors: N/A No. of rooms:
Type of foundation: Concrete Type of Heating: Propane/greenhouse
Exterior wall finish: Butler Type (STEEL) for Header House - Plastic for Type of roof covering:
Estimated Cost 3,000.00 \$ FEE \$ 7.00

I/We agree that in the event of a Building Permit being granted in respect of these works, I/We will comply in all respects with the requirements of the said by-law applicable thereto and observe the following conditions subject to which it is granted.

1. Severed in line with Section 17 of the FOIP Act

2. [REDACTED]

Receipt No. 3551

[Signature]
Signature of Applicant(s)

BUILDING PERMIT

PERMIT NO. 63-64 NAME OF CONTRACTOR Victory Concrete Const. Ltd.

This BUILDING PERMIT is granted in respect of the works described above subject to:

1. The provisions of the above mentioned by-law the requirements of which must be complied with in so far as they are applicable.
2. The provisions of all other, laws, by-laws, and regulations.
3. Special conditions as stated in above application.

Date issued Oct. 16, 1964
Expiry date April 16, 1965

COUNTY OF STURGEON No. 15
Per: [Signature]

APPLICATION FOR BUILDING PERMIT

under

DEVELOPMENT CONTROL BY-LAW No. 100 - 69

MUNICIPAL DISTRICT OF STURGEON No. 90

MORINVILLE, ALBERTA - PHONE 424-6276 - 256-3321 - 22 or 23

Date April 27, 19 72

I/WE SEVERED IN LINE WITH SECTION 17 OF THE FOIP ACT

of _____ HEREBY APPLY

for a BUILDING PERMIT in accordance with the provisions of the above mentioned by-law to carry out works consisting of the erection/alteration of Residence

to be used for the purpose of _____

on H. S.W. 1/4 20 Sec. 56 Twp. _____ Rge. 23 W/ 14

Lot 'H' Block _____ Plan 2976 HS within the Municipal District of Sturgeon No. 90.

Hamlet or Subdivision _____ No. of Acres 20.71

PARTICULARS CONCERNING BUILDING

Description of operations (Residential, Industrial, Commercial, Agriculture) Residential

Distance from road: 1.000. Type of Road: Gravel

Date of Erection: May 1, 1972 Date of completion: May 31, 1972

Any other dwellings on parcel: No if second dwelling, state purpose: _____

Outside Dimensions: 44' x 24' No. of floors: 1 No. of rooms: 7

Type of foundation: Concrete Type of Heating: Electrical Fireplace: No

Exterior wall finish: Wear Siding Type of roof covering: Asphalt

Estimated Cost _____ \$ 15,000. FEE \$ 17.00

I/We agree that in the event of a Building Permit being granted in respect of these works, I/We will comply in all respects with the requirements of the said by-law applicable thereto and observe the following conditions subject to which it is granted.

1. _____
2. _____

PLUMBING: All plumbing systems shall be installed in accordance with Provincial Plumbing Regulations. All sewage disposal systems must comply with Dept. of Health Regulations.

ELECTRICAL: Electrical installation shall meet the requirements of the current edition of the Canadian Electrical Code.

BUILDING STANDARDS: The Shorter Form of the National Building Code, Latest edition.

SKETCH of site plan and floor plan must be entered on _____

Receipt No. 6530

BUILDING PERMIT

Severed in line with Section 17 of the FOIP Act

PERMIT NO. 26-72 NAME OF CONTRACTOR Western Union of Home Ltd.

This BUILDING PERMIT is granted in respect of the works described above subject to:

1. The provisions of the above mentioned by-law the requirements of which must be complied with in so far as they are applicable.
2. The provisions of all other, laws, by-laws, and regulations.
3. Special conditions as stated in above application.

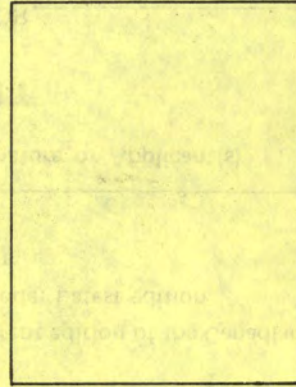
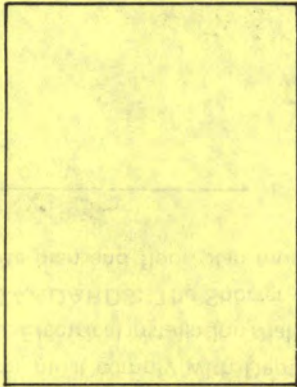
Date issued April 27, 19 72 MUNICIPAL DISTRICT OF STURGEON No. 90

Expiry date July 31, 19 72 Per: J. H. Krauskopf

1. Building inspector may revoke a permit if construction is not started within a period of six months from the Date of issuing of permit.

2. Special conditions:

3. Sketch plan of Construction as to the lot, acreage or parcel of land.



4. Other particulars or information:

REFUSAL OF A DEVELOPMENT AND BUILDING PERMIT

Reasons for refusal are:

1. _____
2. _____
3. _____

Date of issue notice of decision: _____

This permit becomes effective 17 days after the date of issue of the notice of decision unless an appeal is lodged during that period, in which case the permit is null and void. Effective period and general conditions applying to all permits are as stipulated under By-law No. 100 - 69. Appeal procedures against decisions of the Development Officer are pursuant to By-law 100 - 69.

APPLICATION FOR BUILDING PERMIT

under

DEVELOPMENT CONTROL BY-LAW No. 100 - 69

MUNICIPAL DISTRICT OF STURGEON No. 90

MORINVILLE, ALBERTA - PHONE 424-6276 - 256-3321 - 22 or 23

Date June 30, 19 78

SEVERED IN LINE WITH SECTION 17 OF THE FOIP ACT

I/WE

of _____ HEREBY APPLY

for a BUILDING PERMIT in accordance with the provisions of the above mentioned by-law to carry out works consisting of the erection/alteration of Mobile Home

to be used for the purpose of dwelling

on 74 1/4 510 Sec. 20 Twp. 56 Rge. 23 W/ 948

Lot A Block 294615 Plan _____ within the Municipal District of Sturgeon No. 90.

Hamlet or Subdivision _____ No. of Acres 20. (45)

PARTICULARS CONCERNING BUILDING

Description of operations (Residential, Industrial, Commercial, Agriculture) agricultural

Distance from road: 300 Type of Road: gravel

Date of Erection: July 78 Date of completion: August 78

Any other dwellings on parcel: _____ if second dwelling, state purpose: staff quarters

Outside Dimensions: 65x14 910m No. of floors: 1 No. of rooms: 5

Type of foundation: skirted Type of Heating: FP Fireplace: _____

Exterior wall finish: siding/wood Type of roof covering: shingles

Estimated Cost _____ \$ 20,000 FEE \$ 30.00

I/We agree that in the event of a Building Permit being granted in respect of these works, I/We will comply in all respects with the requirements of the said by-law applicable thereto and observe the following conditions subject to which it is granted.

- Subject to occupant being employed at
- post to man. of sub given by Prairie Farm

PLUMBING: All plumbing systems shall be installed in accordance with Provincial Plumbing Regulations. All sewage disposal systems must comply with Dept. of Health Regulations.

ELECTRICAL: Electrical installation shall meet the requirements of the current edition of the Canadian Electrical Code.

BUILDING STANDARDS: Alberta Building Standards - Latest Edition.

SKETCH of site plan and floor plan must be entered on ba

Receipt No. 3662

BUILDING PERMIT

Severed in line with Section 17 of the FOIP Act

PERMIT NO. 279-78 NAME OF CONTRACTOR SCJ

This BUILDING PERMIT is granted in respect of the works described above subject to:

- The provisions of the above mentioned by-law the requirements of which must be complied with in so far as they are applicable.
- The provisions of all other, laws, by-laws, and regulations.
- Special conditions as stated in above application.

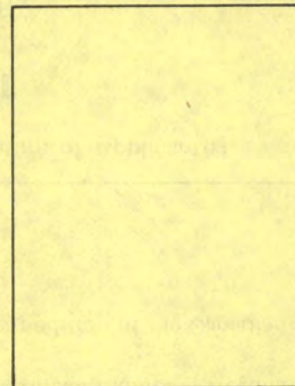
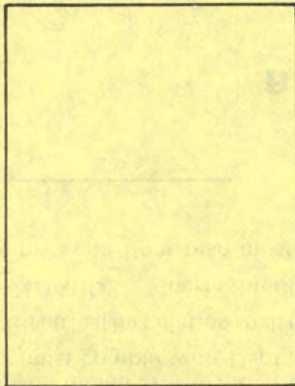
Date issued July 78, 19 78 MUNICIPAL DISTRICT OF STURGEON No. 90

Expiry date October 31, 19 78 Per: _____

1. Building inspector may revoke a permit if construction is not started within a period of six months from the Date of issuing of permit.

2. Special conditions:

3. Sketch plan of Construction as to the lot, acreage or parcel of land.



4. Other particulars or information:

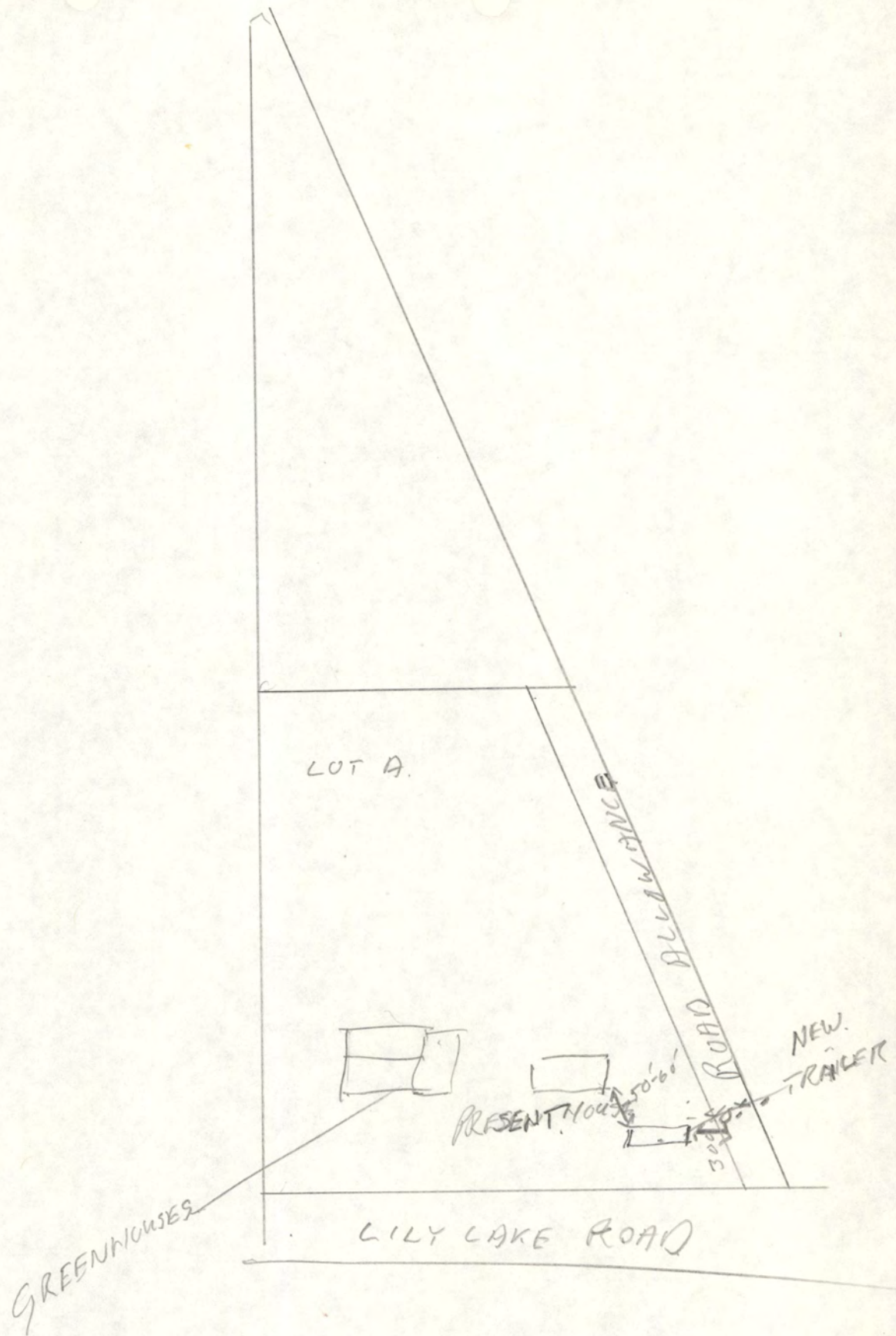
REFUSAL OF A DEVELOPMENT AND BUILDING PERMIT

Reasons for refusal are:

1. _____
2. _____
3. _____

Date of issue notice of decision: _____

This permit becomes effective 17 days after the date of issue of the notice of decision unless an appeal is lodged during that period, in which case the permit is null and void. Effective period and general conditions applying to all permits are as stipulated under By-law No. 100 - 69. Appeal procedures against decisions of the Development Officer are pursuant to By-law 100 - 69.

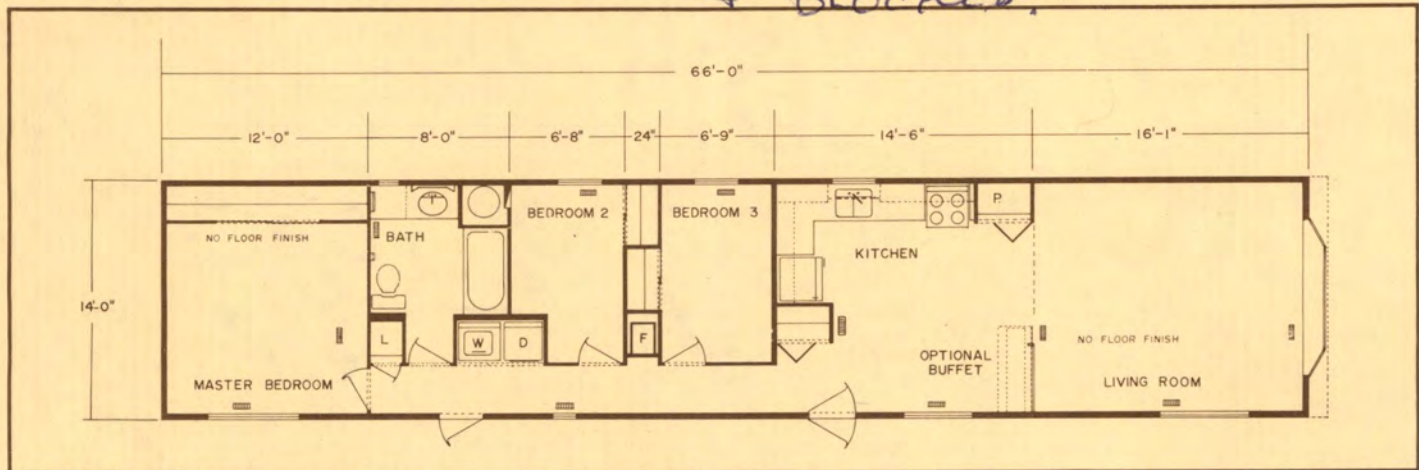


SW. 20-56-23-44. \$ 17,500.

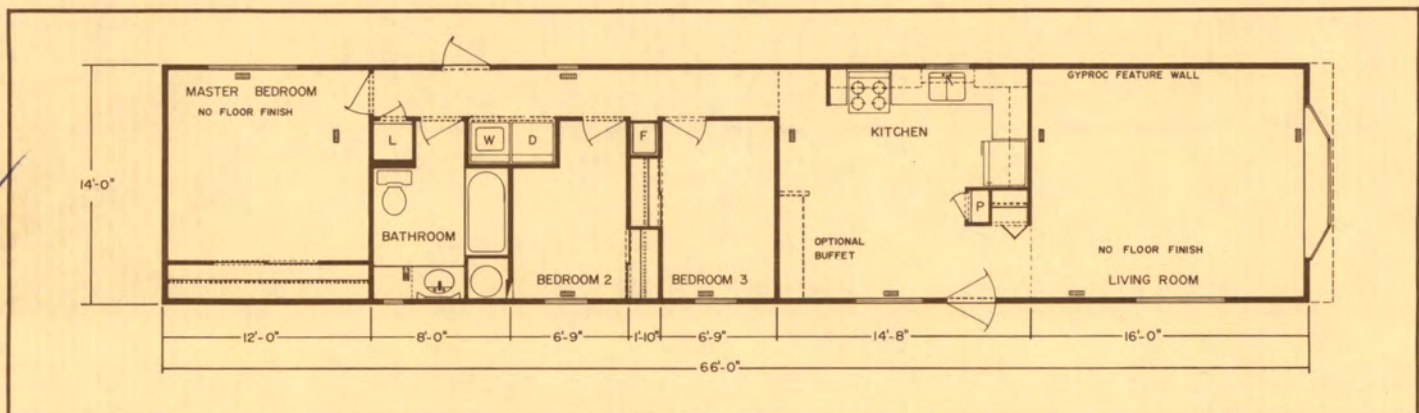
Standard features

UNFURNISHED.
 INCLUDES. FRIDGE, RANGE.
 CARPET IN LR, HALL + MR. B.
 ALL DRAPERY DELIVERED
 + BLOCKED.

S-664-3BR-LK



S-664-3BR-LK-RA



- C.S.A. Approved
- Feature walls
- Smoke detector
- Fiberglass one piece tub and shower
- Chrome plated bathroom faucets
- Plumbing and electrical for washer and dryer
- Exterior electrical outlet
- Oak cabinet door frames and stiles
- Post formed counter tops in kitchen and bath
- 30" Deluxe electric range
- Continuous clean oven
- Range hood c/w fan

- 2 Door frost free refrigerator
- All metal door hardware (Weiser or equal)
- Combination front door
- Interior doors 1 3/8" vinyl shield prefinished
- Closet doors — space saving and wood bi-fold
- Ventilated attic
- Roof insulated with R-20 insulation
- Razor outlet
- Bath exhaust fan
- Pantry
- Telephone shower head
- Bay window

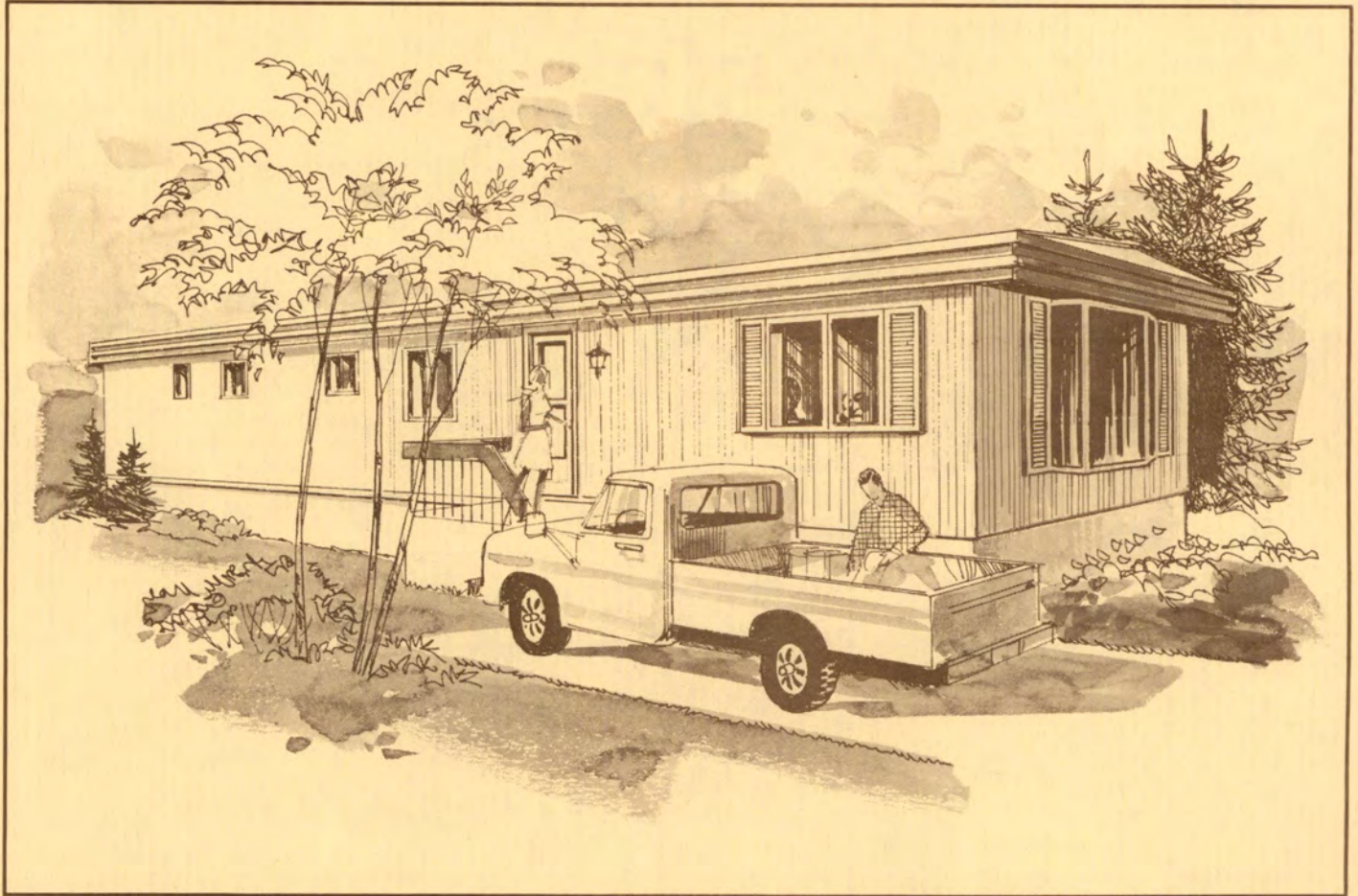
Due to the nature of material supply ATCO HOMES reserves the right to substitute or alter the material specifications of any furniture groupings offered, without incurring liability or obligation. Any substitutions or alterations that may become necessary will be incorporated with the utmost effort to retain the original standards of quality.

ATCO
 Mobile &
 Modular Homes

"The specifications contained herein were in effect at the time this form was approved for printing. However, because of continuing product improvements and refinements, ATCO Homes reserves the right to discontinue models at any time or change specifications or design without notice and without incurring obligations."

Sierra

924 sq. ft. 14' x 66'

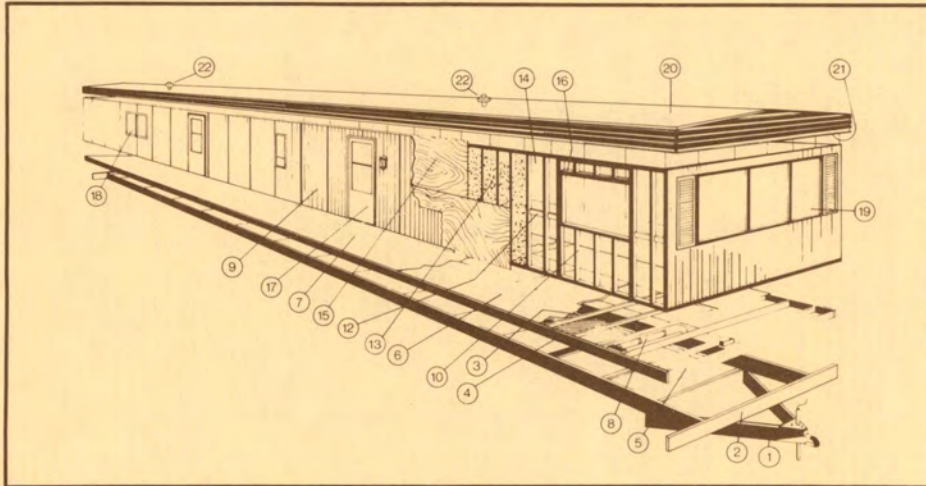


Here is a home which combines a pleasant appearance with practical application. The exterior greets your eye with symmetry and strength through its unified vertical siding. Decorative shutters on the windows add to the feeling of hominess. This three-bedroom home also features a spacious dining area off the kitchen with optional built-in buffet

and hutch. A continuous-clean oven is one feature of the well-planned kitchen. The master bedroom offers the convenience of a full-size closet. Carpeting in most of the rooms is optional. The Sierra is a well-planned, comfortable home with everything you'll need for pleasant living today — and one you can take pride in always.



The Building Standards of ATCO Homes



FRAME

1. Detachable hitch complete with jack.
2. Basement type frame with built-in camber, full depth front and rear members.
3. Floor structure bolted to frame longitudinals at 8'0" on centre.
4. Insulation — $\frac{7}{16}$ " impregnated fiberboard and 3½" (R.12) fiberglass in wings. 1" rigid insulation and 2½" (R.9) fiberglass in basement.

FLOOR

5. 2 x 8 at 16" on centre — lateral
6. $\frac{5}{8}$ " mobile decking board laid longitudinally, glued, nailed and screwed. All joints supported on glue blocks (floating floor system).
7. Easy care linoleum and/or quality carpets complete with underlay, where applicable.
8. All-metal hot air ducts (branch ducts provide perimeter-heating comfort).

WALLS

9. Maintenance-free — pre-finished metal siding.
10. Framing 2 x 4 kiln dried studs at 16" on exterior walls.
11. Framing 2 x 3 kiln dried studs at 16" on centre partitions, (double-wides).
12. 1 x 3 belt rail on exterior side walls (singles only).
13. Insulation 3½" (R.12) fiberglass.
14. Polyethylene vapour barrier.
15. Sheathing $\frac{5}{16}$ " plywood.
6. Lintels over doors and windows.

DOORS

17. House type front and rear door with light and aluminum combination screen and storm door, aluminum threshold — most models.

WINDOWS

18. Aluminum frame sliding windows complete with storm windows, fly screen, vinyl frost break and locking device.

19. "Thermoseal" front livingroom window. (most models).

ROOF

20. — Roof trusses at 16" on centre
— Interior finish $\frac{1}{2}$ " fiberboard
— Insulation 6" (R.20) fiberglass
— Polyethylene vapour barrier
— Sheathing $\frac{7}{16}$ " impregnated fiberboard
— Galvanized steel roof (.016")
21. Vents front and rear for superior roof ventilation.
22. Roofcaps for additional venting of attic.

Due to the nature of material supply ATCO HOMES reserves the right to substitute or alter the material specifications of any furniture groupings offered, without incurring liability or obligation. Any substitutions or alterations that may become necessary will be incorporated with the utmost effort to retain the original standards of quality.



"The specifications contained herein were in effect at the time this form was approved for printing. However, because of continuing product improvements and refinements, ATCO Homes reserves the right to discontinue models at any time or change specifications or design without notice and without incurring obligations."

APPLICATION FOR BUILDING PERMIT

under

DEVELOPMENT CONTROL BY-LAW No. 100 - 69

MUNICIPAL DISTRICT OF STURGEON No. 90

MORINVILLE, ALBERTA — PHONE 424-6276 - 256-3321 - 22 or 23



Date Sept 17, 19 79

I/WE **SEVERED IN LINE WITH SECTION 17 OF THE FOIP ACT**
of _____ HEREBY APPLY

for a BUILDING PERMIT in accordance with the provisions of the above mentioned by-law to carry out works consisting of the erection/alteration of mobile home

to be used for the purpose of dwelling

on Pl. 1/4 SW Sec. 20 Twp. 56 Rge. 23 W/ 4

Lot A Block 2986 KS Plan _____ within the Municipal District of Sturgeon No. 90.

Hamlet or Subdivision _____ No. of Acres 20

PARTICULARS CONCERNING BUILDING

Description of operations (Residential, Industrial, Commercial, Agriculture) agricultural

Distance from road: 150' Type of Road: gravel

Date of Erection: Sept. 17/79 Date of completion: Sept. 30/79

Any other dwellings on parcel: yes if second dwelling, state purpose: staff quarters

Outside Dimensions: 54x14' No. of floors: 1 No. of rooms: 5

Type of foundation: skirted Type of Heating: FA Fireplace: -

Exterior wall finish: metal siding Type of roof covering: metal

Estimated Cost _____ \$ 20 000 FEE \$ 30.00

I/We agree that in the event of a Building Permit being granted in respect of these works, I/We will comply in all respects with the requirements of the said by-law applicable thereto and observe the following conditions subject to which it is granted.

1. Subject to occupant being employed at least 6 months of each year by

2. Pranic Hardon Concretes Ltd

2. sewer & water systems subject to approval by the Sturgeon Health Unit

PLUMBING: All plumbing systems shall be installed in accordance with Provincial Plumbing Regulations. All sewage disposal systems must comply with Dept. of Health Regulations.

ELECTRICAL: Electrical installation shall meet the requirements of the current edition of the Canadian Electrical Code.

BUILDING STANDARDS: Alberta Building Standards - Late Edition

SKETCH of site plan and floor plan must be entered on back of application

Receipt No. 0695

BUILDING PERMIT

Severed in line with Section 17 of the FOIP Act

PERMIT NO. 382-79 NAME OF CONTRACTOR self

This BUILDING PERMIT is granted in respect of the works described above subject to:

1. The provisions of the above mentioned by-law the requirements of which must be complied with in so far as they are applicable.
2. The provisions of all other, laws, by-laws, and regulations.
3. Special conditions as stated in above application.

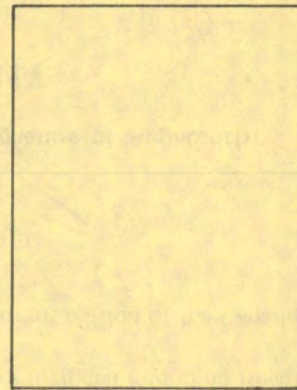
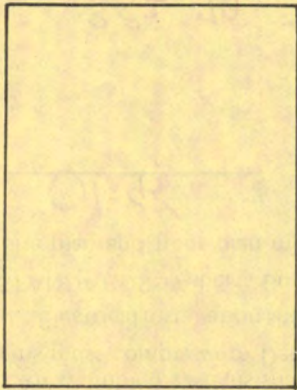
Date issued Sept. 17, 19 79 MUNICIPAL DISTRICT OF STURGEON No. 90

Expire date Dec. 31, 19 79 W. H. Wards

1. Building inspector may revoke a permit if construction is not started within a period of six months from the Date of issuing of permit.

2. Special conditions:

3. Sketch plan of Construction as to the lot, acreage or parcel of land.



4. Other particulars or information:

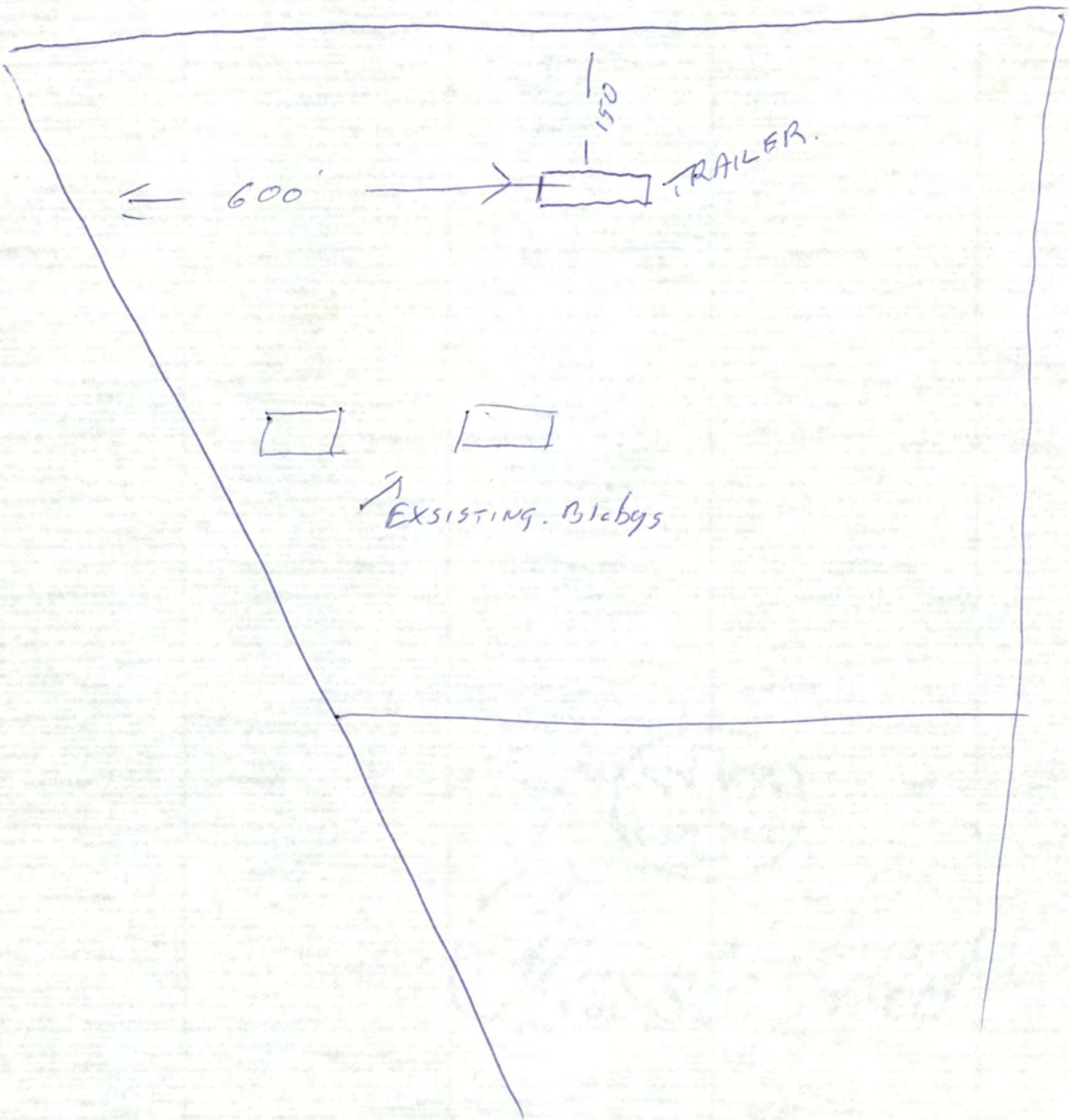
REFUSAL OF A DEVELOPMENT AND BUILDING PERMIT

Reasons for refusal are:

1. _____
2. _____
3. _____

Date of issue notice of decision: _____

This permit becomes effective 17 days after the date of issue of the notice of decision unless an appeal is lodged during that period, in which case the permit is null and void. Effective period and general conditions applying to all permits are as stipulated under By-law No. 100 - 69. Appeal procedures against decisions of the Development Officer are pursuant to By-law 100 - 69.





FORM A
DEVELOPMENT PERMIT APPLICATION
 under
LAND USE BY-LAW NO. 636/89
MUNICIPAL DISTRICT OF STURGEON #90

9601 - 100 Street, Morinville, Alberta T8R 1L9 — Phone: 939-4321 or 460-8903

Date July 31 1997

Severed in line with Section 17 of the FOIP Act

I/WE Tam Andersen (neilolk) Telephone No. _____

of _____

hereby apply for a Development Permit.

Registered Owner of Land: Tam Volk

Address of Registered Owner: _____

Legal Description of Subject Property: SW 205623 W4

All/Part Lot A Block 20 Plan No. 2936

Subdivision _____

All/Part 1/4 _____ Section _____ Township _____ Range _____ W _____

Existing Use of Property and/or Building N/A

Proposed Use of Property and/or Building Build 2 greenhouses for the farm to grow plants to be sold wholesale. No retail access.

Other Supporting Material Attached See diagram, letter.

IF THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION AND/OR ALTERATION OF ANY BUILDING(S), PLEASE COMPLETE THE FOLLOWING SECTION:

Construction Period

Anticipated Commencement Date: ASAP Anticipated Completion Date Oct. 1997

Proposed Setback (Distance from Property Lines)

Front Yard _____ Side Yards _____

Rear Yard _____

I hereby give/do not consent to allow all authorized persons the right to enter the above land and/or buildings with respect only to this application.

SIGNATURE OF APPLICANT T Andersen DATE July 31/97

FOR OFFICE USE ONLY

Check () if subject property is within

J.G.M.P. _____ 30 NEF _____

RDA _____ 1/2 Mile of Hwy. _____

Application for Development Permit No. D-43-97 Fee \$ 15.00 Receipt # 9713574

NOTICE OF DECISION -
DEVELOPMENT PERMIT APPLICATION



under 636/89
LAND USE BY-LAW NO. ~~636/89~~ 844/96

MUNICIPAL DISTRICT OF STURGEON #90

9601 - 100 Street, Morinville, Alberta T0G 1P0 — Phone: 939-4321 or 460-8903

APPLICATION NO. D-43-97

The above application has been examined as to its compliance with Land Use By-law No. ~~636/89~~ and amendments thereto and is

APPROVED SUBJECT TO THE FOLLOWING / REFUSED FOR THE FOLLOWING REASON(S)

Constructed in accordance with the Alberta Building Code 1990.

Date of Decision 97/08/05

Date of Permit 97/08/05

Permit Expiry Date N/A

Vivian Brueck
DEVELOPMENT OFFICER

An appeal against the above decision may be lodged by

the applicant

an assessed owner of property within 500 metres of the subject property, or other assessed owner, who in the opinion of the Development Officer may be affected.

For further information contact KEN OR VIVIAN at 939-4321 or 460-8903

Letters appealing the decision of the Development Officer should be addressed to:

Mr./Mrs. L. KIRKPATRICK, Secretary
Development Appeal Board
Municipal District of Sturgeon #90
9601 - 100 Street
Morinville, Alberta T0G 1P0

Notices of Appeal must be RECEIVED by the Secretary of the Development Appeal Board within 14 days of the decision of the Development Officer. A hearing concerning a Notice of Appeal will be held within 30 days of receipt of a Notice.

PRAIRIE
GARDENS & GREENHOUSES
BOX 1119 BON ACCORD AB CANADA T0K0



TAM VOLK
OWNER: DESIGNER
(403) 921-2272

July 31, 1997

M.D. of Sturgeon
9601 - 100 St.
Morinville, AB
T8R 1L9

Attention: Development Permit Office

Dear Sir:

We would like to build two Paul Boers greenhouses for the farm to grow plants which will be sold on a wholesale basis to garden centers in Edmonton. These greenhouses will not have public access. The greenhouse structure will be provided by Paul Boers Greenhouse Construction Ltd. (Box 134 1231 York Rd. St. Davids, Ontario). They are free standing metal structures which require no concrete. See attached diagrams.

It was my understanding, in discussion with Extreme Permit & Construction Services, that a permit would not be required.

Thank you for your consideration in this matter.

Yours truly,

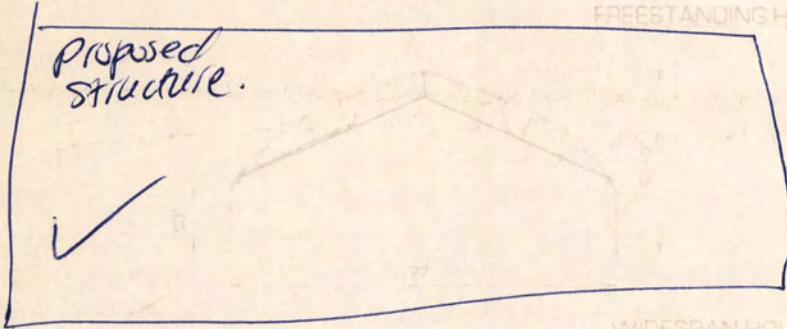
Tam Andersen
Owner

Viv
left message to pay
97/07/31 #15.00
#11
[Signature]

FREESTANDING WIDE SPAN GREENHOUSES



FREESTANDING HOUSES



WIDESPAN HOUSES



2" GALV. TUBE ANCHORPOSTS

1" GALV. TUBE WIND BRACE

1" GALV. TUBE WIND BRACE

2" GALV. TUBE RAFTERS

EASY FIELD ASSEMBLY
CONNECTORS ARE S.P. JOINTS
AND PRE-DRILLED FITTED
WITH NUT FASTENING

OPTIONAL ALUMINUM
RAIL

PLYWOOD

1/2" PLY

2" GALV. TUBE

2" GALV. TUBE

2" GALV. TUBE

2" GALV. TUBE

2" GALV. TUBE

2" GALV. TUBE

2" GALV. TUBE



greenhouses

Paul Boers Greenhouse Construction

BOX 154, 1231 YORK ROAD, ST DAVIDS, ONTARIO, CANADA

TEL: 505-262-4371 FAX: 505-262-1457

FREESTANDING and WIDE SPAN GREENHOUSES

The versatile freestanding Greenhouse has a multitude of uses from a greenhouse, storage space, workshop, animal shelter to even a pool cover. With 5 different widths and your choice of 8 or 5 foot arch spacing the choices are endless.

All parts are pre-drilled, easy to assemble and are built with long lasting galvanized steel components. Top transfer bracing adds to the strength and stability of the 27' and 30' wide span structures. The roofs' Gothic peak helps shed snow. Heat it with forced air, Vent it with fans and motorized shutters or just roll up the sides and let the breeze in. Also available with polycarbonate panels and ridgevents, with either automatic or manual openers.

SIZES:

- 18', 21' and 24' freestanding
- 27' and 30' wide span

GABLE ENDS:

- 1 1/2" square tubing with Cornplast or polycarbonate covering
- Includes all necessary mounting brackets, fasteners, and anchor posts. polylock or swage end cap for ends and arches

GABLE END FRAMING:

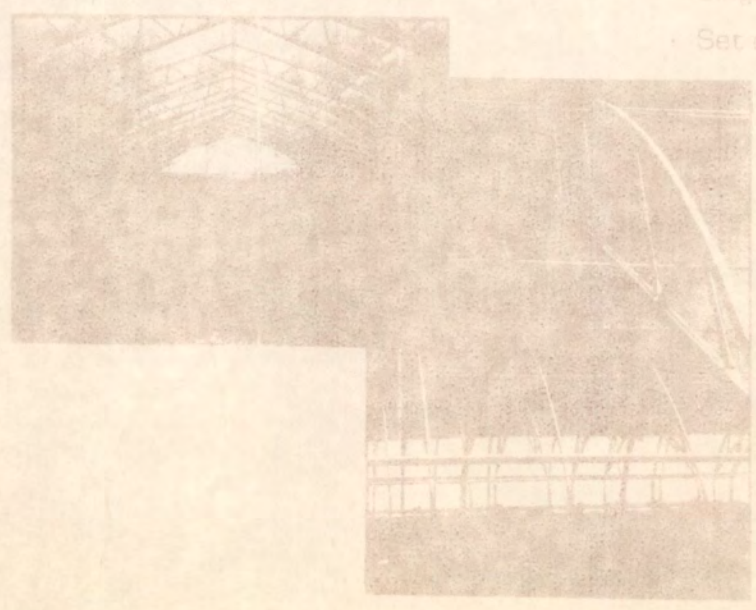
- 1 1/2" square tubing, mounting brackets, anchor posts and necessary fasteners are included

STRUCTURE:

- Available with 4' or 5' centers
- 2" dia. galvanized steel tubing anchor post, sidenpost, arches and peaks
- 18' and 21' houses have 3 runs 1" steel tubing purlins
- 24', 27' and 30' houses have 5 purlins
- All components are pre-drilled
- Diagonal 1" steel tube wind bracing
- 27' and 30' widespan houses have transfer crop braces every 8' or 10'

OPTIONS:

- Aluminum base c/w polylock 20'
- 1 1/2" square tubing x 20'-4" swage end cap
- M.G. polylock x 20'
- Inflation kit
- Polyethylene films
- Polycarbonate panels (fl. winwall or corrugated)
- Single door 4' x 7'
- Set of double doors 8' x 7'



April 9, 1973

E.V.C.O. Rentals
19 Bishop Street
Edmonton, Alberta

Attention: E. L. Trepner, Manager

Dear Sir:

Re: Operation of Garden Tools Rental
Lot A, Plan 2986 K.S.
S. W. 20-56-23-4

This letter is to serve as a development permit to operate a garden tool rental centre, in conjunction with Edmonton Nurseries Limited located on the same parcel of land as described above.

Yours truly,

Alphonse Nobert
Secretary Treasurer

AN/jk

19 Bishop Street,
Edmonton, Alta.,
April 9, 1973.

Secretary Treasurer,
A. Nobert,
M. D. of Sturgeon,
Morinville, Alta.

Dear Sir:

I wish to request a License to operate a garden tools rental centre. The location would be Edmonton Nurseries Ltd. This garden centre is located at 133 Street & 137 Avenue.

I will work in conjunction with these people, and I feel it relates to agriculture.

Sincerely,


E. L. Trepner
EVCO Rentals.



(E) Non-Conforming Uses and Buildings✓ s. 643
of the
MGA

The issue of non-conforming uses and buildings most often arises in the context of a section 645 stop order appeal. A use is considered non-conforming where following the issuance of a development permit, the LUB changes to effectively prohibit that use in the district. A non-conforming use can be continued, but generally speaking, it cannot be expanded. Section 643 of the MGA regulates the continuation or expansion of legal non-conforming uses.

In *Brooks (Town) v. Martin et al*, 1998 ABCA 168, the developer carried on an intensive agricultural use in an urban fringe district within the County of Newell. The developer applied to the County for an expansion of the operation. The SDAB approved the development permit on the grounds that the expansion is of a similar agricultural nature and will not significantly change the impact of the surrounding neighbourhood. The Court found that the SDAB had erred. The development was a non-conforming use because the intensive livestock operation was neither a permitted nor discretionary use (but had been authorized prior to an amendment to the LUB). As such, an expansion was not authorized. A “similar use” provision cannot be used to allow an extension of a non-conforming use. The power of variance conferred by section 687(3)(d) of the MGA does not entitle a SDAB to amend the LUB by approving a development for a use that is neither permitted nor discretionary.

When considering either a development appeal or a subdivision appeal, the SDAB only has the jurisdiction to vary the development standards under the municipality’s LUB. It cannot vary the use provisions of the LUB.

FREQUENTLY ASKED QUESTION: HOW DO STATUTORY PLANS INTERACT WITH LUBs?

In the case *Spruce Grove (City) v. Parkland (County)* (2000 ABCA 199) the Appellant, the City Spruce Grove, sought leave to appeal a decision of its SDAB. The SDAB reversed a decision of the development authority by granting a development permit to develop a private campground and recreational storage facility. In the municipality’s LUB, the proposed use was a permitted use in the applicable district. The development authority refused the permit as a result of concerns about the development being contrary to the spirit and intent of the municipality’s MPD.

The Court of Appeal found that the SDAB’s findings of fact demonstrated that it was aware of the provisions of the MDP. The SDAB applied the LUB and relied on the uses prescribed in the applicable land use district. The Court of Appeal agreed that in the event of a conflict between a statutory plan and the LUB, it was permissible to read the statutory plan down.

It is important to note that this case involved an application for a development permit for a permitted use, which an applicant is entitled if the requirements of the LUB are met. This decision does not allow a SDAB to ignore an applicable statutory plan, but the SDAB may place more weight on the LUB in the event of a conflict between the LUB and a statutory plan in the context of an application for a permitted use where the requirements of the LUB are met.

3.1.10 Policies, Procedures, And Standards

Periodically, municipalities will develop additional policies and procedures to provide more detail to statutory plans or the LUB, such as servicing requirements or engineering standards. Where such policies exist, planning staff should make the SDAB aware of these documents and their contents to assist in the decision-

July 8, 2021

Prairie Gardens and Adventure Fun
Box 119
Bon Accord, ABTOA OKO

Attention: Tam Anderson

RE: **Special 2021 Event Licence**
Licensee: Prairie Gardens & Adventure Farms
Location: 56311 Lily Lake Road, Sturgeon County

Schedule of Events:

- Wedding August 21, 2021 (to 12:00 midnight), current numbers at 50
- Wedding September 4, 2021 (to 12:00 midnight), current numbers at 50
- Wedding September 5, 2021 (to 12:00 midnight), current numbers at 50
- Wedding September 11, 2021 (to 12:00 midnight), current numbers at 50
- Wedding September 17, 2021 (to 12:00 midnight), current numbers at 50

Numbers for weddings may be increased pending COVID 19 restrictions/changes up to 100 guests.

- Chef's Table (private bookings, outside or tent to be utilized), no dates booked at this time but advertised for weekends throughout the summer, up to 20 persons or more. Open Farm Days dinner may be up to 80 guests.
- Pumpkin Harvest Hoot August 4, 2021, to October 31, 2021, location of activity and parking is located on north of property at 23414 TWP 564
- A Prairie Christmas November 1, 2021 – February 31, 2022 (private bookings, advertised, no dates booked at this time, weather dependent – will provide heat and shelter on cold days.

These activities as identified are outdoor in nature and or will be conducted in a tent that meets building codes/permits in the area identified on your application.

In the absence of an Ag Tourism designation within the Sturgeon County Land Use Bylaw, whilst recognizing the value that Prairie Gardens and Adventure Farms provides the residents of Sturgeon County and beyond, this agreement is an amendment to the Special Events Bylaw 1329/14 for the remainder of 2021

Special permits are deemed mandatory for events do not qualify for an exemption under the LUB. Regardless of the actual number of participants at the events identified above and in Schedule A, this agreement is being exercised for the safety and comfort of all residents, the said Licencee and adjacent landowners.

The Special Event Licence is granted for the events as indicated above, or additions as approved in writing (refer to section p) and in accordance with the Bylaw, subject to cancellation for breach of the conditions required within this licence agreement.

The Licence is cancelled effective December 31, 2021 and is non-transferable for the sole purpose of conducting the Events described within this agreement.

The licence agreement is in effect only during the times and dates as set out as above or as approved in writing thereafter (refer to section p).

The day to day operations of Prairie Gardens and Greenhouses. and Anderseed Farms are excluded from the licence agreement herein.

Nothing in this licence relieves any person from any requirement to obtain any additional licence, permit or approval under any other Bylaw of the Municipality or any provincial or federal statute or regulation and is subject to the following conditions:

- (a) Provide appropriate emergency response and security for the approved Events and comply with the Emergency Management Procedures Manual as per your 2021 application.
- (b) Be in compliance with Alberta Health Guidance due to COVID-19.
- (c) Provide a suitable supply of potable drinking water to all patrons during the entire duration of the Events.
- (d) Provide ample water for sanitation purposes and facilities for any of events if taking place over two hours or if expecting more than 15 participants.
- (e) Comply with the provision and schedule for refuse removal as identified in your application to remove all garbage from subject property as well as adjacent properties affected by debris originating from the events.
- (f) Provide first aid services, number, and qualification of emergency medical personnel, and comply with any medical plan as specified in the application of 2021.
- (g) Ensure that the liability insurance associated with the Events remains in full force and effect throughout the term of the policy and is renewed before November 15, 2021, to cover the duration of the licence which expires December 31, 2021.
- (h) All work, material and administration of any construction will comply with Alberta Building Codes. More information can be provided by Safety Codes Inspector by emailing sinspector@sturgeoncounty.ca.
- (i) Continue to ensure that on-site parking, access, and egress be provided and maintained as per the submitted parking plan. Overflow parking must be available for all scheduled events to avoid any parking on any road (Twp. Rd 564, Lily Lake etc.). Include any necessary signage for parking and directions to overflow if required. No exemptions to this will be allowed to ensure the safety of all residents. No parking is permitted on public roadway, ditches or on

Failure to comply with the conditions of this licence could result in the licence being withdrawn and future applications being denied. Should you have any questions or need to provide additional information, please forward such communication to Scott Rodda at srodda@sturgeoncounty.ca.

We continue to reserve the right to amend these terms and conditions from time to time and at our discretion.

If these terms are acceptable to you, please sign and return the duplicate copy of this letter within 5 days of the date of this permit. If you do not agree to be bound by the terms of this letter, or do not sign and return the duplicate copy of this letter within 5 days of the date of this letter, the County reserves the right to issue a violation ticket in accordance with the Bylaw 1329/14.

Regards,



Scott MacDougall P.Eng

Acting County Commissioner – CAO

cc: Mayor Hnatiw

Councillor Tighe

Reegan McCullough, Chief Administrative Officer

I agree to be bound by the terms of this permit.



Tam Andersen / July 15, 2021

road allowances. The entrance and exit for overflow parking are allowed from Twp. Rd 564 approach, visitors accesses are **not** permitted from Lily Lake road approach due to higher traffic volume.

- (k) Note that tents exceeding 645ft² shall have a valid building permit under the Alberta Building Code.
- (l) Any fire pit/BBQ's used onsite must be acceptable as defined in the Burning Bylaw 1375/16.
- (m) Fire extinguishers must be properly serviced & inspected, and staff are expected to have adequate orientation and training regarding how to use them.
- (n) Smoking or vaping of cannabis in Sturgeon is prohibited in any area or place where that person is prohibited from smoking under the Tobacco and Smoking Reduction Act. Ensure that signs indicating that smoking is prohibited are posted and continuously displayed in accordance with the regulations.
- (o) Comply with Prairie Gardens & Adventure Farm Acoustics (Noise) Mitigation Measure as provided and ensure;
 - (1) the pumpkin cannon remains in its 2017 location on the northern property with the Mega maze, away from residences and that the hours of operation for the cannon remain from 12:00pm-4:00pm on weekends during your Pumpkin Fest September – October;
 - (2) comply with all siting and design mitigation measure, and general mitigation measures provided in your application to reduce noise impacts to adjacent residences;
 - (3) continue with your current standard operating procedure as per your submission for weddings and other events and have patrons depart the facility by 12:00 am, and;
 - (4) in situations where a DJ is providing music, a decibel level below 60dB(A) must be maintained and continue to provide neighbors with direct contact number for the DJ to work collaboratively on sound level satisfaction as identified in your Good Neighbor Policy;
- (p) Provide notification of all additional private functions (weddings not identified within this permit) to the Chief Administrative Officer and needs to include the following information:
 - (1) Date and hours during which the proposed event (wedding) is to be held, and
 - (2) Description of the event and an estimated attendance
- (q) Maintain and inspect property to ensure no trespassing signs along the south boundary of your property at 56311 Lily Lake Road remain in place to discourage patrons from crossing onto the adjacent lands; and ensure staff are trained and operationalizing the Protech Online & Crowd Management techniques identified in your 2019 application.
- (r) Proof of a licence from Alberta Gaming and Liquor Commission must be always on site when alcohol is being served.

(3) A decision of a development authority on an application for a development permit must be in writing, and a copy of the decision, together with a written notice specifying the date on which the written decision was given and containing any other information required by the regulations, must be given or sent to the applicant on the same day the written decision is given.

(4) If a development authority refuses an application for a development permit, the development authority must issue to the applicant a notice, in the form and manner provided for in the land use bylaw, that the application has been refused and provide the reasons for the refusal.

(5) Despite subsections (1) and (2), a development authority must not issue a development permit if the proposed development does not comply with the applicable requirements of regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises.

RSA 2000 cM-26 s642;2016 cs24 s102;2017 c13 s1(58);
2017 c21 s28;2018 c11 s13;2020 c39 s10(31)

Non-conforming use and non-conforming buildings

643(1) If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw.

(2) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the land use bylaw then in effect.

(3) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.

(4) A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.

(5) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except

- (a) to make it a conforming building,
- (b) for routine maintenance of the building, if the development authority considers it necessary, or
- (c) in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.

(6) If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with the land use bylaw.

(7) The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

1995 c24 s95

Acquisition of land designated for public use

644(1) If land is designated under a land use bylaw for use or intended use as a municipal public building, school facility, park or recreation facility and the municipality does not own the land, the municipality must within 6 months from the date the land is designated do one of the following:

- (a) acquire the land or require the land to be provided as reserve land;
- (b) commence proceedings to acquire the land or to require the land to be provided as reserve land and then acquire that land within a reasonable time;
- (c) amend the land use bylaw to designate the land for another use or intended use.

(2) Subsection (1) does not apply if the Crown in right of Canada, the Crown in right of Alberta, an irrigation district, a board of a drainage district or a local authority, within 6 months from the date the land is designated under that subsection,

- (a) acquires that land, or
- (b) commences proceedings to acquire that land or requires that land to be provided as reserve land and then acquires it within a reasonable time.

(3) Subsection (1) does not apply to land designated by the municipality as conservation reserve.

RSA 2000 cM-26 s644;2016 cs24 s103

THIS AGREEMENT MADE as of the 26 day of October, 2021.

BETWEEN:

STURGEON COUNTY
(hereinafter called the "County ")

- and -

TAMMY A. ANDERSEN & TERRENCE N. ANDERSEN
(hereinafter collectively called the "owners")

WHEREAS the owners are the registered owners of the lands located in Sturgeon County and legally described as follows:

PLAN 2986KS
LOT (A)
CONTAINING 8.46 HECTARES (20.91 ACRES) MORE OR LESS.
EXCEPTING THEREOUT:
0.105 HECTARES (0.26 ACRES) MORE OR LESS, AS SHOWN ON ROAD
PLAN 1595NY
EXCEPTING THEREOUT ALL MINES AND MINERALS

AND

THE SOUTH WEST QUARTER OF SECTION TWENTY NINE (29)
TOWNSHIP FIFTY SIX (56)
RANGE TWENTY THREE (23)
WEST OF THE FOURTH MERIDIAN
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
0.602 HECTARES (1.49 ACRES) MORE OR LESS, AS SHOWN ON
ROAD PLAN 8121459

(the "lands");

AND WHEREAS the owners operate Prairie Gardens and Adventure Farm, which the County has deemed to be operating as a recreation facility, outdoor use and intensive agricultural use on the lands (collectively, the "operations");

AND WHEREAS the owners are required to apply for and obtain one or more development permits for the operations on the lands;

AND WHEREAS the owners are required to apply for and obtain one or more building permit approvals for the operations on the lands;

AND WHEREAS the County has received numerous complaints from neighbouring landowners with respect to the operations on the lands and on the 15th of October, 2021, the County issued a stop order (the “stop order”) to the owners with respect to the operations on the lands;

AND WHEREAS the County wishes to work with the owners to bring the operations on the lands into compliance with the County’s *Land Use Bylaw 1385/17* (“*Land Use Bylaw*”) and the *Municipal Government Act*, RSA 2000 Ch. M-26 (the “*Municipal Government Act*”);

AND WHEREAS the County has agreed to forbear from taking any enforcement action with respect to the stop order and the County’s *Land Use Bylaw* and the *Municipal Government Act* subject to the owner taking reasonable steps to bring the operations on the lands into compliance with the stop order and the County’s *Land Use Bylaw* and the *Municipal Government Act* and the terms and conditions of this agreement;

NOW THEREFORE this agreement witnesses that in consideration of the premises, the covenants herein contained, and other good and valuable consideration, the parties hereby agree as follows:

1. The preamble to this agreement is incorporated into, and forms a part of this agreement.
2. In consideration of the owners entering into this agreement with the County, the County hereby agrees to forbear from taking any steps to enforce the stop order and the county’s *Land Use Bylaw* and the *Municipal Government Act*, including permitting the continuing operations of Prairie Gardens and Adventure Farm, in accordance with the terms and conditions of this agreement.
3. In no way shall the County’s agreement to forbear from taking enforcement steps concerning the operations on the lands preclude the County from taking steps to enforce the County’s bylaws, the County’s *Land Use Bylaw*, or the *Municipal Government Act*, in respect of potential incidents of non-compliance by the owners or on the lands not addressed in the stop order.
4. In consideration of the foregoing, the owners shall pay to the County the sum of ONE (\$1.00) DOLLAR, the receipt of which is hereby acknowledged by the County.
5. In further consideration of the County’s agreement to forbear from enforcing the stop order the county’s *Land Use Bylaw* and the *Municipal Government Act*, the owners agree to do the following by the following dates:
 - (a) The owners shall apply for appropriate safety code permits for all buildings or structures on the lands on or before November 15th, 2021, and bring all buildings and structures on the lands into compliance with the *Safety Codes Act*, RSA 2000, Ch. S-1 (“*Safety Codes Act*”) and be closed compliant on or before December 31st, 2021::
 - i. Required safety code permits include all building, plumbing, electrical, or gas permits required by the *Safety Codes Act*;
 - ii. All low occupancy farm buildings, as defined by the National Building Code – Alberta Edition 2019, which are exempt from the requirement for building permits must be identified with a Sturgeon

County farm use confirmation, and be signed and barricaded to restrict any member of the public from entering the building on or before November 15th, 2021; and

- iii. Notwithstanding the foregoing, any building or structure that requires a safety code permit as per the *Safety Codes Act* that cannot, for any reason, be closed compliant on or before December 31st, 2021, including maintenance or structural defects, shall be signed and barricaded to restrict any member of the public from entering the building or structure on or before December 31st, 2021, and shall remain so signed and barricaded until such a time as the building or structure is removed, or the building or structure is brought into compliance with the *Safety Codes Act* and be closed compliant.
- (b) The owners shall submit a development permit application to the County for the intensive agriculture use of the lands, as defined in the County's *Land Use Bylaw*, on or before November 15th, 2021:
- i. If the application is deemed to be incomplete by the County, the owners shall submit any additional required information on or before December 1st, 2021.
- (c) The owners shall comply with either of the following:
- i. In the event the county undertakes an agri-business or agri-tourism initiative that would allow Prairie Gardens and Adventure Farm to operate without the need for an amendment to the County's *Land Use Bylaw*, the owners shall, on or before April 1st, 2022, submit a complete development permit application for a recreation facility, outdoor on the lands (or such other appropriate land use under the County's *Land Use Bylaw*);
- OR
- ii. The owners shall, on or before April 1st, 2022, submit a complete *Land Use Bylaw* amendment application to the County to allow the tourism focused activities of Prairie Gardens and Adventure Farm occurring on the lands to continue with appropriate permits and approvals from the County through rezoning of the Lands and appropriate land use class under the County's *Land Use Bylaw*.
- (d) The owners shall provide the County with a complete traffic, parking, and access plan, acceptable to the County, which may require a parking assessment and/or a traffic impact assessment, prepared by qualified professionals, on or before June 1st, 2022.
- (e) The owners shall limit attendance on the lands to 300 members of the public at any one time between the hours of 7:00 AM and 7:00 PM. The owners shall limit attendance on the lands to 100 members of the public at any one time between the hours of 7:00 PM and 11:00PM. Notwithstanding the foregoing, the County reserves the right, in its sole discretion, acting reasonably, to reduce the permitted number of members of the public on the

lands at any one time between the hours of 7:00 PM and 11:00PM upon providing the owners with 7 days' written notice to that effect. No member of the public shall be in attendance on the Lands at anytime between 11:00 PM and 7:00 AM including for camping or cleanup from an event.

6. The County's agreement to forbear from enforcing the stop order, and the county's *Land Use Bylaw* and the *Municipal Government Act* shall continue for one (1) year, and will end without further notice October 22nd, 2022, unless earlier terminated as provided for herein.
7. The owners shall indemnify the County and save it harmless from and against all claims, actions, damages, liabilities, and expenses by whomsoever made, brought or prosecuted in connection with losses of life, personal injury, damage to property, or any other loss, damage, or injury, whether or not of a nature related to the foregoing, arising from or in any way related to the operations on the lands and the County's forbearance from enforcing the stop order, and the county's *Land Use Bylaw* and the *Municipal Government Act* as set out herein, which obligation to indemnify shall survive the expiry or termination of this agreement, howsoever it occurs, and shall include the obligation for the owners to pay all costs and expenses incurred or paid by the County with respect to the foregoing, including reasonable legal costs on a solicitor and own client full indemnity basis.
8. In the event that the owners violate any provision of this agreement, the County may, without prejudice to any other remedy available to it, terminate this agreement effective immediately, and enforce its rights arising from the termination of this agreement, including but not limited to enforcing its rights and remedies with respect to the stop order, the county's *Land Use Bylaw*, and the *Municipal Government Act*.
9. If any section, subsection, sentence, clause, or phrase of this agreement is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed, and the decision that it is invalid shall not affect the validity of the remainder of this agreement.
10. All terms, covenants, and conditions contained in this agreement shall be binding upon and enure to the benefit of the respective successors and assigns of the County and the owners, including any person taking or receiving in any manner the benefit hereof absolutely to the same extent as if each such successor and assign, and any such person were named as a party to this agreement.
11. The provisions of this agreement, as they apply to the lands, do not absolve the owners from complying with any other easement, instrument, or other registration, or any other federal, provincial, or municipal legislation or regulations affecting the lands.
12. This agreement shall be construed in accordance with and governed by the laws of the province of Alberta.
13. This release may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which taken together will be deemed to constitute one and the same instrument. Counterparts may be executed either in original or electronic form, and the parties hereto may adopt any signatures received in an electronic form as original signatures of the parties.

IN WITNESS WHEREOF, notwithstanding the dates of signature below, the parties hereto have hereunder executed these presents as of the day, month, and year first above written.

STURGEON COUNTY

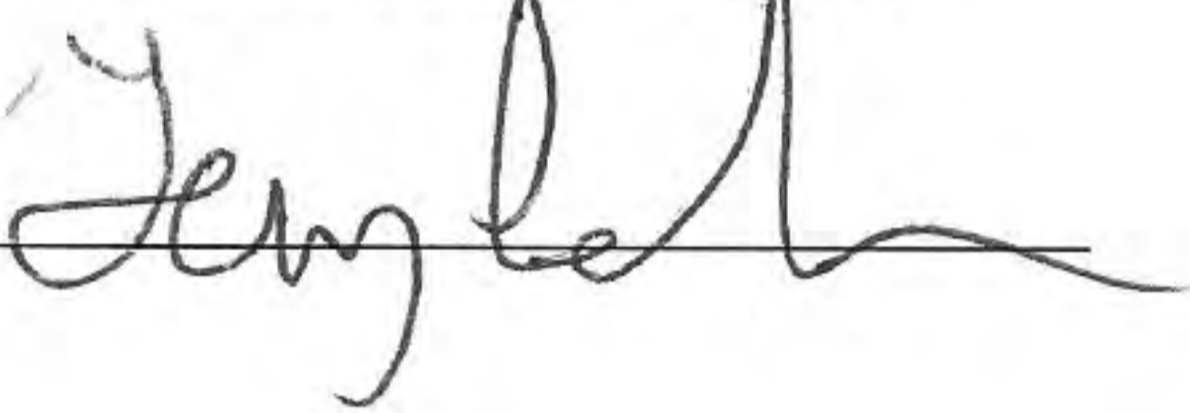
Per: _____
(Corporate Seal)

Per: _____

TAMMY A. ANDERSEN

Per: _____


TERRENCE N. ANDERSEN

Per: _____


The background of the slide features a blue-tinted header with the Sturgeon County logo. Below the header is a photograph of a long, straight dirt road stretching into the distance, flanked by green fields under a bright, cloudy sky.

Subdivision & Development Appeal Board

Hearing Date: November 18th, 2021

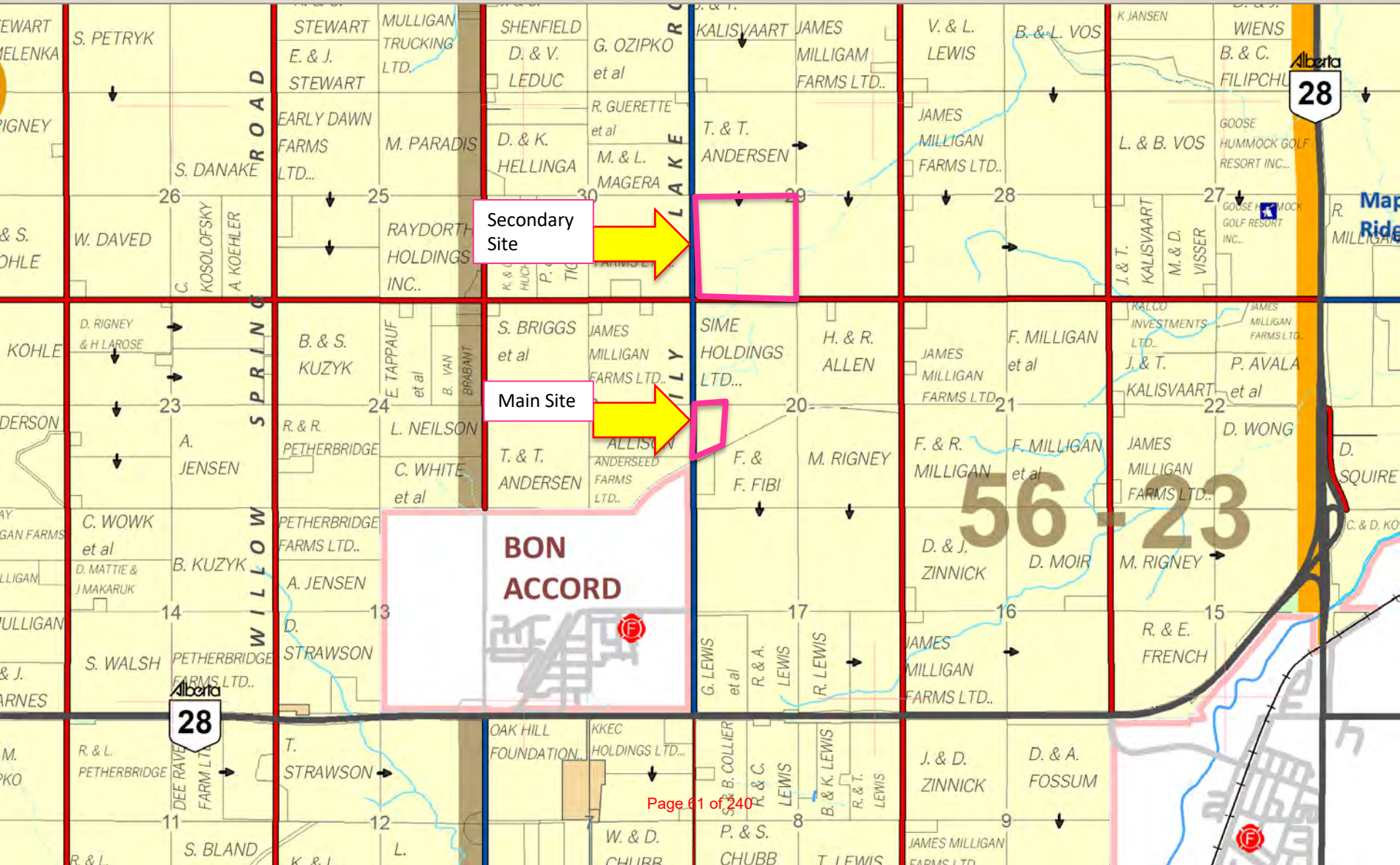
Regarding: SDAB File No. 021-STU-016 (re. Appeal of Stop Order)

Presented by: Tyler McNab, Program Lead, Development & Safety Codes

Site Location (Regional Context)

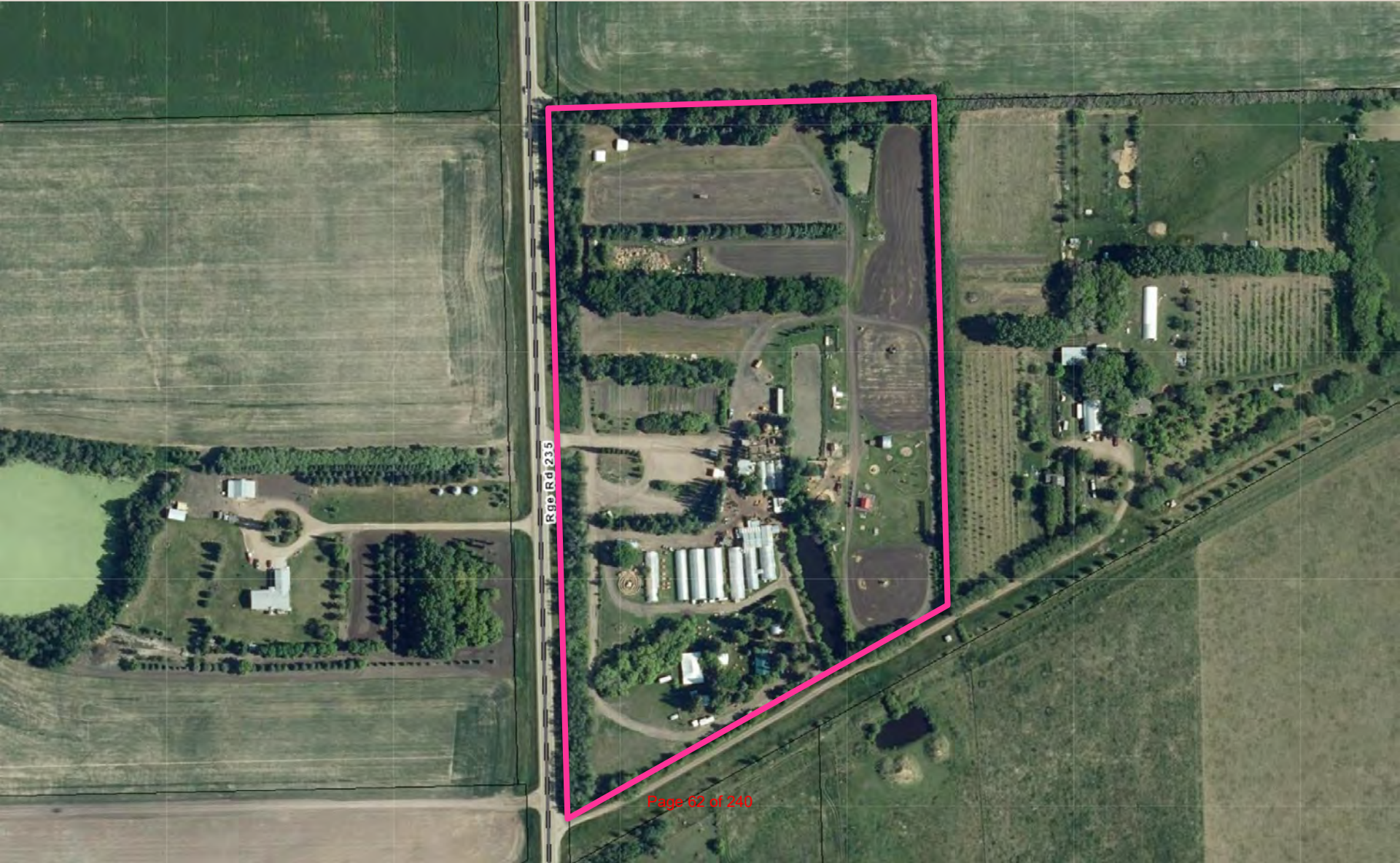


Site Location (Local Context)



Site Location (Immediate Context)

Lot A, Plan 2986KS



Site Location (Immediate Context)

SW-29-56-23-W4M



I. Introduction

- **October 15th 2021:** Stop Order issued (see Appendix 1), effective October 18th 2021.
- **October 27th 2021:** forbearance agreement entered stipulating a series of tasks and deadlines to be completed by the landowners. If adhered to, Sturgeon County will not use the powers granted to it via the Land Use Bylaw to enforce the Land Use Bylaw or this Stop Order.
- **November 3rd 2021:** Appeal lodged. Reason: *“Prairie Gardens is a historic farm and has been in operation since approx. 1956. The U-Pick Pumpkin Harvest has occurred for 27 years. As a farm, we are primary ag producers of vegetables and pumpkins, not an outdoor recreation centre. Special Events Permit signed July 8, 2021 in effect to December 31, 2021 - “In the absence of an Ag Tourism designation within the Sturgeon County Land Use Bylaw, whilst recognizing the value that Prairie Gardens and Adventure Farms provides the residents of Sturgeon County and beyond, this agreement is an amendment to the Specials Events Bylaw 1329/14 for the remainder of 2021.”*

I. Introduction

- An appeal regarding a Stop Order *“is restricted to determining if the Stop Order was properly issued. If the Stop Order was properly issued, the Board must uphold the Stop Order but may exercise its discretion and give the recipient more time to comply with the terms of the order”* (see Appendix 2).
- **key questions:**
 - Does the Land Use Bylaw require a permit?
 - Is there a valid permit existing?
 - Was the Stop Order properly issued?

II. About the Property

- **1956:** Appellant indicates Prairie Gardens started operations in 1956 which may be considered an Intensive Agriculture use. No development permits are on record (see Appendix 3).
- **Between 1964 to 1997:** Several Building Permits and Development Permits were issued to the property including a Header House, 3 Greenhouses, 3 residences, and a Garden Tool Rental facility use (Appendix 4).
- **Since 2017:** multiple Temporary Event Tent building permits have been issued.
- **July 2021:** Special Event Licence (see Appendix 6). Was issued allowing a series of events with an expiry of December 31st 2021.
- Several complaints have been received regarding the operations of the development from this parcel, including noise, safety, and traffic concerns.

II. About the Property

- Prairie Gardens and Adventure Farm has expanded over the years to now welcome up to 50,000 visitors per year. Activities hosted at Prairie Gardens and Adventure Farm include the following (in accordance with the location's own marketing):

Train/ Wagon Rides;

Admission pricing;

Mazes including corn, sunflower & strawbale;

Petting farm;

Camp and bonfire sites including food & treats;

Workshops including crafting, succulents, charcuterie and other farm experiences;

Playgrounds;

School and field trips;

Parties and retreats for schools, weddings, birthdays, christmas or corporate;

Chef's Plate experiences;

Pumpkin & corn cannon;

and a Farm Market .

- A full description of activities occurring at Prairie Gardens is available, however summarized above due to length.

III. Summary of Relevant Regulation

- Prairie Gardens and Adventure farm under Land Use Bylaw 1385/17 is considered two different types of development.
- An “*Intensive Agriculture*” use which means a horticultural operation which may be accessory to an extensive agriculture or extensive livestock use that, generally operates on smaller tracts of land. Without restricting the generality of the foregoing, this may include nurseries, greenhouses, market gardens, u-pick farms, tree farms, fish farms, stud farms and sod farms. This use accommodates site visits to an agricultural parcel for customers for the purchasing of farm products. This does not include Cannabis Production and Distribution or Cannabis Retail Sales.
- and a “*Recreation facility, outdoor*” use which means development providing facilities which are available to the public at large for sports and active recreation conducted outdoors. Typical uses include golf courses, driving ranges, clubhouses, go-cart tracks, sports fields, tennis courts, unenclosed ice surfaces or rinks, rodeo grounds, athletic fields, boating facilities, swimming pools, bowling greens, riding stable and fitness trails. This use does not include a public park or shooting range.

III. Summary of Relevant Regulation

- Prairie Gardens has been in operation for around 65 years and as such the intensive agriculture use may be considered a “non-conforming” use.
 - Typically, a “non-conforming use” requires the issuance of a Development Permit to be considered, due to the start of the Intensive Agriculture use in 1956 a Development Permit may not have been required at the time and thus the use itself may have been a non-conforming use.
 - However, under the Municipal Government Act and the Land Use Bylaw a non-conforming use generally cannot expand, and any expansion would render the development as non-compliant with the Land Use Bylaw. (see **Appendix 5**).
- The Intensive Agriculture use that existed in 1956 as a non-conforming use has expanded since that time and thus will require a new Development Permit as a Permitted Use to continue operation in its current state.
- MGA S643(4) Summarized means any new building no matter how small would require a new Development Permit and since no Development Permit is on file would require the parcel to get a Development Permit. (see **Appendix 7**).
- Since 1956 and continuing to 2021 Prairie Gardens former non-conforming Intensive Agriculture use has certainly expanded with the welcoming of up to 50,000 visitors per year, addition of many events, workshops and experiences and the addition of buildings would require an Intensive Agriculture use to obtain a new Development Permit.

III. Summary of Relevant Regulation

- Prairie Gardens has created second element to the operation which Administration considers an “Recreation Facility, Outdoor” that include the use of the property in a more recreation nature such as an event venue, pricing for admission, wagon rides and cannons and other tourism focused facilities.
- a *Recreation facility, outdoor* use is neither a permitted or discretionary use allowed within the “AG – Agriculture” district and a bylaw amendment is required.
- The forbearance agreement should have no bearing on the Subdivision and Development Appeal board in these proceedings.
- For context, the forbearance agreement allows the appellants to continue their operation up to October 22nd 2022 while meeting some deadlines and restrictions.

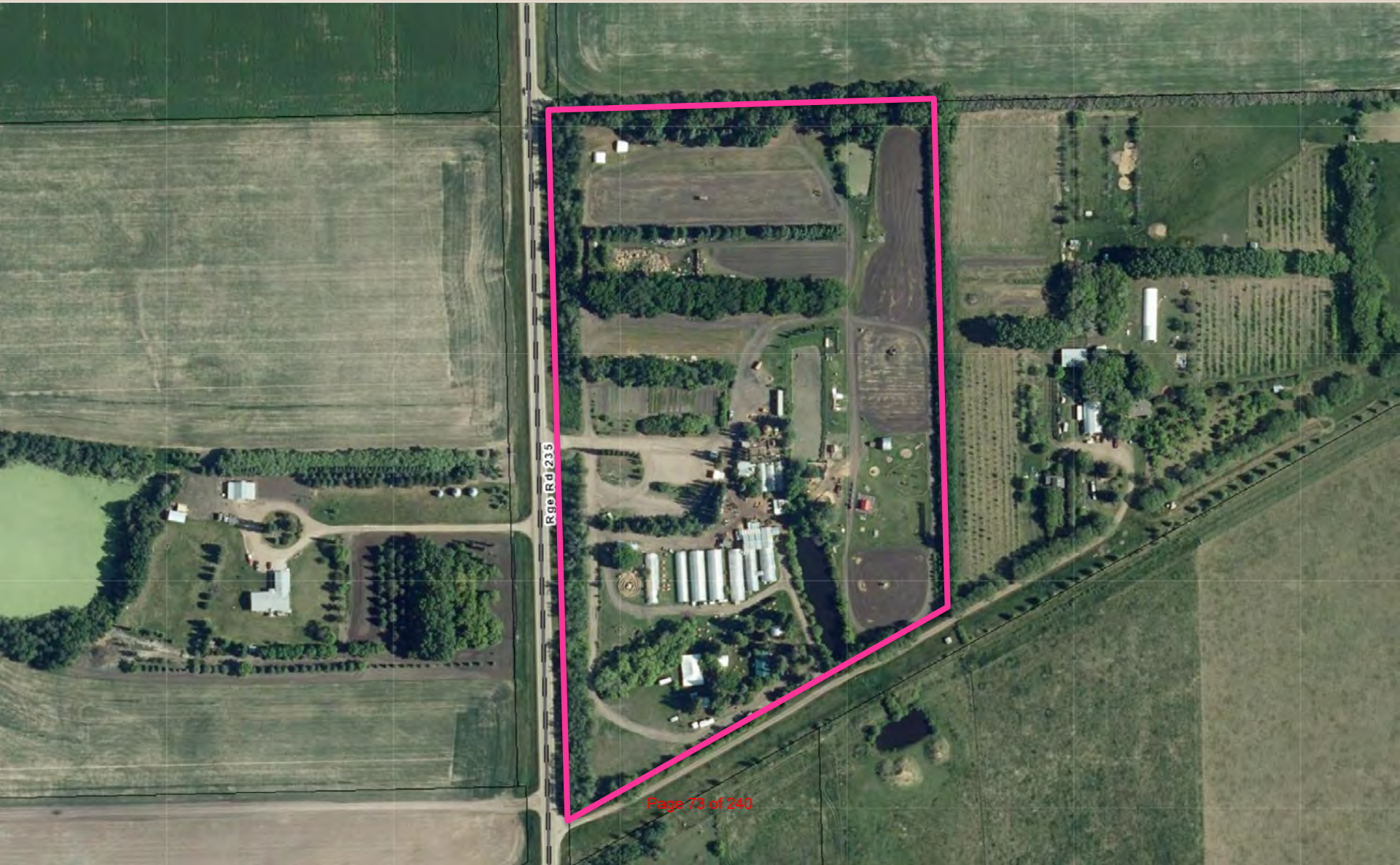
III. Summary of Relevant Regulation

- Regarding the Special Event License 2021 issued to Prairie Gardens (see Appendix 6). The Special Event license does not overrule the regulations within the Land Use Bylaw, additionally the Special Event License issued contains the following wording;
- *“Nothing in this license relieves any person from any requirement to obtain any additional license, permit or approval under any other Bylaw of the Municipality or any provincial or federal statute or regulation”*
- As such the issuance of the Special Event License for 2021 has no bearing on the Stop Order issued regarding the Land Use Bylaw.

IV. Findings & Conclusions

- An SDAB hearing regarding an appeal of a Stop Order “is restricted to determining if the Stop Order was properly issued.
- **Does the Land Use Bylaw require a permit?**
 - Yes - A permit is required for an Intensive Agriculture use as well as a Recreation facility, outdoor use. A Land Use Bylaw amendment may provide for an alternative zoning for the facility’s uses, should the appellant or municipality pursue such amendment.
- **Is there a valid permit existing?**
 - No - While an intensive agricultural use in the past may have been considered a non-conforming use, as the operation has continued to expand this use has become non-compliant.
- **Was the Stop Order properly issued?**
 - Yes - Part 645 of the Municipal Government Act authorizes Sturgeon County to issue a Stop Order when a development, land use, or use of a building is not in accordance with the Land Use Bylaw.
 - Accordingly, it is Administration’s opinion that the issuance of the Stop Order (and the content/requirements thereof) are consistent with the provisions of Part 645 of the Municipal Government Act.

Questions?



**APPELLANT
SUBMISSIONS
RECEIVED**

Prairie Gardens

Owner Tammy Andersen

November 15, 2021

Notice of Appeal – Stop Work Order

Reasons for Appeal

Supplemental Notes

- 1) Prairie Gardens / Tammy Andersen has a Special Event permit signed on July 8, 2021 in effect until December 31, 2021. “In the absence of an Ag Tourism designation within the Sturgeon County Land Use Bylaw, whilst recognizing the value that Prairie Gardens and Adventure Farms provides the residents of Sturgeon County and beyond, this agreement is an amendment to the Special Events Bylaw 1329/14 for the remainder of 2021.” With this designation, it is clearly implied that are legally non-conforming.
- 2) Prairie Gardens is a historic farm and has been in operation since approximately 1956. The U-pick Pumpkin Harvest has occurred for 27 years. As a farm, we are a primary producer of vegetables and pumpkins. Whilst we do have guests attend the farm for a u-pick experience, we are not an outdoor recreation centre. We grow over 15 acres of vegetables, apples, pumpkins and berries. We are a seasonal operation focussed on harvest of our pumpkin crops. Our last day of pumpkin U-pick was October 31st. We now have less than 2 customers per day, and expect to see a less than nine daily average yearly total of vehicles accessing our site for the duration of 2021.
- 3) Prairie Gardens has additionally provided Sturgeon County with indemnification as is listed as an Additional Insured in Prairie Garden’s Liability Policy for 2021 – with a \$5Million policy.
- 4) On a letter to Prairie Gardens, dated, **September 16, 2010**, from Sturgeon County, Planning and Development - there was an update provided on Sturgeon County’s progress to date in pursuing development of an agriculture tourism concept. They launched a pilot project in pursuing the development of an Agri-tourism Concept “Planning and Development is currently re-writing the municipal development plan, and will be looking at proposing policies in the MDP that lay the foundation for future consideration of agricultural tourism as a land use policy. Upon realization of the above noted initiatives, Sturgeon County will undertake a review of the land use bylaw that is consistent with the intent of fostering ag-tourism as a land use policy.” Further evidence that Prairie Gardens has actively been collaborating with Sturgeon County on development of an agri-tourism concept, and therefor was legally non-conforming.. See attached.
- 5) Prairie Gardens has submitted a development application for Intensive Agriculture prior to November 15, 2021. The intensive agricultural activities at this site are a permitted use

under this bylaw, and we have been operational for over 50 years – and so predate the 2017 Municipal Land Use Bylaw 1385/17.

- 6) In 2017, Sturgeon County officials and safety experts from all disciplines completed a safety inspection of all public access buildings, with recommendations for improvements, which were all completed. At that time, there was no information provided to us that we were required to re-apply for safety and building permits, as structures were either farm buildings or had development permits. Nothing has changed since that time. There was no notice this new requirement for re-applying for safety building permits / retail sales being required that we could have complied with prior to the stop work order.
- 7) There was also no notice given at the time of issuing the stop work order to enable us with the ability to complete the development permit for an agricultural intensive designation.
- 8) Currently, Sturgeon County's Land Use Bylaw doesn't have a land use category like Agri-tourism that supports the agri-tourism uses as commonly recognized in other jurisdictions – such as information provided in the Government of BC's Agri-tourism Guide - which Prairie Gardens can apply for. The past several Sturgeon County administrations informed us that we are legally non-conforming in our activities.
- 9) To come into alignment with the Regional Agriculture Master Plan (RAMP) there is an Agri-tourism Task Force currently working on definitions for agri-tourism as a permitted land use. Sturgeon County has identified their goal is to have a new definition by April, 2022.
- 10) RAMP definitions: RAMP Policy Definitions are as follows:
 - a. Agriculture: The growing, raising, managing and/or sale of livestock, crops, horticulture, and agriculture related products or services including food, feed, fibre, energy and other complementary value-added activities
 - b. Agriculture Related Users: Are users directly related to agriculture, primarily support agriculture, benefit from being in close proximity to agriculture and provide direct products and or services to agriculture.
 - c. On-farm Diversified Uses: Are secondary uses and limited in area to the principal agriculture use and are compatible with the principal agricultural use and agricultural uses in the adjacent area. On-farm diversified uses may include, but are limited to home occupations, agri-tourism uses, and uses that produce value-added agricultural crops.
 - d. Value-Added Agriculture: The addition of a process or service to an agricultural raw material being produced by the (farmer) producer. This may include some form of processing (such as milling, drying, cleaning, sorting, slaughtering, distilling, refining, or direct marketing through farm gate sales, farmer's markets, or direct distribution).
 - e. Agri-tourism Uses: Farm related tourism uses, included limited accommodation, direct-to-consumer sales, agricultural education, recreates and activities that involved observations and participation in farming operations.

Tam Andersen is a board member on the Agri-tourism Task Force – working collaboratively with a board of peers to ensure a way forward. Prairie Gardens will apply once there is an agri-tourism land use for the agri-tourism designation as the category deemed “outdoor recreation” does not apply to a farm engaged in primary agricultural production and sales of products grown. Tam Andersen was also chair of the Edmonton Regional Tourism Group, a municipal-private sector Not-for-Profit Company in 2008 when they were awarded \$1.2 M to support rural tourism throughout the region. Sturgeon County was also a member, and had representation on the board. At that time, an Agri-tourism Guide was created and presented to Sturgeon County to act upon.

11) In BC, agri-tourism is defined as: a tourist activity, service or facility accessory to land that is classified as a farm under the Assessment Act.

These activities may include:

- a. an agricultural heritage exhibit displayed on the farm;
- b. a tour of the farm, an educational activity or demonstration in respect of all or part of the farming;
- c. operations that take place on the farm, and activities ancillary to any of these;
- d. cart, sleigh and tractor rides on the land comprising the farm;
- e. activities that promote or market livestock from the farm, whether or not the activity also involves
- f. livestock from other farms, including shows, cattle driving and petting zoos;
- g. (e) dog trials held at the farm;
- h. harvest festivals and other seasonal events held at the farm for the purpose of promoting or marketing
- i. farm products produced on the farm;
- j. Corn mazes prepared using corn planted on the farm.
- k. Simply put, agri-tourism is tourism that supports agricultural production. It has been shown to be one of the most effective diversification options for farmers.

[BC Government of Agriculture Agri-tourism Guide -2017.](#)

12) Neighbor relations and complaints. Prairie Gardens has taken special care in cultivating good neighbor policy and good working relationships with neighbors within a 1 mile radius, and directly adjacent to our property. Ivan Siemens is our closest neighbor, as we share a property line, residing approx. 1/8th km to the east and south of us. His property is directly adjacent to ours. His driveway access is ¼ km south of ours. We have consistently worked with him to address any concerns to his satisfaction. Our neighbor to the west of us is our next closest neighbor, with driveway within 200 feet of ours. We have sent these neighbors letters outlining our activities, and they have expressed no concerns for the 2021 season. See supplemental attached emails as required for the Special Event Permit.

13) There is a resident who has made numerous complaints. We have tried our best to resolve these complaints in a neighborly fashion. His complaints have been investigated and are usually unfounded. It should be noted that this neighbor is not directly adjacent to us, and further away than our directly adjacent neighbors. This neighbor has been reported by other residents of both

Sturgeon County and Bon Accord to the RCMP for stalking or erratic behaviours. We have been advised by both the RCMP and through the SPARC (Stalking Prevention Awareness & Resources Centre) to have no contact with this individual, as we are fearful for our safety and wellbeing. Learn more about the prevalent, dangerous and frequently misunderstood crime of stalking. Here is the link to the resource centre: <https://www.stalkingawareness.org/stalking-awareness-month-2020/>

- 14) Traffic Analysis - 2014 was our busiest year on record, due to the Woman of Vision Award. A Genivar Traffic Analysis and Technical Report 2014-05-07, and indicates that a Stop sign should be installed (completed). Conclusions from the report: "Right turn lane will not be warranted for northbound traffic at the Lily Lake Road / Prairie Gardens access intersection for up to the 20 year horizon." Left turn lane not warranted for southbound traffic at the Lily Lake Road / Prairie Gardens Access intersection in 2014. A type III left turn will be warranted by the 20 year horizon. In a year of the COVID 19 pandemic, and due to new online-ticketing policies at Prairie Gardens, the number of guests has been reduced by over 50% compared year over year – 2014-2021. Sturgeon County has this report on file, and should not require a new report in 2021 in this seven year period, as our sales have decreased overtime.
- 15) Prairie Gardens is a women lead and women run farm. We have eighteen women who may lose their jobs with the continuance of this stop work order. See attached "Women make it happen at Prairie Gardens".
- 16) Prairie Gardens is an award-winning farm –Alberta Market Gardener of the Year, Alberta Greenhouse Grower of the Year, Alberta Farm Fresh Producer of the Year, 2014 Woman of Vision Global TV and numerous others.
- 17) COVID 19 - and Sturgeon County State of Emergency (Drought of 2021). This action comes at a time of hardship for both Sturgeon County farms and tourism businesses as a direct result of the COVID 19 pandemic and the drought of 2021. Businesses across the region are closing due to these hardships. It seems unnecessarily harsh to impose a stop work order on an innovative successful farm during the harvest season. We are doing our best during these trying times, and will continue to do our best to work collaborative with both our employees, creating and maintaining jobs, neighbors and county officials as we work through these times

Supporting documents

- a. Special Events Permit Signed July 8, 2021
- b. Certificate of Insurance for 2021.
- c. Supporting Letters from neighbors and employees (28)
- d. Genivar Traffic Analysis Technical Report
- e. Sturgeon County Land-use Bylaw 1385/17 -definitions Agriculture, Intensive Agriculture, and Recreation Facility – outdoor
- f. Letter from Sturgeon County dated September 16, 2010 Update on Agri-tourism progress to Prairie Gardens re: Agri-tourism.
- g. Women Make it Happen at Prairie Gardens – press release.
- h. BC Ministry of Agriculture – Agri-tourism Guide – 2017 Excerpt and table of contents.

July 8, 2021

Prairie Gardens and Adventure Fun
Box 119
Bon Accord, ABTOA OK0

Attention: Tam Anderson

RE: **Special 2021 Event Licence**
Licensee: Prairie Gardens & Adventure Farms
Location: 56311 Lily Lake Road, Sturgeon County

Schedule of Events:

- Wedding August 21, 2021 (to 12:00 midnight), current numbers at 50
- Wedding September 4, 2021 (to 12:00 midnight), current numbers at 50
- Wedding September 5, 2021 (to 12:00 midnight), current numbers at 50
- Wedding September 11, 2021 (to 12:00 midnight), current numbers at 50
- Wedding September 17, 2021 (to 12:00 midnight), current numbers at 50

Numbers for weddings may be increased pending COVID 19 restrictions/changes up to 100 guests.

- Chef's Table (private bookings, outside or tent to be utilized), no dates booked at this time but advertised for weekends throughout the summer, up to 20 persons or more. Open Farm Days dinner may be up to 80 guests.
- Pumpkin Harvest Hoot August 4, 2021, to October 31, 2021, location of activity and parking is located on north of property at 23414 TWP 564
- A Prairie Christmas November 1, 2021 – February 31, 2022 (private bookings, advertised, no dates booked at this time, weather dependent – will provide heat and shelter on cold days.

These activities as identified are outdoor in nature and or will be conducted in a tent that meets building codes/permits in the area identified on your application.

In the absence of an Ag Tourism designation within the Sturgeon County Land Use Bylaw, whilst recognizing the value that Prairie Gardens and Adventure Farms provides the residents of Sturgeon County and beyond, this agreement is an amendment to the Special Events Bylaw 1329/14 for the remainder of 2021

Special permits are deemed mandatory for events do not qualify for an exemption under the LUB. Regardless of the actual number of participants at the events identified above and in Schedule A, this agreement is being exercised for the safety and comfort of all residents, the said Licencee and adjacent landowners.

The Special Event Licence is granted for the events as indicated above, or additions as approved in writing (refer to section p) and in accordance with the Bylaw, subject to cancellation for breach of the conditions required within this licence agreement.

The Licence is cancelled effective December 31, 2021 and is non-transferable for the sole purpose of conducting the Events described within this agreement.

The licence agreement is in effect only during the times and dates as set out as above or as approved in writing thereafter (refer to section p).

The day to day operations of Prairie Gardens and Greenhouses, and Anderseed Farms are excluded from the licence agreement herein.

Nothing in this licence relieves any person from any requirement to obtain any additional licence, permit or approval under any other Bylaw of the Municipality or any provincial or federal statute or regulation and is subject to the following conditions:

- (a) Provide appropriate emergency response and security for the approved Events and comply with the Emergency Management Procedures Manual as per your 2021 application.
- (b) Be in compliance with Alberta Health Guidance due to COVID-19.
- (c) Provide a suitable supply of potable drinking water to all patrons during the entire duration of the Events.
- (d) Provide ample water for sanitation purposes and facilities for any of events if taking place over two hours or if expecting more than 15 participants.
- (e) Comply with the provision and schedule for refuse removal as identified in your application to remove all garbage from subject property as well as adjacent properties affected by debris originating from the events.
- (f) Provide first aid services, number, and qualification of emergency medical personnel, and comply with any medical plan as specified in the application of 2021.
- (g) Ensure that the liability insurance associated with the Events remains in full force and effect throughout the term of the policy and is renewed before November 15, 2021, to cover the duration of the licence which expires December 31, 2021.
- (h) All work, material and administration of any construction will comply with Alberta Building Codes. More information can be provided by Safety Codes Inspector by emailing sinspector@sturgeoncounty.ca.
- (i) Continue to ensure that on-site parking, access, and egress be provided and maintained as per the submitted parking plan. Overflow parking must be available for all scheduled events to avoid any parking on any road (Twp. Rd 564, Lily Lake etc.). Include any necessary signage for parking and directions to overflow if required. No exemptions to this will be allowed to ensure the safety of all residents. No parking is permitted on public roadway, ditches or on

road allowances. The entrance and exit for overflow parking are allowed from Twp. Rd 564 approach, visitors accesses are **not** permitted from Lily Lake road approach due to higher traffic volume.

- (k) Note that tents exceeding 645ft² shall have a valid building permit under the Alberta Building Code.
- (l) Any fire pit/BBQ's used onsite must be acceptable as defined in the Burning Bylaw 1375/16.
- (m) Fire extinguishers must be properly serviced & inspected, and staff are expected to have adequate orientation and training regarding how to use them.
- (n) Smoking or vaping of cannabis in Sturgeon is prohibited in any area or place where that person is prohibited from smoking under the Tobacco and Smoking Reduction Act. Ensure that signs indicating that smoking is prohibited are posted and continuously displayed in accordance with the regulations.
- (o) Comply with Prairie Gardens & Adventure Farm Acoustics (Noise) Mitigation Measure as provided and ensure;
 - (1) the pumpkin cannon remains in its 2017 location on the northern property with the Mega maze, away from residences and that the hours of operation for the cannon remain from 12:00pm-4:00pm on weekends during your Pumpkin Fest September – October;
 - (2) comply with all siting and design mitigation measure, and general mitigation measures provided in your application to reduce noise impacts to adjacent residences;
 - (3) continue with your current standard operating procedure as per your submission for weddings and other events and have patrons depart the facility by 12:00 am, and;
 - (4) in situations where a DJ is providing music, a decibel level below 60dB(A) must be maintained and continue to provide neighbors with direct contact number for the DJ to work collaboratively on sound level satisfaction as identified in your Good Neighbor Policy;
- (p) Provide notification of all additional private functions (weddings not identified within this permit) to the Chief Administrative Officer and needs to include the following information:
 - (1) Date and hours during which the proposed event (wedding) is to be held, and
 - (2) Description of the event and an estimated attendance
- (q) Maintain and inspect property to ensure no trespassing signs along the south boundary of your property at 56311 Lily Lake Road remain in place to discourage patrons from crossing onto the adjacent lands; and ensure staff are trained and operationalizing the Protech Online & Crowd Management techniques identified in your 2019 application.
- (r) Proof of a licence from Alberta Gaming and Liquor Commission must be always on site when alcohol is being served.

Failure to comply with the conditions of this licence could result in the licence being withdrawn and future applications being denied. Should you have any questions or need to provide additional information, please forward such communication to Scott Rodda at srodda@sturgeoncounty.ca.

We continue to reserve the right to amend these terms and conditions from time to time and at our discretion.

If these terms are acceptable to you, please sign and return the duplicate copy of this letter within 5 days of the date of this permit. If you do not agree to be bound by the terms of this letter, or do not sign and return the duplicate copy of this letter within 5 days of the date of this letter, the County reserves the right to issue a violation ticket in accordance with the Bylaw 1329/14.

Regards,



Scott MacDougall P.Eng

Acting County Commissioner – CAO

cc: Mayor Hnatiw

Councillor Tighe

Reegan McCullough, Chief Administrative Officer

I agree to be bound by the terms of this permit.



Tam Andersen / July 15, 2021

CERTIFICATE OF LIABILITY INSURANCE

This certificate is issued as a matter of information only and confers no rights upon the certificate holder and imposes no liability on the insurer. This certificate does not amend, extend or alter the coverage afforded by the policies below.

1. CERTIFICATE HOLDER - NAME AND MAILING ADDRESS				2. INSURED'S FULL NAME AND MAILING ADDRESS			
Sturgeon County				Tam Andersen & Terry Andersen o/a Prairie Gardens & Green Houses Ltd a/o Adventure			
9613-100 st				Box 119			
morinville		AB	POSTAL CODE	T8R 1L9	Bon Accord		Alberta
							POSTAL CODE T0A 0K0

3. DESCRIPTION OF OPERATIONS/LOCATIONS/AUTOMOBILES/SPECIAL ITEMS TO WHICH THIS CERTIFICATE APPLIES (but only with respect to the operations of the Named Insured)

AgriTourism Operations as per Application attached; Excluding Bouncy Castles and Other Inflatables unless specifically endorsed herein; EXCLUDING Liquor Liability

4. COVERAGES

This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated notwithstanding any requirements, terms or conditions of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to all terms, exclusions and conditions of such policies.

LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

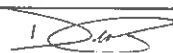
TYPE OF INSURANCE	INSURANCE COMPANY AND POLICY NUMBER	EFFECTIVE DATE YYYY/MM/DD	EXPIRY DATE YYYY/MM/DD	LIMITS OF LIABILITY (Canadian dollars unless indicated otherwise)				
				COVERAGE	DED.	AMOUNT OF INSURANCE		
COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE OR <input checked="" type="checkbox"/> OCCURRENCE <input checked="" type="checkbox"/> PRODUCTS AND / OR COMPLETED OPERATIONS <input type="checkbox"/> EMPLOYER'S LIABILITY <input checked="" type="checkbox"/> CROSS LIABILITY <input type="checkbox"/> WAIVER OF SUBROGATION <input checked="" type="checkbox"/> TENANTS LEGAL LIABILITY <input checked="" type="checkbox"/> POLLUTION LIABILITY EXTENSION <input type="checkbox"/> <input type="checkbox"/>	Effected with Lloyd's Underwriters under Agreement #CP900/20 and UMR # B0750RNAFB2002225 as arranged by CapriCMW Insurance Services Ltd. - CSP5-1588	2020/11/15	2021/11/15	COMMERCIAL GENERAL LIABILITY BODILY INJURY AND PROPERTY DAMAGE LIABILITY - GENERAL AGGREGATE	\$1,000			
						- EACH OCCURRENCE		\$5,000,000
						PRODUCTS AND COMPLETED OPERATIONS AGGREGATE		\$5,000,000
						<input checked="" type="checkbox"/> PERSONAL INJURY LIABILITY OR <input type="checkbox"/> PERSONAL AND ADVERTISING INJURY LIABILITY		\$5,000,000
						MEDICAL PAYMENTS		\$5,000
						TENANTS LEGAL LIABILITY		\$1,000,000
						POLLUTION LIABILITY EXTENSION		
<input checked="" type="checkbox"/> NON-OWNED AUTOMOBILES	Effected with Lloyd's Underwriters	2020/11/15	2021/11/15	NON-OWNED AUTOMOBILES		\$5,000,000		
<input checked="" type="checkbox"/> HIRED AUTOMOBILES	Effected with Lloyd's Underwriters	2020/11/15	2021/11/15	HIRED AUTOMOBILES				
AUTOMOBILE LIABILITY <input type="checkbox"/> DESCRIBED AUTOMOBILES <input type="checkbox"/> ALL OWNED AUTOMOBILES <input type="checkbox"/> LEASED AUTOMOBILES ** ** ALL AUTOMOBILES LEASED IN EXCESS OF 30 DAYS WHERE THE INSURED IS REQUIRED TO PROVIDE INSURANCE				BODILY INJURY AND PROPERTY DAMAGE COMBINED				
				BODILY INJURY (PER PERSON)				
				BODILY INJURY (PER ACCIDENT)				
				PROPERTY DAMAGE				
EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/>				EACH OCCURRENCE				
				AGGREGATE				
OTHER LIABILITY (SPECIFY) <input type="checkbox"/> <input type="checkbox"/>								

5. CANCELLATION

Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavour to mail 30 days written notice to the certificate holder, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.

6. BROKERAGE/AGENCY FULL NAME AND MAILING ADDRESS				7. ADDITIONAL INSURED NAME AND MAILING ADDRESS (Commercial General Liability- but only with respect to the operations of the Named Insured)			
CapriCMW Insurance Services Ltd. 100-1500 Hardy Street				Sturgeon County 9613-100 st			
Kelowna		BC	POSTAL CODE	V1Y 8H2			
BROKER CLIENT ID: PRGAR-1				morinville		AB	POSTAL CODE T8R 1L9

8. CERTIFICATE AUTHORIZATION

ISSUER CapriCMW Insurance Services Ltd.	CONTACT NUMBER(S) TYPE Main NO. (250) 869-1054 TYPE Fax NO. (250) 860-1213
AUTHORIZED REPRESENTATIVE Daniel Tassoni	TYPE NO. TYPE NO.
SIGNATURE OF AUTHORIZED REPRESENTATIVE 	DATE June 1, 2021 EMAIL ADDRESS dtassoni@capricmw.ca

Prairie Gardens & Adventure Farm	
SDAB File Number021-STU-016	
Letters of Support	
Letter Number	Name of Sender
1	Allen, Kevin
2	Allison, John & Lorraine
3	Andersen, Laurel
4	Badger, California
5	Badger, Clinton
6	Belicki, Lori
7	Bellefleur, Chelsae
8	Bortscher, Deborah
9	Brooks, Farquar
10	Camarta, Melissa
11	Gislason, Matthew and Stacey
12	James T Milligan Farms LTD
13	Laroche, Susan
14	Magera, Mike
15	Magera, Myron and Rita
16	Mecwan, Roveena
17	Mifflin, Amy
18	Murray,Cheryl
19	Nelson, Karissa
20	Nikipilo, Nora
21	Purshcke, Lenora
22	Richardson, Lindsay
23	Riel, Joe
24	Siemens, Ivan and Ava
25	Spicer, Cathy
26	Swain, Heather D.
27	Tallman, Brea
28	Usher, Jacky
29	Vanin, Katelyn
30	Wichwar, Amber
31	Wierenga, Robert

Heather D. Swain
c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order. It is with great dismay that we are informed that Sturgeon County has issued a Stop Order on our employer.

I have worked for fourteen seasons at Prairie Gardens. Prairie Gardens magically bridges the divide between rural and urban, educating folks about farm life, where food comes from, and providing good food for family tables. Prairie Gardens' farm activities introduce urbanites - young and old - to the reality of where their food comes from and, in a time of COVID, has provided all of us with a safe mental health destination. Losing this yearly employment contract because of the closure of Prairie Gardens would have a devastating negative impact on my income, even more so now during COVID, when there is still little-to-no work in my profession in the arts. It is essential you understand the negative effect closing Prairie Gardens will have on all the hard working people that Prairie Gardens employs.

Agri-tourism is here to stay and closing Sturgeon County's shining star, that has operated for 40 years, has had a Haunted Pumpkin Harvest festival for 27 years, and has been an award winning example of Agri-tourism in Canada seems hugely short sighted, especially during COVID when Prairie Gardens is generating much needed income for so many employees like myself. Not to mention the fact that Prairie Gardens supports other local suppliers by purchasing their products, is an essential educational tool for multiple school boards, and brings such joy to so many families in a time where joy is in short supply. Every permit was first created as a result of an enterprising entrepreneur taking a positive risk to create something new and inventive and then working alongside municipalities to put in place the needed policies for their business to thrive. Innovation and risk-taking entrepreneurship is the backbone of Alberta and all its advancements. Tam Andersen is one of those Albertans. I am certain this council is up for creating a new Agri-tourism Permitting Policy that will keep the doors of Prairie Gardens open and thriving for years to come.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as our employer.

Yours sincerely,

Severed in line with Section 17 of the FOIP Act

Katelyn Vanin

c/o Tammy Andersen

BOX 119, Bon Accord, TOA OKO

November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order.

It is with great dismay that we are informed that Sturgeon County has issued a Stop Order on our employer.

I was pleased to be offered a job at Prairie Gardens this fall at their pumpkin farm and look forward to continuing to work for them in the future.

This is a place I have visited in my childhood, my teens, and now am employed as an adult. It has been such a friendly and caring environment, where I have been able to foster friendships, utilize my talents as an artist, and be surrounded by the things I love most. After being laid off in 2020, unable to find work, Tam gave me a chance to start working again, and I fell in love with the job. There was never a day I woke up and didn't want to go in, I was always excited to see what the day had in store.

Being able to teach others about where their food comes from, watching them become excited about picking their fresh fruits and vegetables, and explaining to them how they can cook or use the locally grown crops, has been such a wonderful experience. Most people don't connect with their food until they see how and where it's grown, and this in turn makes them realize how important local farms like Prairie Gardens are to our economy and livelihoods. We also supply local restaurants with fresh herbs, flowers, and produce, making this even more important that we are allowed a chance to stay open and continue our service in the ways that we do to our community.

Prairie Gardens also supports local artisans, and small businesses by selling their handmade goods at our general store, including the amazing products our staff makes. Honey, gelato, fresh preservatives, self-care supplies, local artwork, are all sold out of our store, which in turn supports the local economy and small business; something that has been heavily promoted to do during the pandemic. For you to take away that opportunity with this stop-work order shows me as a member of the community that all you

care about is the bottom line. This truly breaks my heart as a small business owner and freelancer, I rely on places like Prairie Gardens to display and sell my products.

If this stop-work order goes through, I cannot tell you how many families, schools, and employees will be crushed. I can only hope that you will read each of our letters and hear our plea, this place means so much to me, it's more than just a job to me. It truly is a wonderful and magical experience, I can only hope that you see that; and that you can continue to support us from now into the future. I ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue its work as our employer.

Thank you for your time,

Katelyn Vanin

California Badger

c/o Tammy Andersen

BOX 119, Bon Accord, TOA OKO

November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order. It is with great dismay that we are informed that Sturgeon County has issued this Stop Order on our employer.

My name is California and I got to work in pumpkin painting and scarecrow making, I also helped keep the farm clean and safe and I enjoyed working with the kids so much.

Working at Prairie Gardens has made me such a better person, It made me so much healthier and the community I'm surrounded by is so welcoming and they make me feel so secure. Not only is it great for the employees, but it's great for the families that come and experience the great outdoors and the welcoming, fun environment, they get to meet so many amazing people and see so many cool things, it would be such a shame to have a family miss out on this great opportunity.

This fall was so amazing, it was so great to see all the beautiful nature that Prairie gardens is surrounded by, they're produce is great and they take so much care of everything - from they're food down to how they treat us employees. I am also looking forward to the apprenticeship in agriculture and farming as part of my school curriculum, while working here I have found out I have a major passion for farming and nature. I hope that this committee will reconsider and will decide to keep this amazing farm in business.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as our employer.

Yours sincerely,

California Badger

Chelsea Bellefleur

c/o Tammy Andersen

BOX 119, Bon Accord, TOA OKO

November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order. It is with great dismay that we are informed that Sturgeon County has issued a Stop Order on our employer.

I was offered a position to work at Prairie Gardens at the end of September 2021. I was super excited that I got the opportunity to work here because as a kid my mom used to take my siblings and I here almost every summer for a family outing and we used to have so much fun every time. This was my first job and I absolutely enjoyed my time working there this fall. All of the employees were ever so nice. This job gave me so much experience. I used to be a pretty shy person but after working here this fall I gained lots of confidence in my people skills which I'm very proud of.

While working here it was so cool to make conversation with the families who came to enjoy the day out with their families. People from all over Alberta came here to spend some quality time together. One time I was talking to a family and they came all the way from Lethbridge which blew my mind because Lethbridge is a pretty far drive. For so many families, including my own, Prairie Gardens has become a tradition for them.

If I ever had the chance to return to Prairie Gardens as an employee I would take up that opportunity in a heartbeat I loved working here so much and it gave me so much knowledge that I will continue to use in my life, and I would love to thank Tam, and Laurel for giving me this opportunity to work for them.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as our employer.

Yours sincerely,

Chelsea Bellefleur

Lindsay Richardson

c/o Tam Andersen
Box 119
Bon Accord, Alberta
T0A 0K0

November 17, 2021

Subdivision and Appeal Board Chair and Members
Sturgeon County, AB

Re: Prairie Gardens Stop Order – October 15, 2021 – Subdivision and Appeal Board Public
Hearing File #021-STU-016

Dear Chair and Board Members:

Re: Stop Order F21/0835 Appeal Hearing/Prairie Gardens, owed by Tammy and Terrence
Andersen

I am writing this letter of support for Prairie Gardens, in opposition to the Stop Work Order. To my great dismay, I was informed that Sturgeon County has issued this Stop Order on my employer.

I am a resident of Sturgeon County and have chosen to raise my children here from birth. They are 18 and 21. I have been many places and there is nothing that compares to Prairie Gardens. The word Adventure Farm does describe it very well. Every day is a new adventure and the farm touches so many aspects of agriculture. Culture bring a big part of farming.

I have had the opportunity to work on the farm for 7 years now. I came as a visitor and fell in love with the atmosphere. There is absolutely no place like it. As the years went on my children started working and enjoying the atmosphere as well. My daughter, who is now 18, and her friends still jump at the opportunity to help out. What we have all learned cannot be taught in a textbook; experience is truly the best teacher.

The Andersen's have created a positive atmosphere full of respect and life-long learning for everyone involved. Their experience and knowledge is seen throughout the farm and they pride themselves on continuing to learn and stay up to date on agriculture around the world.

Every year I look forward to coming back and enriching the lives of everyone that comes to Prairie Gardens.

I ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow Prairie Gardens to continue their work.

Cheers

Lindsay Richardson

From the desk of

Susan Eve Larocque

November 17, 2021

c/o Tammy Andersen

BOX 119, Bon Accord, TOA OKO

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order. It is with great dismay that we are informed that Sturgeon County has issued this Stop Order on my employer.

I thought that before you move in this direction you should do it with as much information from as many sources as possible. With the hope that your decision benefits everyone involved. If it doesn't we will need to keep searching for the best path forward. I hope that my statement will shed light on this path that we are all on together.

I have flourished and grown through my experiences here at Prairie Gardens, just as every plant, tree, human and animal has for the last 37 years.

How do I know this? I am glad that you asked. Well, 30 years ago I was a young mother and special needs teacher in this community. From the University of Alberta, the Edmonton Catholic School Board along with many other School Boards in the region, we all have utilized the farm as our community's generational outdoor classroom!

This farm is a space where for generations teachers, students and parents bridge their in school classroom learning to the wisdom of this land.

The value and benefits of experiential learning is now known and a measurable fact. Tam Andersen has humbly and with grace welcomed us to experience learning about life, about connecting with one another how to communicate with nature, ourselves and our community. This land is a rare gift to our community that we need to protect and preserve. It allows us to pause in creativity, to renew our minds, refresh our body's and reset.

When I witness the families arrive with trepidation, stepping away from their computer screens and unnecessary pressures, onto the land at Prairie Gardens and experience nature unfold as we hold space

for them. As guides and stewards of the land. We introduce each of their senses to the creation that has been dulled by the busy lifestyles that trap us all in fight, flight, or freeze.

When our guests arrive at the farm we greet them with a guided tour.

We always begin with a question. This settles our guests into the present moment and leaves anything that no longer serves them behind. We like to ask six questions.

We ask what do you see? They say; We see the beautiful colours that we thought only came from a crayon box! They see how the sun lights our world at different times of day, and how clouds move through the sky and magically transform their shape. They see fairy eggs, all different shapes, colours and sizes that our young hens lay!

Then we ask, what do you smell? They smell fresh air, wet dirt, farm animals, an Alberta Wild Rose! What do you hear, we ask? They hear the rush of wind moving in the leaves, they hear the roosters crowing, the baby goats calling for their Mamas! The hens clucking when they feed them!

Then they LISTEN to the quiet, the silence between those sounds of nature, and then you witness them match that silence in their external environment and sense peace within themselves (The internal environment.) That is when they become engaged, curious! Then the fun question... What do you taste? They taste the fresh baby greens sprouting, the colourful edible flowers, the french sorrel that tastes as sour as a lemon!, sour enough that your mouth puckers!

They eat wild spinach that we call weeds (lamb's quarters)! It grows everywhere and is more nutritious and delicious than the spinach that we know and love, it is what my 94 year old Grandmother was fed when she was a little girl and lived at home on our farm east of Lamont.

What do you feel, we ask? The hard jagged edges of the 100 year old poplar tree that shades us and is a home to our birds and squirrels?

Then the miracle, they giggle, they run, they play, they exclaim "I am free!" as Super Sammy said while spinning in circles with her arms reaching out like branches and her face shining her light up to the bluest sky! Her favourite colour!

You see Tam gifted her a Cowboy Cookout Birthday Party to celebrate completing her 4th round of chemotherapy!!

To watch the parents stress float away when they see their children truly happy, truly free, in the moment! Well, I live that miracle every day on this farm. This is only one program that we offer at Prairie Gardens.

Remember, when you vote to support this Stop Work Order it will change the trajectory and direction of our vision. Just know this, we really want all of you, your children as well as your Grandchildren and generations to come to benefit from becoming good stewards of the land. It is our Legacy, our love letter to the generations to come!

We would all be happy to work with you to find a solution that will allow us to experience and celebrate our gifts as we work together to earn an honest living.

Finally please remember that we at Prairie Gardens are a "FAMILY" that means no one is forgotten and no one will be left behind! We love one another! We love the land! We love and are so grateful for Tam Andersen!

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as our employer.

Yours sincerely,

Susan Eve Larocque

Susan Eve Larocque

Emailed on November 18 - 12:20

Severed in line with Section 17 of the FOIP Act

Kevin Allen

NE 20-56-23 W 4

c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing

Dear Chair and Board Members:

RE: Stop Order F21/0835 – 021-STU-016 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Order.

Terrence and Tammy Andersen are our farm neighbors and Prairie Gardens is a valuable member of our agricultural community. The Prairie Gardens operation is a small scale agriculture farm that grows food for the table. We do not have any complaints about their operations.

We do take issue with Sturgeon County Stop Order that brings this agricultural operation to a halt. From the Alberta Government Agriculture Ministry website;

“What do I have to do to be considered a farmer in Alberta? There are several different definitions of a “farm” depending on who the owner(s) will be interacting with”, all of which Terrence and Tammy Andersen, and Prairie Gardens conform with.

1. To be considered a farm for the Alberta Farm Fuel benefit (and be eligible to use marked or “purple” fuel) the farm business must have \$10,000 or more of gross annual farm production. This \$10,000 minimum production threshold is also required for most other provincial and federal-provincial farm programs.
2. For the municipality they will need to have the property in agricultural production for it to be taxed at the farm property tax rate. If the property is assessed in a different class, for example, country residential the annual tax bill will be higher. More information on property taxes can be obtained for your county or municipal district office.
3. For income tax purposes the Canada Revenue Agency (CRA) you are a farmer if you claim income from farming activity. To be considered a full-time farmer however the farm income will be compared to any off-farm income - if the off-farm income is higher the individual will only be eligible to only claim part of any farming losses against their other income. In addition the farm business must show a potential for profitability.

4. Sturgeon County Land Use Bylaw 1285/17
Municipal Land use Bylaw 1385/17

Permitted Use Definitions:

1. Agricultural use means the growing, raising, managing and/or sale of livestock, crops, food, horticulture and agri-food related value-added enterprises including education, motivated either by profit or lifestyle. This does not include Cannabis Production and Distribution.

2. Intensive agriculture means a horticultural operation which may be accessory to an extensive agriculture or extensive livestock use that generally operates on smaller tracts of land. Without restricting the generality of the foregoing, this may include nurseries, greenhouses, market gardens, u-pick farms, tree farms, fish farms, stud farms and sod farms. This use accommodates site visits to an agricultural parcel for customers for the purchasing of farm products. This does not include Cannabis Production and Distribution or Cannabis Retail Sales.

They do not conform to the definition of Recreation Facility, outdoor as described in 1385/17.

2. Recreation Facility, outdoors POS – PUBLIC OPEN SPACE DISTRICT General Purpose

This district is intended to accommodate the development of public spaces on lands dedicated as Municipal Reserve, School Reserve or Community Services Reserve to provide for recreational and cultural activities that enhance the quality of life within communities.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Order to allow our local farm to continue their work as a local farm.

Yours truly,

Kevin Allen

Severed in line with Section 17 of the FOIP Act

Melissa Camarta

November 18
08:14

to me

c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order. .

It is with great dismay that we are informed that Sturgeon County has issued this Stop Order on our employer.

I was pleased to be offered a job at Prairie Gardens this fall at their pumpkin festival and look forward to continuing to work for them in the future.

I appreciate the chance that I was given for work after many years of being home with my kids. They have been so amazing working around my busy mom life as well. I am lucky to have a wonderful work family.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as our employer.

Yours sincerely,

Melissa Camarta

Sturgeon County

Nora Nykipilo

c/o Tammy Andersen
Box 119
Bon Accord, Alberta
T0A 0K0

November 17, 2021

Subdivision and Appeal Board Chair and Members
Sturgeon County, AB

Re: Prairie Gardens Stop Order – October 15, 2021 – Subdivision and Appeal Board Public Hearing File #021-STU-016

Dear Chair and Board Members:

Re: Stop Order F21/0835 Appeal Hearing/Prairie Gardens, owed by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to the Stop Work Order. To my great dismay, I was informed that Sturgeon County has issued this Stop Order on my employer.

I was pleased to begin my employment with Prairie Gardens on September 27, 2021 and in a very short time, witnessed the vital contribution Prairie Gardens makes to the community. Not only does it provide employment to a service-orientated team, it provides invaluable experiences for school children, families, friends, and couples alike.

This fall, the majority of my time was divided between leading school tours and coordinating guest experiences with the animals on site. On more than one occasion, I recall visitors expressing that Prairie Gardens is “magical.” The delight of learning new things and exploring a working farm was abundantly evident. It was my sincere pleasure to answer questions and engage in conversations with numerous guests, some of which lead to an amazing exchange of information regarding other countries and animals. One lady taught me about goats in her native country, Kazakhstan. There is indeed something about the wonder of animals/nature/plants that draws people together.

Even though I had limited involvement in the crop/U Pick aspect of the farm, I learned a lot from Tam, Laurel, the apprentices, and other employees, which allowed me to pass on information. Like myself, many people were in awe of the impressive variety of pumpkins, squash, potatoes, etc. Inspiring people to eat healthy food by allowing them to see where food comes from and purchase it fresh can only have a positive impact.

Traditions have evolved over decades at Prairie Gardens. I was fortunate to witness a young lady who was excited to bring her first child to the farm and carry on the tradition her parents started with her. Personally, my son, now 22, still talks about the pumpkin cannon and

scarecrow making during the Haunted Pumpkin harvest and hopes to take his family there in the future.

There is much more to the workings of this farm that I am excited to be a part of as an employee. As a former teacher, I have a passion for lifelong learning, which Prairie Gardens provides for both visitors and employees. Tam and Laurel have created a positive atmosphere full of respect for all and I look forward to working for them in the future.

I ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow Prairie Gardens to continue their work.

“To plant a garden is to believe in tomorrow.” - Audrey Hepburn

Sincerely,

Nora Nykipilo

Sent via Email:

17 Nov 2021,
19:16

Lori Bilecki

c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 17, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order.

It is with great dismay that I was informed that Sturgeon County had issued a Stop Order on my employer.

I was honored to be offered a job at Prairie Gardens this fall at their pumpkin farm, and look forward hopefully to continue working for them. I was happy to have had gainful employment during the Covid Pandemic, at a time when many others were not so fortunate. Prairie Gardens is a special place where young and old come to see and experience first hand, a working sustainable farm. They come from near and far to learn about growing their own food; to purchase, or pick their own farm fresh fruits and vegetables and eggs; and to enjoy the fresh air and beautiful country surroundings with their family. They come to purchase seeds and hardy nursery stock from the many green houses, to have professional landscaping plans made, and to get friendly and reliable advice about planting, landscaping and beautifying their yards.

During my employment at Prairie Gardens I worked in the concession during the festival weekends, and as a tour guide to many school aged and special needs children and adults, and to seniors groups during the week. I was happy to pick fresh produce from the field to offer for sale at the public market and restaurants, and for kitchen staff to use in preparing healthy and delicious picnic lunches, long-table dinners, concession fare, and campfire cook-outs enjoyed by the public. I was able to spend time with and educate many families with their one-on-one "animal experience" with the goats, sheep, chickens, bunnies and rabbits in the petting farm. I also was able to assist with setting up several weddings, and then with preparing and serving the unforgettable meals. I must say each of these wedding parties and their guests were very happy with the idyllic and beautiful outdoor venue offered at Prairie Gardens. Where else in the world can the bride/groom and all the guests get to see the bride holding their first kid (i.e. goat)? All the Prairie Gardens customers I met were extremely grateful and appreciative of their farm experience, and left with many happy memories, and I was glad to have been a part of that.

I recognize that Prairie Gardens is an integral business in the County of Sturgeon and greater Edmonton area. I ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow this local farm to continue their work as my employer.

Yours sincerely,

Lori Bilecki

Amber Miller

c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order.

It is with great dismay that we are informed that Sturgeon County has issued this Stop Order on our employer.

I have had the privilege of working for the Andersens at Prairie Gardens for just over a year now, and I look forward to continuing to work for them in the future.

When I first began my employment at Prairie Gardens, I was a newly single mother of three re-entering the workforce amidst an ever-present pandemic and many years spent as a stay-at-home mother in a much more isolated environment. I had deep seeded doubts in my abilities and also, to be direct, in my overall worth as a contributing member within a larger scale community.

I once heard Tam Andersen remark that Prairie Gardens would 'make a farmer of me yet'. As a born and raised city girl, already feeling well out of her element; that comment lingered. It pierced deeply on the days when I harvested vegetables from the hardened ground after frost or witnessed a crop, fickle to the weather, refuse to yield after everyone's countless efforts. It led to laughter when I was frightened to feed chickens because they were attracted to my hot pink shoelaces, or when I bathed my first goat and was drenched in dug-out water from head to toe.

However, if asked today, that comment leads to an abundant sense of accomplishment. I feel proud that I can serve locally grown gourmet meals, host birthday parties and bonfires, educate children and adults about the importance of agriculture, get my own hands dirty harvesting vegetables, load and unload haybales, and walk 21000 steps all in a single day. I recently read a quote by an unknown author that said "It isn't the farm that makes the farmer-it's the love, hard work, and character" and upon reflection maybe that is exactly what Tam was referencing all along. Unbeknownst to me at the time, that small comment uttered to a city girl that lacked confidence in her abilities, changed everything. Prairie Gardens is abundant with love, fueled by hard work, and full of character. This community is brimming with chefs, educators, musicians, performers, event planners, artists, mechanics, carpenters, and in the purest sense of the word, FARMERS.

I wholeheartedly believe that Prairie Gardens exemplifies Sturgeon County's vision statement of

"A diverse, active community that pioneers opportunity and promotes initiative while embracing rural lifestyle".

Prairie Gardens is not only a working farm, it is a tourist destination, a wedding venue, a farmer's market, a visual masterpiece, a nature reserve, a landing place for families, and an enterprise founded in education. Prairie Gardens entwines the foundational aspects Sturgeon County's community into all of its endeavors.

Through Prairie Gardens, Tam Andersen is able to partner with and support other local small businesses and business owners. Prairie Garden's initiatives in Agrotourism have created an environment where agriculture, farming and a rural lifestyle has become accessible to all.

This accessibility to farming, nature and to Sturgeon County can be witnessed amidst the staff, the families relishing a fun day on the farm, the children laughing and learning while on a field trip and even to the locally grown food savored within our homes. I believe that a stop work order of Prairie Gardens would be a huge detriment to Sturgeon County as a whole. This order would completely impede a business that is the exact embodiment of Sturgeon County's own vision.

As a foundational pillar within the Sturgeon County Community, Prairie Gardens is planting seeds of abundance that will continue to be harvested well into the future.

As said best by Thomas Jefferson, "Agriculture is our wisest pursuit, because it will in the end contribute most to real wealth, good morals and happiness".

We therefore ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as our employer.

Yours sincerely,

Amber Miller

Clinton Badger

c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order. .

It is with great dismay that we are informed that Sturgeon County has issued a Stop Order on our employer.

We were pleased to be offered a job at Prairie Gardens this fall at their pumpkin farm, and look forward to continuing to work for them in the future.

I am honoured to be one of the train conductors at Prairie Gardens, I get the opportunity to see the public firsthand learn about agriculture and farming, they take that home with them. I see people transformed in a very trying time with lots of uncertainty and by the time they leave, they are smiling after hours of fresh air. I strongly believe this is such an important thing for the community and gives great exposure to Sturgeon County. People travel from all over the world to experience what Prairie Gardens has to offer and what they offer is magic.

Beyond that, the people I have had the opportunity to work with range in all ages and walks of life. We all benefit greatly from the opportunity to work in such an amazing environment and learning firsthand agriculture and farming knowledge that in this day and age is invaluable to the planet.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as our employer.

Yours sincerely,

Clinton Badger

Deborah Bortscher

c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order. .

It is with great dismay that we are informed that Sturgeon County has issued a Stop Order on our employer.

I was pleased to be offered a job at Prairie Gardens this year at their pumpkin farm, and look forward to continuing to work for them in the future.

"I have had the honor and privilege of working at Prairie Gardens in many capacities and love the people who work here. Every single person is a pleasure to work with because we all have one thing in common...our love of this beautiful farm and the joy we experience while working together in service to community.

It isn't just about growing food, it is providing an experience. I love taking school groups and showing them how to plant a tree, or let them experience feeding animals and learning about the animals and then taking them on a ride around the farm on a track less train. Seeing the joy on the faces of the kids as they try things they've never done before is simply magic.

I love taking folks out on u-pick walking tours to show them what vegetables are available throughout the season and share recipe ideas for veggies they've never tried. Helping people choose fruit trees to start an orchard or add to an existing one, or helping them make choices for landscaping their yard or choosing that special flower basket and educating them on how to care for their trees and flowers for the best outcome is very rewarding.

Reconnecting people to the land, to nature and giving them an all-encompassing experience of fun mixed with learning is important. As a specialist in music medicine and woman entrepreneur I feel that we need more places like this to help people rediscover what is being lost at an alarming rate. I have worked in many schools offering programs that are based on reconnecting to nature and the numbers of

kids who don't have any idea what a French fry is made from, or that they didn't know a potato wasn't grown in Superstore is alarming. They need to see where their food comes from and experience some outdoor adventures without a screen in front of their faces. Prairie Gardens is excellent for that.

I love singing songs and sharing stories with children in this beautiful setting and then they can do some bale jumping or running through a corn maze or wander through a field of sunflowers or see a pumpkin(which is a berry by the way) still growing on vine.

Do you know how many varieties of culinary pumpkins can be grown in our zone? Did you know that some chickens lay blue eggs? I have learned so much from Tam and Laurel and all of my coworkers and the beauty is that we will continue to learn which in turn means there are more of us to bring joy to families and create a memorable experience for them.

Have you ever eaten a chocolate cherry tomato? Or a pizza with lambs-quarter greens, hunters sausage and a fresh picked Pear tomato? You are missing out if you haven't. Farm to table foods. Everyone should be able to experience this and I take great pleasure watching the faces of people as they taste a fresh picked tomato for the first time or learn that lambs quarter is considered a weed but is healthier than spinach.

I feel proud working at Prairie Gardens knowing we make a difference in the lives of so many people, not only Sturgeon County but all of the greater Edmonton area and beyond.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as our employer.

Yours sincerely,

Deborah Bortscher

Farquar Brooks

c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order. .

It is with great dismay that I am informed that Sturgeon County has issued a Stop Order on my employer.

I was pleased to be offered a job at Prairie Gardens this fall at their pumpkin farm, and look forward to continuing to work for them in the future.

I started as an apprentice, learning a bit of everything and helping out whoever had a job that needed doing. This gave me a great appreciation for all the moving parts and lovely people at Prairie gardens, and I would be deeply saddened for this stop work order to go through and for those people to lose valuable income as well as preparations to keep the farm running for years to come. This farm was the first place I lived on my own, my first real job, and the first place I got to truly explore my passion for agriculture. Tam and Laurel put their heart and soul into keeping Prairie Gardens a safe and happy environment, and it would be a great shame for that work to be stalled, and the future of the farm impacted, by outdated paperwork that they've already applied to update.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as our employer.

Yours sincerely,

Severed in line with Section 17 of the FOIP Act

John Allison
Lauraine Allison
SE 19-56-23 W4

Severed in line with Section 17 of the FOIP Act
November 16, 2021

Sturgeon County
Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order. Prairie Gardens is our closest neighbor; we are directly west, across the road. They are a vital member of our local community, as they support local charities, groups and fundraisers, create local jobs, and sell local farm produce. As a neighbor, we have no complaints about Prairie Gardens. We do not identify increased traffic as a concern. I am able to access Lily Lake Road without undo waiting times, and appreciate the slower traffic, which makes it easier for us to exit and enter our driveway with safety in mind. In fact, when Prairie Gardens is not open during the winter months, we feel that there is a greater incidence of speeding motorists, which pose a greater safety risk for us, whilst turning left across Lily Lake Road.

We've enjoyed being able to have the opportunity to support a local greenhouse for the past 40 years, and fellow farmer in their crop growing activities. We appreciate the opportunity to have a local farm next door to bring our family and friends for an enjoyable farm to table experience, to go for a walk, or an afternoon visit. We have no complaints when Prairie Gardens hosts an evening event, as they are very respectful and quiet and we have had no incidence of trespassing from any customer. I support their agri-tourism activities, which showcase the agricultural aspects of a rural farm. This is an excellent way to diversify our local economy, connect urbanites with the farmers that grow our food, and provide opportunities for many other local businesses, by linking other small farms, chefs, and food artisans to aid in Alberta's economic recovery from the COVID19 pandemic.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as a local business.

It is important that we allow our farmers to diversify and grow our economy and most of all make a living. This is bordering upon harassment.

Yours sincerely,

John Allison
Lauraine Allison

Joe Riel

c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order. .

It is with great dismay that I was informed that Sturgeon County has issued a Stop Order on our employer. Being close to retirement age and finding work was very exciting for me. Tam and Laurel gave me a job that I have grown to love. Working with them at their pumpkin farm brought stability to my life, and I look forward to continuing to work for them in the future.

Please find it in your hearts, that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as my employer.

Yours sincerely,

Joe Riel

Severed in line with Section 17 of the FOIP Act

Laurel Andersen

c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order. It was devastating to learn that a Stop Order had been placed on Prairie Gardens, as I not only work for Prairie Gardens, but because it is a family business that I have been involved with my entire life.

Over the years, I have done a bit of everything on the farm – from walking families to their rows in our strawberry u-pick, to showing kids how to dig potatoes for the very first time, to helping folks design their dream orchards of apples, pears, plums, apricots, and other small fruits. As I've grown in the business, I've taken on more leadership positions, and have had the pleasure of working with retired schoolteachers, university graduates, and even youth who are entering the workforce for the very first time. The last few years, we've been especially excited to offer agricultural internship programs, so that high school students can work towards their Landscape Horticulture Journeyman certification and receive credits for school at the same time.

Every spring and fall, the farm also welcomes school children from several school divisions, Sturgeon School Division included, and offers educational programs on agriculture – how do you grow a plant, how do you harvest a pumpkin, etc. It's always amazing the number of children who visit the farm who have never seen a field before or who think potatoes grow on trees. It's equally amazing the number of folks who return to the farm as teenagers, looking to work at Prairie Gardens because of their experience as children, or the number of parents who bring their children to the farm, so that they can learn about agriculture, as they once did on a field trip.

It would be a huge disservice to the community to close Prairie Gardens. Not only because of the negative effect it would have on our employees – almost all of which are residents within Sturgeon County themselves – but because it would eliminate one of the best opportunities for children to learn about agriculture and experience a working farm in the area. It is honestly hard to fathom why Sturgeon County would seek to decrease opportunities for youth to become involved with agriculture, given the already low percentage of youth who actually pursue agriculture as a career.

I ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as an employer, mentor, and educator in the agricultural sector.

Yours sincerely,

Laurel Andersen

Myron Magera

Rita Magera

NE30-56-23 W4

c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Order.

Prairie Gardens is a valuable member of our rural community that supports small scale agriculture, creates local rural jobs, and supports local youth groups, charities and fundraisers. They provide an opportunity for Sturgeon County residents to shop local to support a local farm and business with the opportunity to purchase locally grown plants, trees, and produce to support our success in growing our own food, gardening and having a place that is fun for kids to visit and learn about local agriculture.

We enjoy being able to purchase plants and produce locally from a local greenhouse and farmer, and to be able to bring our family and friends to a local u-pick farm for an enjoyable day trip throughout the seasons.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Order to allow our local farm to continue their work as a local business. I am sure there is a proactive way of dealing with this.

Very truly yours,

Myron & Rita Magera

Severed in line with Section 17 of the FOIP Act

Nienke Ritsema

c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order.

It is with great dismay that we are informed that Sturgeon County has issued a Stop Order on the Prairie Gardens farm. I have been a friend of the farm for a while and loved helping them out when needed the most (Fall harvest season). I have been volunteering my spare time at the gardens and loved the team and the owners of the farm. They have been super sweet and welcoming to me and gave me many opportunities in working on the farm and learning about what vegetable farming is all about. Learning how farming really works (working with your hands instead of doing everything with big machines) is a very eye-opening experience in my opinion and should be experienced by anyone. You really get to know how farming works and how much it takes to grow that '\$3 dollar broccoli'. People can be complaining about how expensive veggies can be, but they should experience how much time, effort and watering it costs to get such awesome veggies in different varieties. This is why i feel it is so important to keep farms like these thriving.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work they have been doing for the past 30 years.

Yours sincerely,

Nienke Ritsema

Severed in line with Section 17 of the FOIP Act

Amber Wiwchar

November 16, 2021 20:38 (7 minutes ago) to Tam

Amber Wiwchar, Morinville, AB

Apprentice Student Employee at Prairie Gardens

c/o Tammy Andersen

BOX 119, Bon Accord, TOA OKO

November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order. .

It is with great dismay that I was informed that Sturgeon County has issued this Stop Order on our employer. I was pleased to be offered a job at Prairie Gardens this fall at their pumpkin farm, and look forward to continuing to work for them in the future.

Nothing makes me happier than getting to experience the joy that comes with working outside, with children, and with a team who genuinely care. Whether it's helping families pick out the perfect pumpkin or offering knowledge about flowers, every day spent at the farm is a day well spent.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as our employer.

Yours sincerely,

Amber Wiwchar

Sent from my iPhone

Amy Mifflin

c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021
Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order. . It is with great dismay that we are informed that Sturgeon County has issued a Stop Order on our employer.

I truly believe that Prairie Gardens is a wonderful learning experience for every age. Whether you are a visitor or an employee you leave the farm with so much experience that you would not get by reading a book or watching TV. The farm is a place where everyone of all ages can forget about the video games, cell phones and just enjoy being with family, friends and the fresh air of being outdoors. I've seen children get off a bus for a school tour with fascination at what they see before them. The look of a bride and groom when they say there "I do's!! The CSA families are so appreciative when they come and pick up the weekly food baskets. The chefs and their staff when they come out to forage for herbs and veggies to bring back to their restaurants. That's just a handful of things that happen on the farm, I would be writing for hours about all the amazing things Tam does.

I am a long time resident of Bon Accord . I have a 21, 19 and a 17 year old, who have all had the opportunity to have worked at Prairie Gardens and have come back season after season. Fourteen years ago I got the wonderful opportunity to be employed at Prairie Gardens. When I first started I knew nothing about plants, animals, farming and all the other crazy experiences the farm has to offer. Tam is truly an encyclopedia of knowledge and loves to share that with anyone who comes to the farm. I have watched Prairie Gardens grow year after year. With new amazing ideas, for us as staff and long time customers that come back every year. You see you wouldn't just be shutting down her farm you would be breaking up a family. Because that's what we are, one giant family This just isn't another job to us. We all love what we do and it's because of Tam that we have that knowledge to do our job and teach others.

I have asked that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as our employer.

Yours sincerely,
Amy Mifflin

Cheryl Murray

c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order. .

It is with great dismay that we are informed that Sturgeon County has issued a Stop Order on our employer.

I have been employed by Prairie Gardens for 3 seasons and have loved every moment, not many people can say they love their job rain or snow, hot or cold. Throughout this time I have heard the accolades from families who have come year after year, some who now bring their own children to experience the farm they have grown to love. I have worked primarily at the front desk and do hear their joy when they come. School groups have brought many classes to learn about animals and planting vegetables, their faces light up with joy as they are guided by an employee.

Prairie Gardens is not just a job it is my most favorite job, I refer to it as my happy place, as do many of the employees who I have worked with, it's a family and we treat each other as such. I have learned so much during my time at the farm and I love that I can share that knowledge with others. Prairie Gardens is a treasure and the Sturgeon County action against Prairie Gardens is shameful.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as our employer.

Yours sincerely,

Cheryl Murray

Jacky Usher

c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order. .

It is with disbelief that we are informed that Sturgeon County has issued a Stop Order on our employer.

As a Journey Tradesman, I am very happy to be employed by Prairie Gardens on their operations crew.

To say that working at Prairie Gardens is a delight, is an understatement. The passion that Tam and Laurel have for their farm is almost indescribable- you feel it as soon as you drive up. You feel the love and physically see all the hard work and efforts put forth- by each and every amazing employee- making this such an incredible place to visit. Where else can you go to pick your own vegetables out of the ground, pet a goat, a sheep, a baby bunny, get fresh eggs, all your flowers and plants, have a wagon ride and a bite to eat, walk through a sunflower maze; to name a few of the many things to do- all in one short drive? All the smiling faces tell a story. It's not just a place for kids- it's for the kid in everyone. Then there is Pumpkin Season. The effort spent in creating amazing photo ops for families is enough to leave you stunned; personally I could never count the amount of people that told me "I don't know where to start 1st!" The variety of folk dressed up in costume sets an incredible atmosphere. The farm to fork dinners- there is seemingly no end to the amazing creativity that is portrayed in this special place; by Tam, Laurel and the team of employees. It is a unique one-of-a-kind country gem that is absolutely a must see on any visitors list. To close this business down would not only be saddening; but also a detriment to the whole of Sturgeon County, the Town of Bon Accord, surrounding areas and tourism in general in Alberta.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as our employer.

Yours sincerely,

Jacky Usher

Karissa Nelson

c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO

November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order. .

It is with great dismay that we are informed that Sturgeon County has issued a Stop Order on our employer.

I was happy to be offered a job at Prairie Gardens this fall at their pumpkin farm, and look forward to continuing to work for them in the future.

This was my first year working at the farm and it was personally a wonderful experience. Not only were the customers always excited but so many of the workers were also so enthusiastic and made my experience so much better. I used to go to Prairie Gardens when I was younger and absolutely loved it , so working there was just as exciting.

This again was my first year working here and I'd definitely recommend it to others looking for a job to apply there. I worked with so many great employees and I would hate to see this place close. I've made so many memories going there growing up and working there so it would be devastating to see it close. I learned so much about the different animals, people, customers and activities while working there, it taught me a lot and I'm so very thankful I had the opportunity of working here.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as our employer.

Sincerely,

Karissa Nelson

Dear Chair and Board Members:

RE: Stop Order F21/0835 – 021-STU-016 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Order.

Terrence and Tammy Andersen are our farm neighbors. We do agricultural business with them on a regular basis. Prairie Gardens is a valuable member of our agricultural community. The Prairie Gardens operation is a small-scale agriculture farm that grows food for the table. This local business creates jobs for locals, and supports local youth groups, charities and fundraisers. They provide an opportunity for Sturgeon County youth to learn about where food grows, and for residents to shop local to support a local farm and business with the opportunity to purchase locally grown plants, trees, and produce.

We enjoy seeing a local business thrive, and being able to purchase plants and produce locally from a local greenhouse and farmer, and to be able to bring our family and friends to a local u-pick farm for an enjoyable day trip throughout the seasons. We do not have any complaints about their operations.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Order to allow our local farm to continue their work as a local business.

Yours truly,

Tim & Julie Milligan

James Milligan Farms

X

Severed in line with Section 17 of the FOIP Act

Robert Wierenga

c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order. .

It is with great dismay that we are informed that Sturgeon County has issued a Stop Order on our employer.

We were pleased to be offered a job at Prairie Gardens this fall at their pumpkin farm and look forward to continuing to work for them in the future.

Tammy and Terrence were kind enough to offer me a job in April 2020 at the beginning of the pandemic, they welcomed me to their farm and provided me with many opportunities. I have been loving work there ever since. Tam always hires as many people as she can afford and is always attempting to create job opportunities for local members of the community. It would be a great shame to see their family business of 30+ years be taken away over recent municipal board permit changes.

The selflessness of the Andersen family has benefitted me immensely, and I will always be grateful to them for it.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as our employer.

Robert Wierenga

Severed in line with Section 17 of the FOIP Act

Mike Magera
Box 137, Legal, Alberta, T0J 1L0
November 17, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Order.

Prairie Gardens is a valuable member of our rural community that supports small scale agriculture, creates local rural jobs, and supports local youth groups, charities and fundraisers. They provide an opportunity for Sturgeon County residents to shop local to support a local farm and business with the opportunity to purchase locally grown plants, trees, and produce to support our success in growing our own food, gardening and having a place that is fun for kids to visit and learn about local agriculture.

We enjoy being able to purchase plants and produce locally from a local greenhouse and farmer, and to be able to bring our family and friends to a local u pick farm for an enjoyable day trip throughout the seasons. My own children have been there many times and had great adventures with valuable life experiences. In this world of big Box stores, it is nice to shop local for great products, great experience and attention to detail.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Order to allow our local farm to continue their work as a local business.

Very truly yours,



Mike Magera

Cathy Spicer

c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order.

It was with great dismay that I was informed that Sturgeon County has issued a Stop Order on my employer.

I have worked at Prairie Gardens for over 7 years and look forward to continuing to do so in the future. In these 7 years, I have seen Prairie Gardens employ many locals, from a first job for youths to the semi-retired or retirees returning to the workforce. Prairie Gardens has hired people of all abilities and ethnic backgrounds. All these people, regardless of age or ethnicity, support other local businesses in Sturgeon County. In working here, my knowledge of growing & cooking vegetables and fruit has increased tremendously.

I have watched students excitedly exit their school busses to learn about rural farm life. To not only see how plants grow but to take a plant (or pumpkin) home with them to continue learning how to care for it. I have seen the joy on their faces as they feed a goat or hold a bunny. And their pleasure in being able to run & play in open spaces—not concrete, not inside a gym, nor in front of a screen.

In these times of rising food insecurity, Prairie Gardens not only provides customers with locally grown vegetables & fruit, but bedding plants & trees so they can start their own gardens or orchards. These customers benefit from the experience and advice they are given to be successful. Furthermore, Prairie Gardens teaches urbanites where and how their food is grown while providing a fun experience. This connection with agriculture is essential in a time when there are so many who do not know that their food does not just come off a box store shelf.

In the years I have worked at Prairie Gardens, I have seen Tam Andersen adjust and improvise to changing circumstances including droughts, hail, early snowstorms & the Covid 19 pandemic to continue to provide these experiences and to provide employment for many. She has been respectful to neighbours and supportive of other local businesses, charities and fundraisers of all types.

In conclusion, I ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as my employer.

Yours sincerely,

Cathy Spicer

Severed in line with Section 17 of the FOIP Act

Breya Tallman

c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon
County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens,
owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in
opposition to this Stop Work order. .

It is with great dismay that we are informed that Sturgeon
County has issued a Stop Order on our employer.

We were pleased to be offered a job at Prairie Gardens this fall
at their pumpkin farm, and look forward to continuing to work
for them in the future.

It was such a great experience working at Prairie Gardens,
especially during the pandemic having such a happy place to
work at. It was so heartwarming seeing all the families come to
this wonderful place and to see smiles on their faces all because
of Prairie Gardens. The hard work that was put into picking all
the pumpkins and fresh vegetables they provided was so
impressive and I really hope for families and staff to continue
being a part of this great experience in the future.

We ask that you, the Subdivision and Development Appeal
Board members, vote to rescind this Stop Work Order to allow
our local farm to continue their work as our employer.

Yours sincerely,

Severed in line with Section 17 of the FOIP Act

Roveena Mecwan

c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 16, 2021

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order. .

It is with great dismay that we are informed that Sturgeon County has issued a Stop Order on our employer.

We were pleased to be offered a job at Prairie Gardens this fall at their pumpkin farm and look forward to continuing to work for them in the future.

Being an immigrant from India, working at Prairie Gardens was one of the best experiences of my work life. I was able to see the agricultural and farm life of Alberta and gained knowledge in this industry. I was able to experience the childlike joy that every Canadian kid grows up experiencing especially the fall harvest activities that included pumpkin picking, pumpkin painting, picking vegetables in the field and animal tours conducted for kids and families. I am an MBA student and come across peers who are hungry for a corporate job, however I would be more than willing to pivot and get more agricultural experience and have a career in such a business that brings communities together. Had it not been for Prairie Gardens to give me this opportunity I wouldn't have had the chance to see and experience rural Alberta. I would have loved to continue working had the season not ended. Above all else, Prairie Gardens employed me at a time where I have been jobless due to covid 19 layoff since past 1.5 years. On another note, Prairie Gardens has a good reputation with Albertan families and youth who look forward to visiting the farm as and when weather permits. It will be a loss for the public in terms of outdoor recreation especially in these frustrating times of Covid 19.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as our employer.

Yours sincerely,

Roveena Mecwan,

Severed in line with Section 17 of the FOIP Act

Nov 16/2021

Lenora Purschke

**c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 16, 2021**

Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing File # 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Work order. .

It is with great dismay that we are informed that Sturgeon County has issued a Stop Order on our employer.

We were pleased to be offered a job at Prairie Gardens this fall at their pumpkin farm, and look forward to continuing to work for them in the future.

My experience especially during the pandemic is that it's so important for families to reconnect in a fun, educational, relaxing, and safe environment where they can also reconnect with nature. Prairie Gardens provides this environment full of adventures along with their fresh vegetables promoting a healthy lifestyle. I love seeing all the happiness and smiles on people's faces during their visit to the family farm. My own adult children have fond memories of visiting the farm when they were young. Prairie Gardens also provides employment for many people along with seasonal apprenticeship programs. I want to see the family run farm that has been so positive for the community and surrounding area remain and grow so it can continue to provide happiness to many for generations to come. My hope is that The Stop Work Order will be lifted and use of a more positive approach be taken to help a local family run farm continue to be an asset to our community.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Work Order to allow our local farm to continue their work as our employer.

Yours sincerely,



Lenora Purschke

Severed in line with Section 17 of the FOIP Act

Matthew and Stacey Gislason

c/o Tammy Andersen
BOX 119, Bon Accord, TOA OKO
November 16, 2021

To: Subdivision and Appeal Board Chair and Members, Sturgeon County, AB

Re: Prairie Gardens Stop Order October 15, 2021

Subdivision and Appeal Board Public Hearing file 021-STU-016

Dear Chair and Board Members:

RE: Stop Order F21/0835 – 021-STU-016 Appeal Hearing / Prairie Gardens, owned by Tammy and Terrence Andersen

I am writing this letter of support for Prairie Gardens, in opposition to this Stop Order.

Terrence and Tammy Andersen are in our farm neighborhood. We support Prairie Gardens, and think they are a valuable member of our agricultural community. Prairie Gardens is a small scale agriculture farm that grows food for the table. We enjoy being able to purchase plants and produce from the farm just down the road.

They create jobs, do their part to address food security by growing vegetables and produce for family dinner tables locally, and are innovators. They have diversified their operations to remain a sustainable family farm. We have no complaints about their activities.

We have lived in this community for 15 years and do attend Prairie Gardens for all of our vegetables, flowers, pumpkins and have had the privilege of taking our grandchildren there to enjoy the facilities as well. Prairie Gardens is a multi-generational location that has been visited and enjoyed by our whole community. It is simply horrible that this is even being considered.

We ask that you, the Subdivision and Development Appeal Board members, vote to rescind this Stop Order to allow our local farm to continue their work as a local business.

Yours truly,

Matthew and Stacey Gislason

Ivan and Ava Siemens
56307 Lily Lake Road
BOX 119, Bon Accord, TOA OKO

November 19, 2021

Re: Prairie Gardens Stop Order F21/0835 Appeal Hearing

Dear Chair and Board Members,

We are writing this letter in support of Prairie Gardens, who is our adjacent neighbor, in opposition to the recently issued Stop Work Order.

It is our understanding that one reason for the Stop Order is that there is currently no Intensive Agricultural Use development permit issued for Prairie Gardens. We are aware that Tammy Anderson has applied for this permit. According to the Land Use Bylaw's definition, Intensive Agriculture is an appropriate designation for this farm business.

The other reason given for the Stop Order is that Prairie Gardens does not have a development permit for a "Recreational Facility". According to the Land Use Bylaw, Prairie Gardens does not meet the criteria for this designation whatsoever. To the best of our knowledge, their operation is largely agricultural related, with a focus on public farm tours and education, farm-related activities, and U-pick. We do support these endeavors.

Under the current Land Use Bylaw, there is no allowance for agri-tourism within Sturgeon County. We are aware that Tammy is a part of the Agri-Tourism task force, and support her involvement in the development of an agri-tourism section in the bylaw. Just because the bylaw doesn't currently allow for Prairie Gardens to fall into an appropriate category, it is unreasonable for the county to issue a Stop Order related to obtaining an irrelevant "recreational facility" permit.

We are aware that there is a traffic impact and safety aspect to the Stop Order. As neighbors, over the years, we have been able to resolve much of our concerns regarding noise and traffic related to Prairie Gardens. Even during the peak season for agri-tourism at Prairie Gardens, we do not feel that the extra traffic generated affects our ability to access Lily Lake Road or our driveway safely.

We ask that you, the Subdivision and Development Appeal Board members vote to rescind this Stop Work Order, to allow Prairie Gardens to continue their work as a local farm and business.

Sincerely, Ivan and Ava Siemens

Project No.:	131-23704-00	Date :	December 16, 2013
Project Title :	Lily Lake Road / Prairie Gardens Access Intersection Analysis		
Subject :	Traffic Analysis and Intersection Analysis		
Presented to:	Logan Duffin, P. Eng., Project Manager		

INTRODUCTION

GENIVAR Inc. was retained by Sturgeon County (the County) to conduct an intersection analysis for the Lily Lake Road (Range Road 235) / Prairie Gardens Access intersection located north of Highway 28, approximately 25 km north of Edmonton. Prairie Gardens is a 35-acre adventure farm filled with family friendly attractions in the Edmonton region. The objectives of this study are to perform a traffic analysis at the Lily Lake Road / Prairie Gardens Access intersection and propose appropriate intersection treatment to meet the future traffic demand.

EXISTING CONDITIONS

Lily Lake Road is a north-south paved two-lane rural road with a posted speed limit of 100 km/h that connects with Highway 28 to the south and Highway 651 to the north. Lily Lake Road currently provides access to the Prairie Gardens' farm and rural residences. The current Annual Average Daily Traffic (AADT) volume on Lily Lake Road in the vicinity of the Prairie Gardens farm is estimated to be approximately 1,930 vehicles per day. The daily traffic volume on weekends is estimated to be 2,500 vehicles per day.

The existing Lily Lake Road / Prairie Gardens Access intersection is a simple T-intersection without any auxiliary lanes and tapers. There are no intersection control devices such as stop signs present at this intersection currently.

Traffic control measures have been provided in the past for the highest traffic events, such as the Sturgeon County Bounty. Traffic control for these events has consisted of reducing the speed limit on Lily Lake Road to 50 km/h, between the Prairie Garden's entrance and Township Road 564. The cost of providing traffic control at the most recent Sturgeon County Bounty was approximately \$ 600.

The existing (2013) traffic turning movements in terms of AM and PM peak hour traffic volumes at the Lily Lake Road / Prairie Gardens Access intersection were estimated based on the County's 2013 traffic counts on Lily Lake Road and the available parking spaces at the Prairie Gardens farm. The County conducted traffic counts on Lily Lake Road at locations north and south of the Prairie Gardens Access using automatic traffic counters. The traffic turning movement volumes at the study intersection can't be estimated based solely on these traffic counts. The traffic count data collected by the County had some issues, as the automatic traffic counter on the north side of the access did not properly record the traffic counts in the northbound direction.

GENIVAR utilized the County's traffic counts, in addition to information provided to the County by the owner of Prairie Gardens. GENIVAR attempted to liaise with the owner of Prairie Gardens, to gain a

better understanding of the traffic volumes that visit Prairie Gardens. The owner of Prairie Gardens did not attend a meeting that had been arranged by GENIVAR to review these details.

A 12-hour manual traffic count is typically conducted to generate a turning movement diagram for the purpose of analyzing an intersection, but one could not be performed at the time of this study. Prairie Gardens' operating season had concluded prior to the commencement of the study.

According to the information provided by the owner, the maximum parking capacity at the Prairie Gardens farm is approximately 100 cars. Attendance varies with the type of event and the weather and ranges from 30 cars to 100 cars for most spring and summer event weekends. For the purpose of this study, the following assumptions were made:

- 100 vehicles will access the Prairie Gardens farm in a 2 hour period in the morning.
- 70% of the vehicles will travel from / to the south and 30% of the vehicles will travel from / to the north along Lily Lake Road.

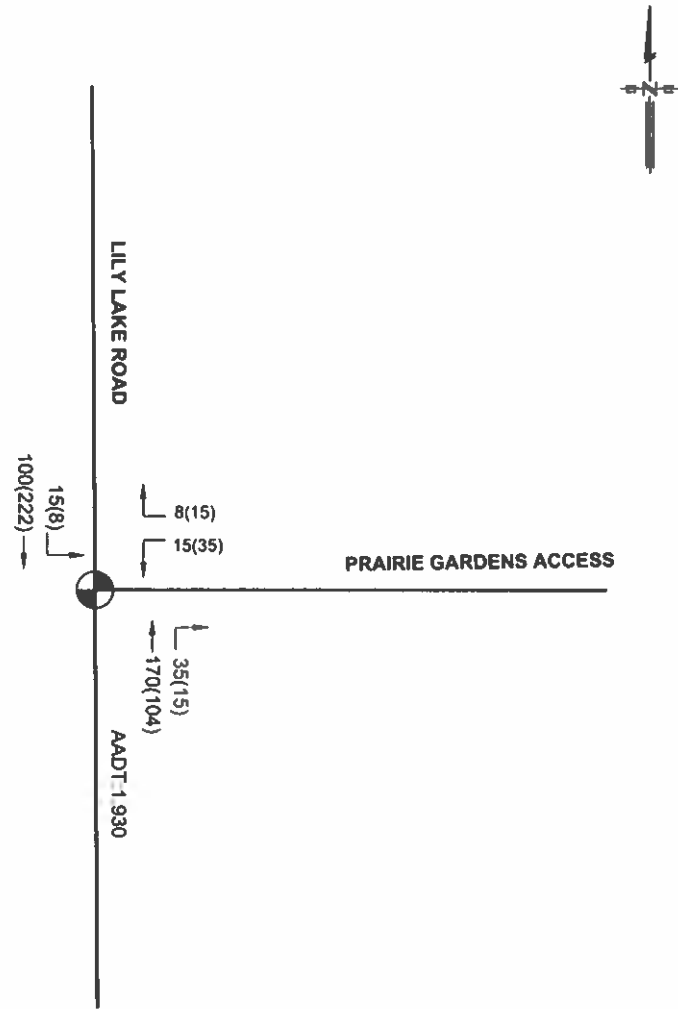
Based on the County's traffic counts on Lily Lake Road, the weekend daily traffic volumes are higher than the traffic volumes during weekdays including the peak hour traffic volumes. Therefore, the existing peak hour traffic volumes at the study intersection were estimated based on the traffic counts on weekends.

The estimated existing traffic turning movements during the AM and PM peak hours at the study intersection are illustrated in Exhibit 1. To estimate the traffic turning movements at the study intersection more accurately, it is recommended that a 12-hour manual traffic count be conducted at the Lily Lake Road / Prairie Gardens Access intersection.

TRAFFIC FORECAST

According to Alberta Transportation's historical traffic volumes on Lily Lake Road at the Highway 28 intersection, the linear average annual traffic growth rate on Lily Lake Road in the past decade is 2.4%. In this study, a 2.5% annual traffic growth rate was used to forecast the future traffic volume on Lily Lake Road.

The forecasted 20 year horizon traffic turning movements in terms of weekday AM and PM peak hour traffic volume at the Lily Lake Road / Prairie Gardens Access intersection are presented in Exhibit 2.

**LILY LAKE ROAD / PRAIRIE GARDENS ACCESS
INTERSECTION ANALYSIS**
EXISTING (2013) TRAFFIC


NOT TO SCALE

LEGEND





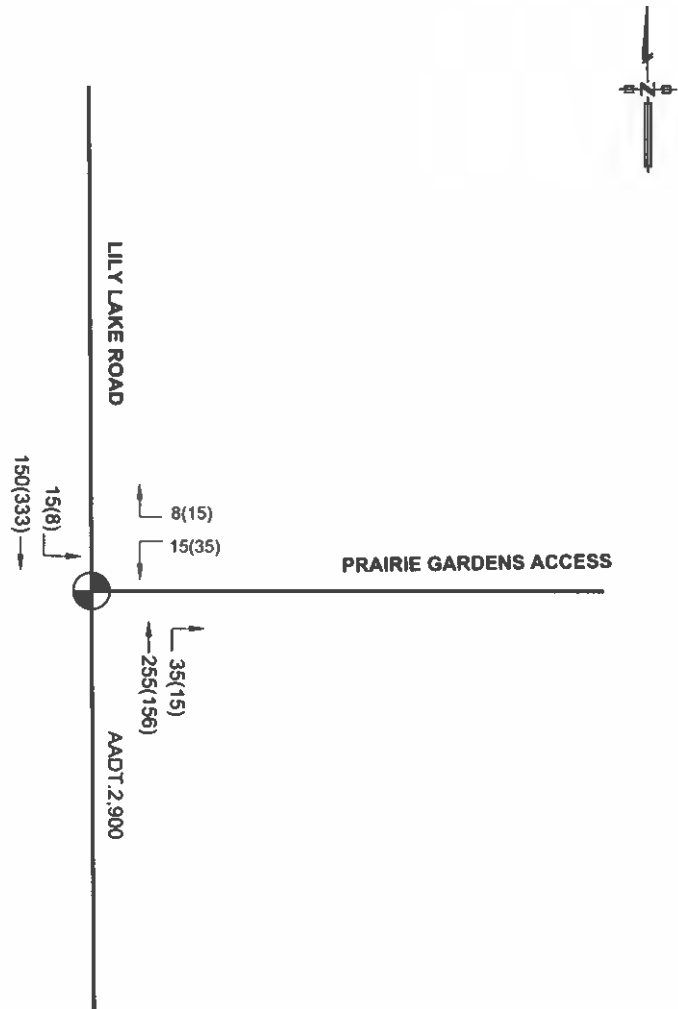
-  UN-SIGNALIZED INTERSECTION
-  THROUGH TRAFFIC
-  TURNING TRAFFIC
-  X(V) TRAFFIC VOLUME AM PEAK (PM PEAK)

Exhibit 1: Existing Traffic

**LILY LAKE ROAD / PRAIRIE GARDENS ACCESS
INTERSECTION ANALYSIS**
20 YEAR HORIZON (2033) TRAFFIC


NOT TO SCALE


LEGEND





-  UN-SIGNALIZED INTERSECTION
-  THROUGH TRAFFIC
-  TURNING TRAFFIC
-  X(Y) TRAFFIC VOLUME AM PEAK (PM PEAK)

Exhibit 2: 20 Year Horizon Traffic

INTERSECTION ANALYSIS

For the purpose of this study, the methodology specified in Alberta Transportation's *Highway Geometric Design Guide* was used in this intersection analysis.

Left Turn Maneuvers

Left turn warrants are based on the level of probability that a vehicle in the advancing traffic stream will not arrive at an intersection when another vehicle, traveling in the same direction, is stopped waiting to make a left turn. The interference caused by standing left turning vehicles in the through advancing traffic lane can reduce capacity and create a safety hazard. The amount of interference is dependent on opposing volumes, advancing volumes and the number of left turning vehicles. The addition of a left turn lane with the required storage space will eliminate this interference.

The analysis of left turn maneuvers at the study intersections is based on the existing and forecasted traffic volumes.

Table 1 summarizes the AM and PM peak hour turning information for the southbound traffic on Lily Lake Road under the existing and 20 year horizon traffic conditions. The following left turn warrant analysis was conducted based on a design speed of 110 km/h.

Table 1: Left Turn Lane Warrant Analysis

Southbound AM Peak	Advancing	Opposing	Left Turns	% Left Turn	% Trucks in LT	Warranted?
Existing	115	205	15	13%	< 5%	No
20 Year Horizon	165	290	15	9%	< 5%	Yes, Type III
Southbound PM Peak	Advancing	Opposing	Left Turns	% Left Turn	% Trucks in LT	Warranted?
Existing	230	119	8	3%	< 5%	No
20 Year Horizon	341	171	8	2%	< 5%	No

The above analysis reveals that a left turn lane is not warranted for the southbound traffic at the Lily Lake Road / Prairie Gardens Access intersection under the existing traffic conditions. However, a Type III left turn lane will be warranted by the 20 year horizon. It is estimated that the left turn lane will be warranted in 2023 based on the 2.5% annual traffic growth rate.

Right Turn Maneuvers

According to Alberta Transportation's *Highway Geometric Design Guide*, the warrant for an exclusive right turn lane requires that all of the following conditions be met:

- Main (or through) road AADT \geq 1800,
- Intersecting road AADT \geq 900, and
- Right turn daily traffic volume \geq 360 for the movement in question.

Based on the above right lane warrant criteria, a right turn lane will not be warranted for the northbound traffic at the Lily Lake Road / Prairie Gardens Access intersection up to the 20 year horizon.

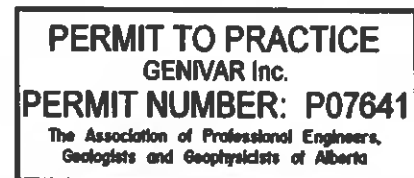
CONCLUSIONS AND RECOMMENDATIONS

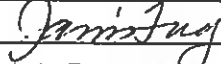
- A Type IIa intersection treatment as presented in Alberta Transportation's *Highway Geometric Design Guide* is warranted at the Lily Lake Road / Prairie Gardens Access intersection under the existing traffic conditions. However, a Type III left turn lane will be warranted by the 20 year horizon. It is estimated that the left turn lane will be warranted in 2023 based on a 2.5% annual traffic growth rate. GENIVAR recommends that a standard Type II intersection treatment be implemented originally and the traffic at the study intersection be monitored to determine when a southbound left turn lane becomes warranted.
- A right turn lane will not be warranted for the northbound traffic at the Lily Lake Road / Prairie Gardens Access intersection up to the 20 year horizon.
- A stop sign is recommended to be installed on the Prairie Gardens Access at the study intersection. Obstructions within the site triangles at the study intersection should be cleared to improve driver's sightlines. The existing intersection corner radii should be improved to facilitate vehicle turning movements.
- The existing farm access west of Lily Lake Road and south of the Prairie Gardens Access is recommended to be relocated to the study intersection opposite to the Prairie Gardens Access when the Lily Lake Road / Prairie Gardens Access intersection is upgraded. However, construction costs and the landowner's willingness to relocate the farm access may make this unfeasible.
- It should be noted that the existing traffic turning movements at the study intersection were estimated based on data collected by the County's automatic traffic counters on Lily Lake Road and professional judgment based on available information. To estimate the traffic turning movement volumes more accurately, it is recommended that a 12-hour manual traffic count be conducted at the study intersection.



Prepared by: 
James Sun, MSc., P. Eng.

Date: Dec. 16, 2013



Reviewed by: 
Janis L. Fong, P. Eng.

Date: December 16, 2013

APPENDIX

- LEFT TURN LANE WARRANT ANALYSIS
- TYPE IIa and IIIa INTERSECTION TREATMENT

Alberta Transportation

Intersection Left Turn Lane Warrant Analysis For Two-Lane Highways



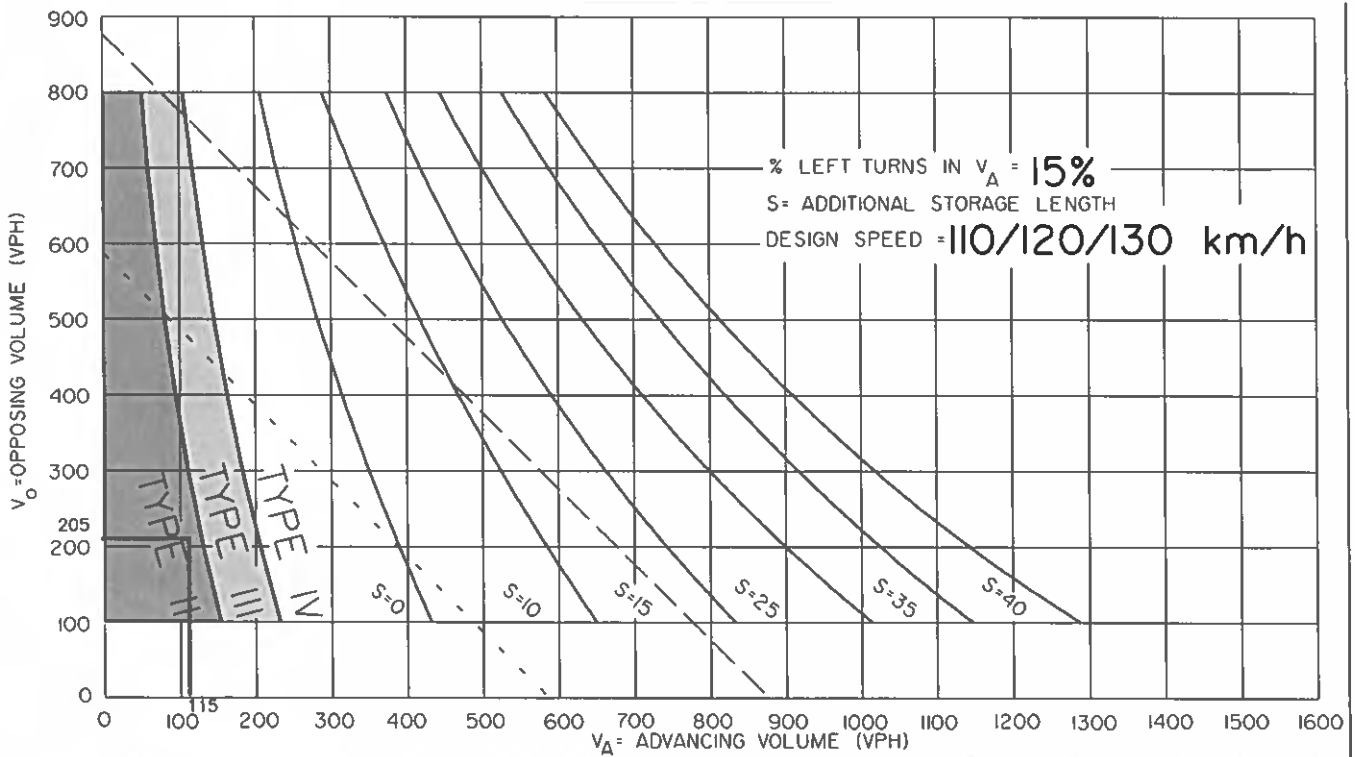
Project Number: 131-21704-00
Project Name: LILY LAKE ROAD / PRAIRIE GARDENS ACCESS INTERSECTION ANALYSIS
Intersection: LILY LAKE ROAD / PRAIRIE GARDENS ACCESS
Roadway: LILY LAKE ROAD
Direction: SB
Time Period: AM PEAK HOUR
Scenario: EXISTING (2013) TRAFFIC
Design Speed: 110 km/h

Traffic Information:

- a. Number of Left Turning Vehicles per Hour
- b. Advancing Volume:
- c. Proportion of Left Turns in V_A
- d. Opposing Volume

$V_\ell = 15$ vph
 $V_A = 115$ vph
 $L = V_\ell / V_A = 15 / 115 = 5\%$
 $V_o = 205$ vph

∴ A Left Turn Lane is NOT Warranted



Alberta Transportation

Intersection Left Turn Lane Warrant Analysis For Two-Lane Highways

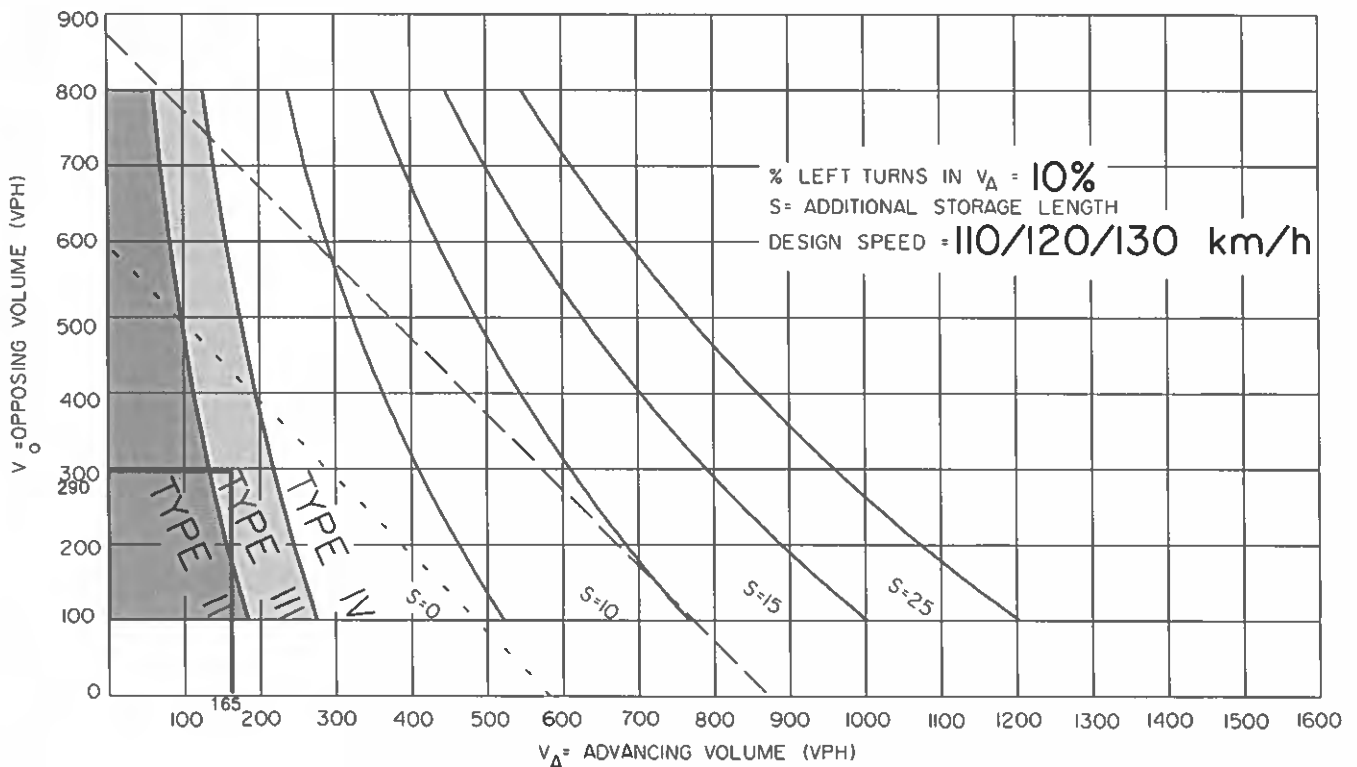


Project Number: 131-21704-00
Project Name: LILY LAKE ROAD / PRAIRIE GARDENS ACCESS INTERSECTION ANALYSIS
Intersection: LILY LAKE ROAD / PRAIRIE GARDENS ACCESS
Roadway: LILY LAKE ROAD
Direction: SB
Time Period: AM PEAK HOUR
Scenario: 20 YEAR HORIZON (2033) TRAFFIC
Design Speed: 110 km/h

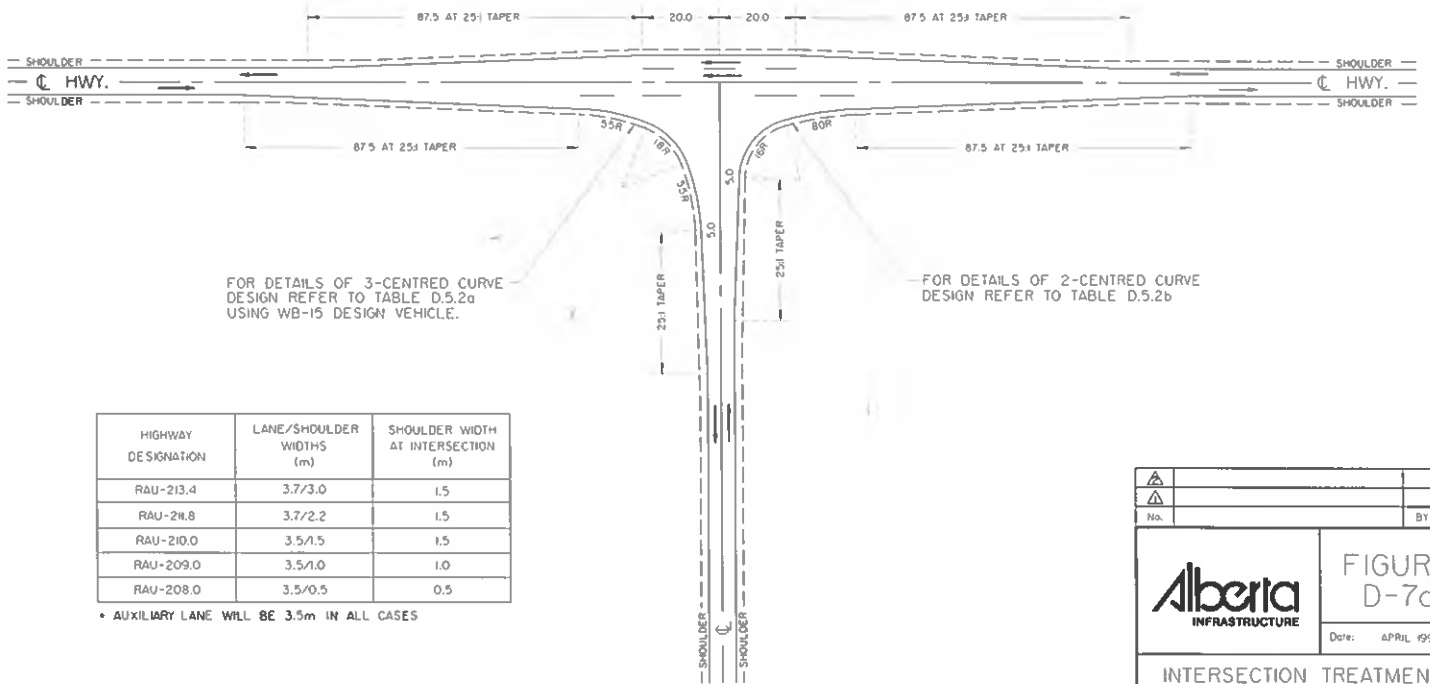
Traffic Information:

a. Number of Left Turning Vehicles per Hour	$V_l = 15$ vph
b. Advancing Volume:	$V_a = 165$ vph
c. Proportion of Left Turns in V_a	$L = V_l / V_a = 15 / 165 = 9\%$
d. Opposing Volume	$V_o = 290$ vph

∴ **A Left Turn Lane is Warranted (Type III)**



NOTES: DIMENSIONS SHOWN ARE FINISHED SURFACE PAVEMENT WIDTHS.
ADDITIONAL SUBGRADE WIDTHS TO BE PROVIDED TO ALLOW
FOR DEPTH OF BASE COURSE AND PAVEMENT.



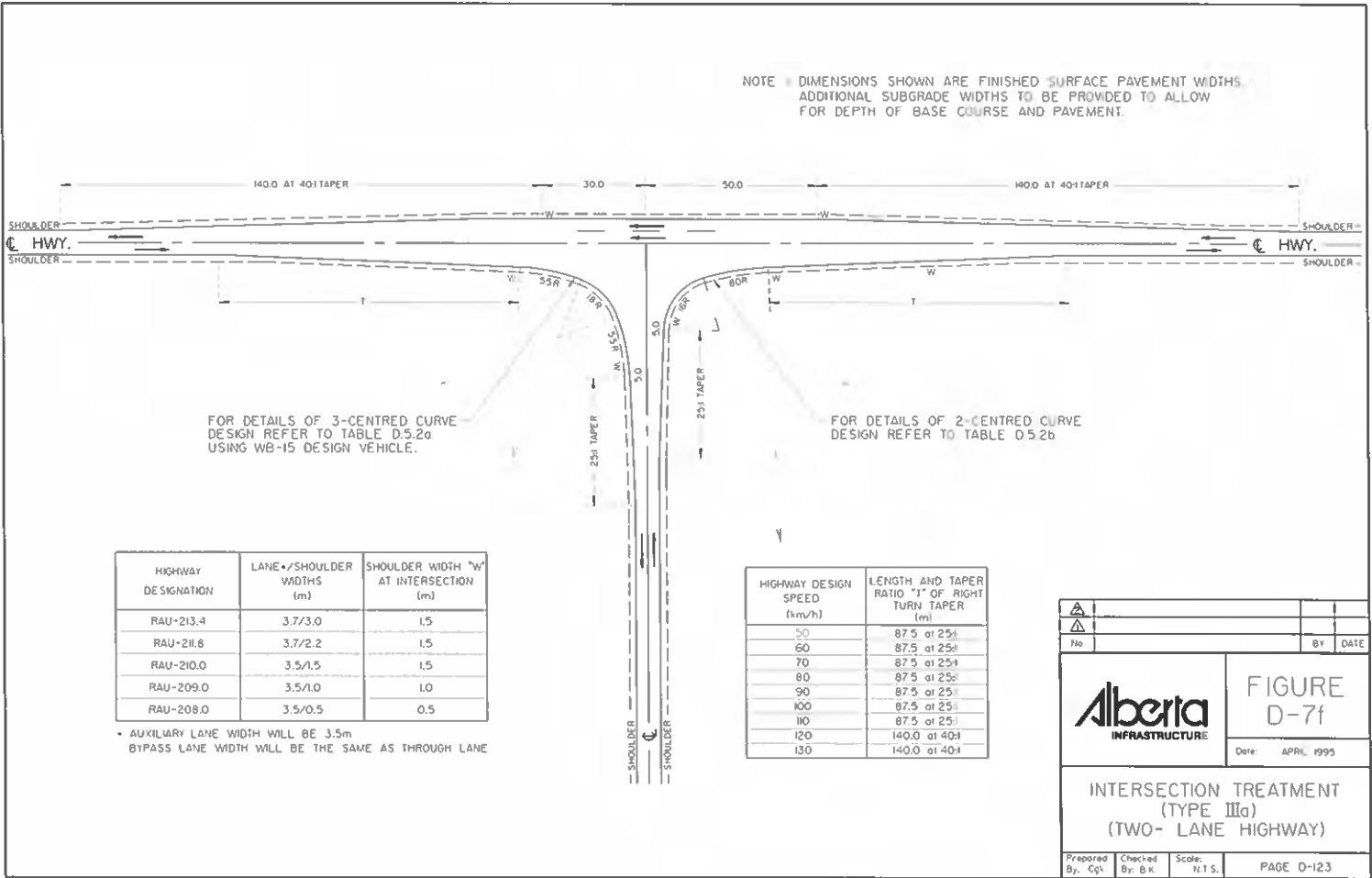
HIGHWAY DESIGNATION	LANE/SHOULDER WIDTHS (m)	SHOULDER WIDTH AT INTERSECTION (m)
RAU-213.4	3.7/3.0	1.5
RAU-211.8	3.7/2.2	1.5
RAU-210.0	3.5/1.5	1.5
RAU-209.0	3.5/1.0	1.0
RAU-208.0	3.5/0.5	0.5

• AUXILIARY LANE WILL BE 3.5m IN ALL CASES

		FIGURE D-7c	
No.		BY DATE	
Date: APRIL 1995		INTERSECTION TREATMENT (TYPE IIa) (TWO-LANE HIGHWAY)	
Prepared By: R.T.	Checked By: B.K.	Scale: N.T.S.	PAGE 0-117

Graphics: F:\er\etb\7c.mxd

NOTE: DIMENSIONS SHOWN ARE FINISHED SURFACE PAVEMENT WIDTHS. ADDITIONAL SUBGRADE WIDTHS TO BE PROVIDED TO ALLOW FOR DEPTH OF BASE COURSE AND PAVEMENT.



FOR DETAILS OF 3-CENTRED CURVE DESIGN REFER TO TABLE D.5.2a USING WB-15 DESIGN VEHICLE.

FOR DETAILS OF 2-CENTRED CURVE DESIGN REFER TO TABLE D.5.2b

HIGHWAY DESIGNATION	LANE+SHOULDER WIDTHS (m)	SHOULDER WIDTH "W" AT INTERSECTION (m)
RAU-213.4	3.7/3.0	1.5
RAU-211.8	3.7/2.2	1.5
RAU-210.0	3.5/1.5	1.5
RAU-209.0	3.5/1.0	1.0
RAU-208.0	3.5/0.5	0.5

AUXILIARY LANE WIDTH WILL BE 3.5m
 BYPASS LANE WIDTH WILL BE THE SAME AS THROUGH LANE

HIGHWAY DESIGN SPEED (km/h)	LENGTH AND TAPER RATIO "L" OF RIGHT TURN TAPER (m)
50	87.5 at 25:1
60	87.5 at 25:1
70	87.5 at 25:1
80	87.5 at 25:1
90	87.5 at 25:1
100	87.5 at 25:1
110	87.5 at 25:1
120	140.0 at 40:1
130	140.0 at 40:1

No.		BY	DATE
		FIGURE D-7f Date: APRIL 1995	
INTERSECTION TREATMENT (TYPE IIIa) (TWO-LANE HIGHWAY)			
Prepared By: CJK	Checked By: BJK	Scale: N.T.S.	PAGE 0-123

Tammy and Terrence Andersen

PO Box 119, Bon Accord, AB TOA OKO

Date: November 18, 2021

From: Tammy & Terrence Andersen

To: SDAB File Number 102-STU-016

RE: Appeal: STOP ORDER SW 20-56-23 W4; and SW 29 56-23 W4

"Pursuant to Section 645 Municipal Government Act R.S.A. 2000, Chapter M-26, As Amended F21/0835

RE: CONTRAVENTION OF LAND USE BYLAW 1385/17

Address: 56311 LILY LAKE RD, Legal Address: SW-20-56-23-4, Lot A, Plan 2986KS, Sturgeon County AND

Address: N/A, Legal Address: SW-29-56-23-4

In my capacity as Development Officer for Sturgeon County, I am hereby issuing a STOP ORDER pursuant to Section 645 of the Municipal Government Act, with respect to the aforementioned lands.

THIS STOP ORDER IS ISSUED UNDER THE AUTHORITY OF MUNICIPAL GOVERNMENT ACT, R.S.A. 2000, Chapter M-26, AS AMENDED.

At present, development on the Lands does not comply with the Land Use Bylaw 1385/17 given:

- No Development Permit has been issued for an Intensive Agricultural Use to include the retail sale of farm products on the above noted lands.*
- No Development Permit has been issued for a Recreation Facility, Outdoor located on the above noted lands.*

...You are hereby advised that you have the right to appeal this Order to the Subdivision and Development Appeal Board."

Prairie Gardens & Adventure Farm and Tammy and Terrence Andersen, of the above noted legal land descriptions, own and operate their family farms. They grow traditional agricultural crops on their family farm Section 29, including canola, wheat, barley, peas, beans, and forage crops. They also raise cattle, sheep and goats. In addition they grow pumpkins, cabbage, Brussels sprouts, potatoes, onions, beets, spinach, lettuce, carrots, leeks, and other horticultural crops, which are sold through U-pick.

At Tammy Andersen's farm, Prairie Gardens which is a historic farm in Sturgeon County – established over 60 years ago in 1956, there are greenhouses in which we grow and sells a spring plants crop of flowers, nursery fruit and ornamental trees, hanging baskets and greenhouse vegetables such as tomatoes and cucumbers. There are also horticultural field crops such as strawberries, broccoli, garlic, apples, pumpkins, cucumbers, greens, and herbs sold both wholesale to chefs, and through U-pick, a CSA (Community Supported Agriculture Produce Basket program), farm market and U-pick at the farm. Please see Photos of Prairie Gardens Activities. Prairie Gardens offer educational farm tours around the farms, and host a pumpkin harvest festival to promote the sales of pumpkins. With regards to the following definitions found within Definitions: Municipal Land use Bylaw 1385/17:

1. Agricultural use means the growing, raising, managing and/or sale of livestock, crops, food, horticulture and agri-food related value-added enterprises including education, motivated either by profit or lifestyle. This does not include Cannabis Production and Distribution.

REASONS FOR APPEAL NOTES: Prairie Gardens & Adventure Farm activities 100% are within this category.

- 2 Intensive agriculture means a horticultural operation which may be accessory to an extensive agriculture or extensive livestock use that generally operates on smaller tracts of land. Without restricting the generality of the foregoing, this may include nurseries, greenhouses, market gardens, u-pick farms, tree farms, fish farms, stud farms and sod farms. This use accommodates site visits to an agricultural parcel for customers for the purchasing of farm products. This does not include Cannabis Production and Distribution or Cannabis Retail Sales.

This matter should be resolved with our submission of an Intensive agriculture permit application on November 15, 2021. It should be noted that our activities predate this bylaw by nearly 50 years. This is a permitted use within the Land-Use Bylaw 1385/17.

We have had customers visiting our site for the duration of this time, since a development permit was issued in 1973 for our garden centre activities.

REASONS FOR APPEAL NOTES: Prairie Gardens & Adventure Farm activities 100% fall within this definition, and we have submitted a development permit for the above.

2. Recreation facility, outdoor means development providing facilities which are available to the public at large for sports and active recreation conducted outdoors. Typical uses include golf courses, driving ranges, clubhouses, go-cart tracks, sports fields, tennis courts, unenclosed ice surfaces or rinks, rodeo grounds, athletic fields, boating facilities, swimming pools, bowling greens, riding stable and fitness trails. This use does not include a public park or shooting range.

Prairie Gardens & Adventure Farm activities DO NOT MEET ANY of the above definition.

There should not ever have been, or should ever be, a development permit required for a Recreation Facility, Outdoor for Prairie Gardens as we do not meet this definition, and would fail in our attempt to do so.

We are a private vegetable and traditional agricultural farm, engaged in primary production of agricultural products, and as such, do not offer "facilities which are available to the public at large for sports and active recreation conducted outdoors. Typical uses include golf courses, driving ranges, clubhouses, go-cart tracks, sports fields, tennis courts, unenclosed ice surfaces or rinks, rodeo grounds, athletic fields, boating facilities, swimming pools, bowling greens, riding stable and fitness trails". As such, this action should be dismissed summarily.

With regards to our agri-tourism activities, which include farm tours, value-added enterprises including education, we believe we meet the definition provided in Bylaw 1385/17:

1. Agricultural use means the growing, raising, managing and/or sale of livestock, crops, food, horticulture and agri-food related value-added enterprises including education, motivated either by profit or lifestyle.

Further to the reasons stated above, please see Supplemental Notes Attached.

We have provided specific evidence supporting our appeal request, 27 letters of support from both families in our neighborhood who support Prairie Gardens in their farming activities, and our employees who will be greatly adversely affected by this order. In a year of COVID 19 pandemic, and the declared Sturgeon County State of Emergency due to the drought of 2021, we have already endured significant hardship in crop and revenue losses. This action has imposed significant losses on our business and additional unplanned for legal expenses, thereby creating further hardship during these difficult times.

We ask that the Sturgeon County Stop Order-issued as per TYLER MCNAB, dated 2021.10.15 be rescinded.

Yours truly, Tam and Terry Andersen

Sturgeon County Land Use Bylaw 1385/17

Approved July 10, 2017 [Internal Consolidation]

Group home, minor means the use of a dwelling as a facility which is authorized, licensed or certified by a public authority as a social care facility intended to provide room and board for up to four residents, exclusive of staff, for foster children or disabled persons, or for persons with physical, mental, social or behavioral challenges, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. This use does not include homes or half-way houses for persons under jurisdiction of the federal or provincial justice systems or services.

Guest ranch means a private owner-occupied *single family dwelling*, including sleeping facilities, which are rented on a daily basis to registered guests, and meals are prepared in a residential kitchen. A *guest ranch* does not include a *hotel* or *motel*.

Hangar means a building used to store or repair aircraft.

Hazardous waste collection centre means a facility used to collect and store hazardous recyclables such as but not limited to waste oils, paints, agricultural chemicals, pesticides, batteries and general household hazardous wastes. The hazardous recyclables may be temporarily stored onsite for eventual transfer and processing at an approved facility.

Heavy industrial means a large-scale manufacturing or processing facility that may have impacts that extend beyond the boundaries of the site, such as high volumes of heavy vehicle movement, or impacts as a result of noise, smoke, odour, dust, fumes, glare or humidity or hazard arising from fire explosion, radiation or contamination.

Home based business means the accessory use of a dwelling, accessory buildings and parcel for an occupation, trade, profession or craft to be operated by the permanent residents of the dwelling. This does not include *Cannabis Production and Distribution*, *Cannabis Retail Sales*, or a *Cannabis Consumption Venue*.

1405/10 1426/10

Hospital means an institutional development used to provide full service in-patient and out-patient health care to the public.

Hotel means development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor(s). *Hotels* may include accessory food and beverage facilities, meeting and convention rooms and *retail sales*. This use does not include a *Cannabis Consumption Venue*.

1436/10

Incineration means a thermal waste treatment technology that involves converting waste into ash and heat, which is to be used to generate electric power.

Integrated highway facility means a *service station* that caters to large commercial vehicles, such as semi-trailer trucks, as well as intermediate-sized vehicles and passenger vehicles. This use may include an accompanying *eating and drinking establishment*, retail store, a card lock or key lock motor vehicle fuel dispensing facility, as well as a rest area for truck drivers including seating areas and shower and laundry facilities.

Intensive agriculture means a horticultural operation which may be accessory to an *extensive agriculture* or *extensive agriculture* use, generally operates on smaller tracts of land. Without restricting the generality of the foregoing, this may include nurseries, greenhouses, market gardens, u-pick farms, tree farms, fish farms, stud farms and sod farms. This use accommodates site visits to an agricultural *parcel* for customers for the purchasing of farm products. This does not include *Cannabis Production and Distribution* or *Cannabis Retail Sales*.

Rail equipment and vehicle rentals/sales agency means the retail sale or rental of new or used rail/transloading equipment or rail/transloading vehicles, together with incidental maintenance services, sales of parts and accessories.

Rail spur means a secondary track used by railroads to allow customers at a location to store, load and unload railcars without interfering with other railroad operations.

Rail yard means a series of railroad tracks for storing, sorting, or loading/unloading, railroad cars and/or locomotives.

Recreation facility, indoor means a facility in which the public participates in recreational activities within a *building*. Typical uses include amusement arcades, billiard or pool halls, bowling alleys, racquet courts, swimming pools, gymnasiums, simulated golf facilities, and arenas. This may include *retail sales* and *eating and drinking establishments* as an accessory use.

Recreation facility, outdoor means *development* providing facilities which are available to the public at large for sports and active recreation conducted outdoors. Typical uses include *golf courses*, driving ranges, clubhouses, go-cart tracks, sports fields, tennis courts, unenclosed ice surfaces or rinks, rodeo grounds, athletic fields, boating facilities, swimming pools, bowling greens, riding stable and fitness trails. This use does not include a *public park* or *shooting range*.

September 16, 2010

Via E-Mail

Prairie Gardens
c/o Tam Andersen
P.O. Box 119
Bon Accord, AB T0A 0K0

Dear Tam:

This is to provide you with an update of Sturgeon County's progress to date in pursuing development of the Agriculture Tourism concept.

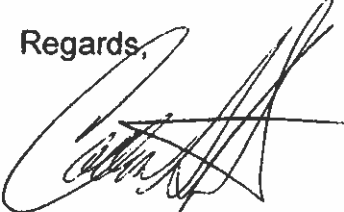
The County has identified this initiative as a joint Economic Development/Land Use opportunity that will serve to foster home grown agricultural tourism opportunities. The County's Economic Development and Planning & Development Departments are working jointly to establish a road map to support and market Ag-Tourism in the County.

This road map will include the following initiatives:

- 1) Economic Development is currently examining the opportunity of marketing and branding Ag-Tourism throughout the County.
- 2) Planning & Development is currently re-writing the Municipal Development Plan, and will be looking at proposing policies in the MDP that lay the foundation for future consideration of Agricultural Tourism as a land use policy.
- 3) Upon realization of the above noted initiatives, Sturgeon County will undertake a review of the Land Use Bylaw to ensure that it is consistent with the intent of fostering Ag-Tourism as a land use policy.

I trust this provides you with an indication of the County's current endeavors in considering the implementation of Ag-Tourism policies.

Regards,



Collin Steffes
Manager, Planning & Development
Sturgeon County

/kkm

c: Kyle Reiling
Peter Tarnawsky

Women Make It Happen at Prairie Gardens!

October 30, 2021

Like producing healthy local food crops, it's vital for a farmer engaged in agriculture and farm diversification to nurture a diverse team. Cultivating a diverse team of women in leadership positions is top priority at Prairie Gardens, which follows the motto "we grow people."

Prairie Gardens strives for that at its farm in Sturgeon County. With eighteen women in leadership roles at the farm, ranging from fresh talent just getting started in the industry, to experts with decades of experience, the Prairie Gardens farm team is energetic, diverse, and focused on growth.

"We feel women play a crucial role in the industry, not only as farmers, growers, researchers, and employees, but also as the largest consumers of local food, garden, value-added agriculture and agri-tourism experiences," says Tam Andersen, Prairie Gardens Owner and Head Farmer. "As we continue to grow and expand our company culture, it's crucial to cultivate diverse women in our industry."

Part of facilitating a diverse team involves including women from different backgrounds. In the farm and horticulture industry, men still make up more than 70% of the industry. But that tide continues to change as more talented women pursue careers in agriculture. Female and young farm operators represent a new era of Canadian farmers.

Data from the 2016 Census of Agriculture (CEAG), linked with data from the 2016 Census of Population, provides a socioeconomic profile of who is running Canada's farms. There is a rise of a new generation that has adaptive, educated female farm operators working increasingly complex agricultural operations. In 1996, women represented only 25.3% of farm operators, but, by 2016, that percentage increased, rising to 28.7%, which accounts for 77,830 women operators.

Faced with ever-evolving new challenges, for example, modernizing farming practices, female farm operators have risen to the task, and understand the value of higher educational attainment. For example, in 2016, female farm operators were nearly two times more likely to report having earned a university-level education as their highest level of educational attainment than they were 20 years earlier.

As well, young female farm operators, in particular, are focusing their education directly on agricultural practices. In 2016, about 20% of young female farm operators reported taking agriculture-related studies compared. This is a huge increase when compared female farm operators 40 years and older, of which only 8.3% had taken agriculture-related studies.

In Canada, there is a growing number of young women farmers, especially on smaller, niche farms. They're using direct marketing, including community-supported agriculture and farmers markets.

British Columbia had the highest proportion of female farm operators in Canada at 38%, followed by Alberta at 31%, according to the 2016 census, which reported female farm operators were more represented on farms specialized in serving niche markets, as well as on more diversified farms that produced a combination of products, such as fruits and vegetables, and/or poultry and eggs.

“It’s important that we empower women on our farm,” says Tam Andersen. “We are actively engaged in providing inclusive roles for women through direct farm marketing and agri-tourism to present farm diversification as a career path in agriculture.”

In much of the world, the face of farming is female. Globally, reports the United Nations’ Food and Agriculture Organization (FAO), the majority of economically-active women in the least-developed countries work in agriculture. The problem? Gender-specific obstacles—such as lack of access to land, financing, markets, agricultural training and education, and equal treatment—significantly disadvantage female farmers before they ever plow a field or sow a seed.

Ontario Federation of Agriculture president Peggy Brekveld predicts a continued decline of farmers across Canada, but a slow rise in women farmers, especially in regions that led the way with higher proportions of female operators.

Amber Fletcher is a University of Regina associate professor in the department of sociology and social studies. “Gender and large political-economic factors intersect to create particular challenges for women in agriculture,” says Fletcher, “Alternative forms of agriculture, such as organics and direct marketing, might provide a more inclusive environment for women in agriculture,” says Fletcher. “We need to ditch the stereotypes and include women — daughters, wives, daughters-in-law and sisters-in-law — in the conversation. It would be nice to have a government program that supports women farmers specifically to address some of these major issues, but until these tremendously important barriers come down, it is only a band-aid solution.” Country Guide.

Keep reading for a closer look at Prairie Gardens’ diverse team of women in leadership positions on the farm.

Tam Andersen Horticulturalist and Landscape Journeyman: over 40 years of experience in the horticulture industry, and 37 years of experience as Head Grower and Owner of the historic Prairie Gardens farm, established in 1956.

Laurel Andersen: Bachelor of Arts, with an English Major, and minors in German Literature & Language, and Creative Writing from the University of Alberta. Over 20 years of experience in the greenhouse and agri-tourism industry.

Cathy Spicer: CFO. Raised in a small rural community, Cathy Spicer has brought her love of working with numbers through positions in the hospitality industry & horse industry full circle to working with a supportive team of women from diverse backgrounds at Prairie Gardens within its values of community and collaboration. She also has her Equine Science Production Diploma.

Lori Bilecki: Grew up on a mixed farm in Sturgeon County, obtained BSC degree from University of Alberta, majoring in Biological Sciences. She is recently retired after spending 25 years with Edmonton Police Service.

Jacky Usher: NAIT Red Seal Journeyman Plumber and 2nd Class Gasfitter with sixteen years of experience in the industry, and 10 years of gardening experience.

Deborah Bortscher: woman entrepreneur, naturalist and soundscape artist who is UCLA certified in music medicine. Her focus is in wellness and developing human potential through rhythm and reconnection to nature.

Susan Eve Skaggs: A resident of Sturgeon County, and woman entrepreneur, Susan's forte as a business executive is in research & development, as well as marketing & promoting businesses in transition throughout North America. She is a past associate member of The Edmonton Executives Association. She is also the owner of a local business, Inner Circle Yoga.

Cheryl Murray: With 20 years of experience in the hotel, baking and hospitality industries, as well as being a novice home gardener, Cheryl calls Prairie Gardens her "happy place"!

Sheryl Sinclair: Experienced caterer and apprentice chef. She brings her wealth of experience cooking with fire and the flavours from her aboriginal heritage –the Goodfish Cree Nation.

Amber Miller: Earned her Bachelor's Degree in Elementary Education, with a special priority placed on Early Childhood Education and desires to inspire and foster environments where a love for learning, tremendous amounts of joy and the effervescent spirit within both the child and adult alike can both flourish and spread.

Marianne Regimbald: Over 25 years of experience in the Alberta cattle industry and an avid home gardener.

Lindsay Richardson with her background in Education (12 years) has dived into the world of agri-tourism (7 years) at Prairie Gardens. She learns everyday the aspects of farming, and looks forward to cultivating awareness for farming industries everywhere.

Roveena Mecwan: Bachelor of Science in Hospitality and Hotel Administration, pursuing a Masters in Business Administration from the university of Alberta, brings 16 years of experience and a wealth of knowledge in the hospitality industry. An English literature lover, My days don't end without it being recorded in my journal. I desire to be a writer someday of at least a blog if not a book.

Katelyn Vanin: A self-made entrepreneur, artist, and writer, Katelyn prides themselves on creating engaging and educational content for a wide range of people. Pulling in inspiration from the natural and spirit world, they have constructed an online environment and small self-care business for those who enjoy keeping things a little spooky.

Lennie Purschke: Retired from Justice and Solicitor General, Lennie loves working at Prairie Gardens as it permits her to work in alignment with her own personal values of service excellence, community and growth. Her passion for gardening and cooking along with her tireless work ethic fuels her contribution to event catering, picnic preparation and spring seeding and planting. Lennie loves working as part of a cohesive team that is so diverse in backgrounds and is delighted by the community to which she feels so much belonging.

Nora Nykipilo: Nora earned a Bachelor of Education degree at the University of Alberta which lead to a 32 year career teaching junior high in Westlock but has returned to her farming roots as she continues to pursue her passion for the outdoors, animals, gardening, and life-long learning.

Melissa Camatra: A local Sturgeon County small business owner, and a busy mom of four, who loves her hobby farm and gardening. She holds a Diploma in Business Administration with Specialization in Management practices.

Debbie Hockett: A woman entrepreneur, artist and freelance photographer. National Defence Army reserve Musician of 27 years, with additional experience in public relations and social media. Event organizer and party planner.



BRITISH
COLUMBIA
MINISTRY OF
AGRICULTURE

FARM DIVERSIFICATION THROUGH AGRI-TOURISM

A Manual to Guide Agri-tourism Development in British Columbia:
January, 2017

Growing Forward 2 

A federal-provincial-territorial initiative

 BRITISH
COLUMBIA

Canada 



Farm Diversification through Agri-tourism: Guidebook

A publication of the British Columbia Ministry of Agriculture

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Authors:

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Photography:

- Credits – Lesley Lorenz, Island Farm and Garden Magazine

Copies of this manual can be obtained by contacting:

British Columbia Ministry of Agriculture, AgriService BC

Phone: 1-888-221-7141

Website: www.gov.bc.ca/agriservicebc

Acknowledgements:

The research team would like to acknowledge the contributions made by our reviewers including Katy and John of Alderlea Farm in the Cowichan Valley, Heloise Dixon Warren of Moose Meadows Farm in Quesnel, and Lesley Lorenz of Island Farm and Garden Magazine.

Funding for this project has been provided by the Governments of Canada and British Columbia through *Growing Forward 2*, a federal-provincial-territorial initiative.

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Introduction

British Columbia's agricultural landscape is undergoing many significant changes due to globalization, advancements in technology and a shift in consumer demands. These changes are forcing farmers to adapt to new realities and contemplate strategies to keep their farms viable.

At the same time, exciting opportunities have emerged for farmers. For example, consumer demand for access to locally grown food is increasingⁱ. Over the last decade, the number of BC farmers' markets has grown from nineteen to over a hundred and twenty fiveⁱⁱ. Similarly, challenges associated to mass urbanization are becoming more recognized by people living in cities. Many find themselves disconnected from the natural world, their food supply and local businesses. This is resulting in people seeking refuge in rural areas for recreation experiences and overnight getaways. This trend, if recognized by farmers, could be used to create new revenue for agriculture through agri-tourism.

In BC, agri-tourism is defined as¹: a tourist activity, service or facility accessory to land that is classified as a farm under the Assessment Act. These activities may include:

- (a) an agricultural heritage exhibit displayed on the farm;
- (b) a tour of the farm, an educational activity or demonstration in respect of all or part of the farming operations that take place on the farm, and activities ancillary to any of these;
- (c) cart, sleigh and tractor rides on the land comprising the farm;
- (d) activities that promote or market livestock from the farm, whether or not the activity also involves livestock from other farms, including shows, cattle driving and petting zoos;
- (e) dog trials held at the farm;
- (f) harvest festivals and other seasonal events held at the farm for the purpose of promoting or marketing farm products produced on the farm;
- (g) Corn mazes prepared using corn planted on the farm.

Simply put, agri-tourism is tourism that supports agricultural production. It has been shown to be one of the most effective diversification options for farmersⁱⁱⁱ. Integrating agri-tourism successfully into a farm requires farmers to rethink their product offerings and interact more directly with their customers.

The purpose of this manual is to provide step-by-step guidance for farmers who are interested in engaging in agri-tourism. It presents a number of tools and strategies to design and create memorable farm-based experiences that can attract and satisfy visitors. The guide also profiles numerous examples of agri-tourism ventures to encourage innovation within the industry. The guide is organized into various chapters that explain the five main steps involved in designing and providing a high quality visitor experience. Figure 1 highlights the five stages that farmers need to consider when engaging in agri-tourism.

¹ Agricultural Land Commission Act, Policy L-04, October 2016. Activities Designated as Farm Use: Agri-tourism activities in the Agricultural land reserve (ALR).

June 2, 2021

To Whom it may concern

RE: Prairie Gardens Event Notification

This letter is to confirm we have received notification of events and activities occurring at Prairie Gardens for 2021. We can also confirm that Prairie Gardens will provide us with contact information for the DJ/ musicians at the events and that the DJ/musician will be responsive to noise concerns should they be contacted.

Sincerely,

Ivan Siemens
Landowner
56307 Lily Lake Rd.



Tam Andersen <tam@prairiegardens.org>

Prairie Gardens Farm Weddings / Events

Tam Andersen <tam@prairiegardens.org>

25 May 2021 at 14:28

To: Ivan

Cc: Scott Rodda <strodda@sturgeoncounty.ca> Severed in line with Section 17 of the FOIP Act

Hello Ivan,

As an adjacent landowner and our valued neighbor, we are providing you with this notification of additional private functions at our farm that we may host outside of regular public drop in hours.

- Description of events: Farm, food or fun experiences by reservation, private meetings or farm functions, campfire or maze functions, company Christmas gatherings, farm weddings:
- Date and hours of these events: These events may occur from time to time on dates inclusive from June 2021-June 2022 excluding the dates of December 25th and January 1st, when we are closed. These private functions may occur between the hours of 6:00 am and 12:00 am.
- Expected attendance: one client to less than 500 clients.

We have the following dates confirmed for private farm weddings, which showcase our own local farm produce, during which we may have our guests on site for set-up, photos, and farm wedding activities during the timeframe of 6:00 am to 12:00 am, with an estimated attendance of: 3 guests to 50 guests with the current average attendance of 30 guests.

- July 17, 2021
- August 21, 2021
- Sept 4, 2021
- Sept 5, 2021
- Sept 11, 2021
- Sept 17, 2021

We truly appreciate your feedback and will make every effort to respond to your concerns. Please do not hesitate to call me directly on my direct farm line, or personal cell phone contacts provided below.

Please note: our cell phones will go directly to voice mail while we are driving, or may go directly to voice mail due to dropped calls / intermittent cell service.

I am pleased call you with the contact phone number of the person providing musical services on the day of a wedding, if so desired. Please let me know if you would like this option and at which phone number we may reach you at to provide it. Our goal is to provide a pleasant experience for all.

Here is emergency contact information:

Tam Andersen
After hours Phone #s

Severed in line with Section 17 of the FOIP Act

Office: 780-921-2272 (10am – 6pm)
RCMP Emergency: 911.
RCMP Morinville Detachment: 780.939.4550.

Yours truly,
Tam Andersen

--
Tam Andersen
Director of Fun & Horticulturalist
Prairie Gardens & Adventure Farm

Edmonton Event Award Recipient
"Best Venue" & "Best Innovative Idea"

P: 780.921.2272 F: 780.921.2398

E: Tam@PrairieGardens.org

<https://prairiegardens.org/>

Amiskwacîwâskahikan, Treaty 6 Territory

I acknowledge that Edmonton area, where

I live and work, is in traditional Treaty 6 Territory.

I also acknowledge the Métis people of Alberta
who share a very deep connection with this land.



Tam Andersen <tam@prairiegardens.org>

Severed in line with Section 17 of the FOIP Act

Prairie Gardens Farm Weddings / Events

John Allison

31 May 2021 at 19:36

To: Tam Andersen <tam@prairiegardens.org>

Hi Tam we have received confirmation of the wedding events this summer and truly hope they proceed. Best wishes for a successful summer season. Lauraine and john allison.
PS do u need this in writing.? We can do that if necessary.

Sent from my Samsung Galaxy Tab@4

----- Original message -----

From: Tam Andersen <tam@prairiegardens.org>

Date: 2021-05-31 2:56 PM (GMT-07:00)

To:

Severed in line with Section 17 of the FOIP Act

Subject: Re: Prairie Gardens Farm Weddings / Events

[Quoted text hidden]



Tam Andersen
Director of Fun
56311 Lily Lake Road,
Sturgeon County
P.O. Box 119
Bon Accord, AB T0A 0K0
P:780.921.2272
E: tam@prairiegardens.org

Mr. & Mrs. John Allison

Severed in line with Section 17 of the FOIP Act

May 24, 2021

Dear Mr. and Mrs. Allison,

As an adjacent landowner and our valued neighbor, we are providing you with this notification of additional private functions at our farm that we may host outside of regular public drop in hours.

- Description of events: Farm, food or fun experiences by reservation, private meetings or farm functions, campfire or maze functions, company Christmas gatherings, farm weddings and/or Under the Stars events.
- Date and hours of these events: These events may occur from time to time on dates inclusive from June 10, 2021 to July 10, 2022 excluding the dates of December 25th and January 1st, when we are closed. These private functions may occur between the hours of 6:00 am and 12:00 am.
- Expected attendance: one client to less than 500 clients.

We have the following dates confirmed for private farm weddings, which showcase our own local farm produce, during which we may have our guests on site for set-up, photos, and farm wedding activities during the timeframe of 6:00 am to 12:00 am, with an estimated attendance of: 3 guests to 100 guests with the current average attendance of 20 guests.

- July 17, 2021	- Sept 5, 2021
- August 21, 2021	- Sept 11, 2021
- Sept 4, 2021	- Sept 17, 2021

We truly appreciate your feedback and will make every effort to respond to your concerns. Please do not hesitate to call me directly on my direct farm line, or personal cell phone contacts provided below. Please note: our cell phones will go directly to voice mail while we are driving, or may go directly to voice mail due to dropped calls / intermittent cell service. I am pleased call you with the contact phone number of the person providing musical services on the day of a wedding, if so desired. Please let me know if you would like this option and at which phone number we may reach you at to provide it. Our goal is to provide a pleasant experience for all.

Here is emergency contact information: Tam Andersen Afterhours
Office: 780-921-2272 (10am - 6pm)
RCMP Emergency: 911. RCMP Morinville Detachment: 780.939.4550.

Yours truly,
Tam Andersen

Severed in line with Section 17 of the FOIP Act



economic health outcome

Encouraging value-added initiatives that recognize and contribute to agricultural industries.

Since European settlement in the late 1800s, livelihoods in the Neighbourhood have been intrinsically linked to the agricultural capacity and productivity of the land. Evolving from small family farms to larger cereal crop operations, it is anticipated that larger-scale farming operations will be the primary driver of the local economy. The desired intent is to support the viability of farming operations, and associated agricultural opportunities, by limiting proposed development that may negatively impact the agricultural industry.

C.4 economic health output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- ④ Ensuring that proposed non-Primary Industry development in the Neighbourhood (and outside of the existing Hamlets) will have limited adverse impact on agricultural operations, activities or industry.
- ④ Collaborating with the Town of Morinville in investigating Non-Residential development opportunities. The municipalities should develop an overall Regional Planning Document to take advantage of shared transportation networks and infrastructure investments.
- ④ Ensuring that proposed development in close proximity to the Roseridge Landfill does not infringe on daily operations or future development plans of the facility.
- ④ Developing, in conjunction with Sturgeon County agri-tourism and eco-tourism operators, a Tourism Strategy that supports sector growth while accounting for the impact to Sturgeon County's infrastructure networks.
- ④ Applying Canadian Forces Base (CFB) Edmonton's Approach Path overlay to ensure that the Federal Government's development restrictions are enforced and that proposed development does not negatively infringe on CFB operations (see Map 21 in Appendix A-3).
- ④ Encouraging Non-Residential Type 4 HBB that complement local agricultural activities (such as agri-tourism, value-added agriculture and agricultural support services) and that meet the HBB requirements outlined in the Land Use Bylaw.
- ④ Conducting a Needs Assessment for future Non-Residential Development that investigates specific Non-Residential type and scale for the lands connected to the St. Albert West Regional Road, Highway 37 and Highway 2. Based upon a demonstrated need for Non-Residential development in this area, a Planning Document should be developed to provide direction regarding the transportation networks, infrastructure capacities, levy distribution and any associated community services requirements.

Terence and Tammy Andersen Family Farm & Prairie Gardens and Adventure Farm

Photos of typical Agricultural Activities at our farms.



**ADJACENT
LANDOWNER
WRITTEN
RESPONSES**

DELIVERED VIA EMAIL

November 17, 2021

Sturgeon County Subdivision and Development Appeal Board
9613 – 100 Street
Morinville, AB T8R 1L9

Re: Prairie Gardens and Adventure Farms – Stop Order
SDAB File Number: 021-STU-016

We are residents of Sturgeon County, residing at 56305 Lily Lake Road, directly adjacent to Prairie Gardens & Adventure Farm. We support the Stop Order issued by the County on October 15, 2021 and ask the Subdivision and Development Appeal Board to confirm the Stop Order.

Prairie Gardens is a business which is essentially operating as an outdoor recreation facility. It hosts, among other things, festivals, craft bazaars, private parties, weddings, corporate retreats, team building retreats, birthday parties, school field trips, workshops, Mojito Mondays, Mother's Day brunches and picnics, drumming circles, petting zoos, magic shows, puppet shows, gem mining, train rides, hay rides, folk music, haunted cemeteries and skating parties, just to name a few. They also charge admission to their facilities and boast on their public facing social media that they receive 50,000 visitors to their site annually, and that there have been over 1 million guests to date. This is not the primary focus of a vegetable producer.

Prairie Gardens is maintaining they are an historic farm and have been in operation since 1956, and the farm is primarily a producer of vegetables and not an outdoor recreation centre. In fact, the business changed ownership in the 80's, and then moved away from the primary focus of being a greenhouse operation and began the "adventure farm" which has become the focus of the business today. Per their social media advertising, they host rustic farm weddings, chef table dinners, along with corn and sunflower mazes. None of these have anything to do with vegetables being the primary focus. In fact, the home tab on their FB page has typically described them as a Wedding Planning Service, Petting Zoo, and Garden Centre. They even have a YouTube video which describes all the wonderful fun things they have to do there, including enjoying food prepared on site. This is not the primary focus of a vegetable producer.

In the past, Prairie Gardens has even offered discounts off the purchase of festival tickets if purchased as a "Festival 6-Pack Season's Pass", giving access to 6 on-farm festivals for the year. Again, this is not the primary focus of a vegetable producer.

Prairie Gardens is currently advertising "A Prairie Christmas December", hosted from December 4th through the 19th on weekends. The details listed of this event are in no way the primary focus of a vegetable producer. The advertising of additional functions continues beyond this, showing clear intention of this business to continue to focus its operations on being an outdoor recreation facility.

Below is a list of events held over the past few years at Prairie Gardens. This is not meant to be an all-inclusive list, it is just highlighting many of the advertised events. This also does not include any of the private functions, such as the many weddings, dinners, retreats, etc., which are hosted annually:

2019

- 3/21 From the farm seasonal cooking
- 4/14 CSA weekly farm veg program info session/registration
- 4/30 CSA good farm food box sign up
- 5/12 Mother's Day brunch
- 5/13 Mojito Monday's herbs galore
- 5/17 Backyard fruit workshop
- 5/27 Mojito Monday's herbs galore
- 6/1 Succulent frame planter workshop
- 6/3 Mojito Monday's herbs galore
- 6/8 Wild bunch bouquet workshops
- 6/25 From the farm cooking with the season
- 7/16 From the farm cooking with the season
- 7/17-8/17 upick strawberries
- 7/17 Range Road long table farm dinner
- 8/3-5 Fairy Berry festival
- 8/11 Range Road farm dinner
- 8/18 Open farm days
- 8/18 Long table dinner
- 8/28 Range road farm dinner
- 9/8 range road farm dinner
- 9/21 Fire feast farm long table dinner
- 9/21-22 Falloween at PG
- 9/29 corn maze
- 9/28-10/31 haunted pumpkin festival
- 10/31 pumpkin sales indoor pumpkin patch
- 11/17 prairie Christmas bazaar

2020

- 1/4 New Year's benefit dinner
- 2/15 Valentine's farm dinner
- 3/14 Mother's Day workshop
- 5/1 Spring Garden Ctr Opening
- 5/28 GH shopping appointments
- 7/19 succulent workshop
- 8/1 Farm dinner & tour at PG
- 8/8 upick strawberries
- 8/9 secret world of fruit trees pruning worksheet
- 8/14, 15 and 16 morning nature yoga with Amber includes fresh produce
- 8/16 benny's bread woodfire pizza palooza
- 8/14 raising chickens workshop
- 8/15 & 16 open farm days, a dinner and farm tour at PG
- 8/30 family farm picnic
- 9/13 sunflower paint out / sunflower maze
- 10/12 PG pumpkins

- 10/15 pumpkin paint out

2021

- 2/21 free family pond skating
- 5/1 garden ctr opening
- 5/8-5/29 Mother's Day picnics (all May)
- 7/31-8/2 Maze opening, fairies and pirates
- 8/14-29 Garlic harvest
- 9/4-6 Sunflower days
- October pumpkin and potato harvest

Clearly the Covid-19 related restrictions have slowed the operations somewhat, but they have by no means curbed the non-compliant operations of this business.

The lines between a primary producer of vegetables and an outdoor recreation centre are heavily blurred, as you can see in the description of "what to expect" at the Pumpkin & Potato harvest held this fall:

Head out to the country for a fall pumpkin patch adventure in the great outdoors at Prairie Gardens. The whole family will love the upick pumpkins and you dig potato harvest, in a beautiful farm setting for fall themed photos, kids mazes, pumpkins of all colours, sizes and shapes, wagon rides, trackless train rides, haunted houses, ghouls and ghoulish friends, heritage farm chickens, sheep, goats, a visit to the rabbit sanctuary, try your hand at a corny game at the pumpkin corn-i-val, the potato cannon, gem mining, or make and take fall succulent planters. Enjoy folk music and delicious dilly garlic roasted potatoes, pumpkin pie and hot chocolate.

This is an example of how far the business strays from being primarily a producer of vegetables.

All of this has a significant effect on us and our ability to enjoy our rural farming lifestyle. We are expected to tolerate excessive noise and crowds as directly adjacent neighbour, along whose property line Prairie Gardens lies. Special events have started as early as 8 am, and have run as late as midnight, resulting in crowd noise, undue stress to our livestock, and affected our ability to enjoy our own property and lifestyle. Weddings and other parties, outside of the festivals, functions, and daily business, have in the past ran as late as 3 or 4 am, with excessive DJ or live band noise, and crowd noise.

With the excessive crowds and weddings also come issues with trespassers on our property on a regular basis. We are repeatedly having to address people who have been to Prairie Gardens stopping to take pictures on our property. One specific example, which occurred on May 9th of this year, a family was using our property for Mother's Day photos because it was too muddy at Prairie Gardens from all the rain we'd had. Unfortunately, we don't always know when someone is on our property, as is the example from August 11, 2019, when the wedding held at Prairie Gardens of Ryland & Lorelei actually took a drone video of the bride and groom strolling happily through our hay field in front of our grainery. Prairie Gardens even happily posted this video on their website until we went to the videographer to challenge him with trespassing charges if he didn't remove all public access to that video. Pictures have been attached showing screen shots from that video to show the couple on our property.

With the crowds comes excessive traffic, and all the dangers associated with that. We can experience up to 10 minute delays to leave our own driveway, creating safety issues for ourselves as well as our family and friends entering and exiting our property. Cars unfamiliar with the area are slowing down,

braking, turning into the wrong driveways and having to pull back out onto the highway, all while dealing with other cars attempting to leave Prairie Gardens. Add to that the local traffic, including the gravel trucks and farm related haulers and equipment, and it can be nothing short of a nightmare. Near misses are a constant situation being faced. There can at times even be cars parked up and down Lily Lake Road, with people walking along the road and in the ditches, and even crossing the road in front of oncoming traffic. It is only a matter of time before a catastrophic event happens. This is not an "if", it is a "when". We have even been cursed at for advising people who have mistaken our property for Prairie Gardens when we've asked them to move their vehicles. Pictures have been attached showing how out of control the traffic situation can get.

As a further point, Prairie Gardens has only ever had one development permit issued since 1980. That permit was in 1997 for 2 greenhouses, and it clear states on that document "for the farm to grow plants to be sold wholesale. **NO RETAIL ACCESS**". This statement was specifically written on that document. What is happening there today is so far removed from what the development permit was issued for, not to mention what that property is zoned to allow.

It is disappointing the county has negotiated a forbearance agreement with Prairie Gardens & Adventure Farm, including the following requirements:

- Secure necessary development and safety code related approvals, and provide complete traffic, parking and access plans through qualified professionals.
- Restrict public access to all buildings if safety codes permits are not in place starting December 31 and until safety codes permits have been approved.
- Limit attendance on the lands to 300 members of the public at any time during the hours of 7am to 7pm, 100 members of the public from 7pm to 11pm, and no public after 11pm. This would remain in place for the duration of the agreement or until such time as compliance is achieved. Sturgeon County also reserves the right to adjust the above limitations on evening visitors in appropriate circumstances and with notice.
- Adhere by all Sturgeon County noise and traffic related regulations.

These requirements do little to reduce the non-compliant portions of the operation of this business. Additionally, there is no clarity as to who is monitoring these requirements. In fact, we were "encouraged" to contact Sturgeon County Bylaw Enforcement ourselves if we become aware of noise, capacity, or traffic contraventions. This is effectively putting us in the position of monitoring the County's agreement, essentially meaning the county is intending to continue to turn a blind eye to the non-compliant operation of this business.

In the absence of this board being able to enforce a full stop order of all non-compliant operations, we ask that the Subdivision and Development Appeal Board uphold the Stop Order issued by the County.

Respectfully,

Fred Fibi
Cheryl Gerlock

From Prairie Gardens website, November 17, 2021



Description

General Admission December 4 - December 19 (A Prairie Christmas and Winter Wonderland)

- FREE Toddlers ages 2 & under
- \$19/Child ages 3-12 (includes \$5 voucher/child)
- \$25/person ages 13+ (includes \$15 voucher/person)

HOURS: 11:00am-4:00pm

Includes:

- Farm Entry
- St. Nick's Express Trackless Train Ride OR Wagon Ride
- Snowman Corn-i-val (Snowman Making Team Competition)
- Snowy Bale Mazes, Snow slide, Fox n' Goose Maze
- Snow Angels in the Meadow (snow dependent)
- Cheery Bonfire and Marshmallow Roasting
- Visit Santas Elves in Santa's sleigh
- Snowy Sheep Corral
- Indoor Petting Farm (Masks are mandatory)
- Play Structures
- Heritage Chickens to Feed and Observe
- Visit the Prairie Gardens' Country Store for handmade preserves, winter décor, hot chocolate & more
- Take photos in front of our Giant Snowman & other Holiday Displays for your Christmas Cards
- 1 x \$5 Voucher/child OR 1 x \$15 Voucher/adult. You can use this voucher on activities like Gingerbread House Making, Red-Twig Willow, Snowberry or Pinecone crafts, Make & Take Wild Bird Sunflower or Corn Cob Feeder, Sweets & Treats, and Fudge, or anything else that you'd like to take home with you, like Vegetables, Farm Fresh Eggs, Giftware, Souvenirs, and Straw Bales!

A Prairie Christmas & Winter Wonderland Dates: December 4 & 5, 11 & 12, 18 & 19 (Weekends in December)

A Prairie Christmas December 4-19 WEEKENDS

\$25.00 - GST

DECEMBER 2021						
Mo	Tu	We	Th	Fr	Sa	Su
		01	02	03	04	05
06	07	08	09	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Individual ages 13+ \$25.00ea 0

Child ages 3-12 \$19.00ea 0

Add-on Options

Please Pick a Date

ADD-ON Farm Voucher (Optional) (+\$15.00)

You can use this voucher on activities like Gingerbread House Making, Red-Twig Willow, Snowberry or Pinecone crafts, Make & Take Wild Bird Sunflower or Corn Cob Feeder, Sweets & Treats, and Fudge, or anything else that you'd like to take home with you, like Vegetables, Farm Fresh Eggs, Giftware, Souvenirs, and Straw Bales!

Book Now

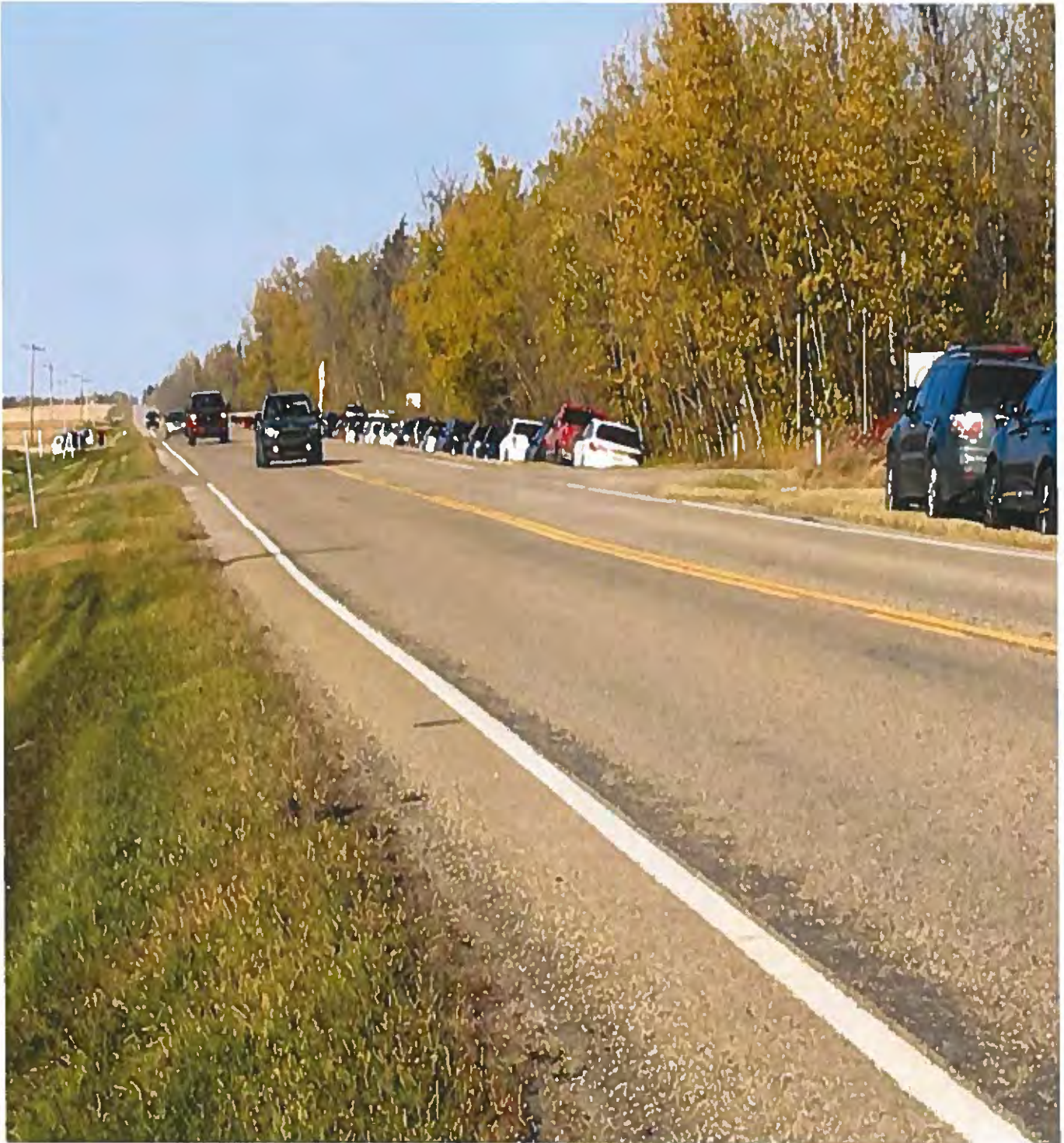
Categories: [Events](#), [Experience Programs](#), [Family](#), [Youth & ESL Programs](#), [Featured](#), [General Admission](#), [Halloween](#), [Upick](#), [Upick Pumpkins](#) **Tags:** [fall fun](#), [falloween](#), [hauntedpumpkinfestival](#), [pumpkinpatch](#), [upickpumpkinpatch](#)







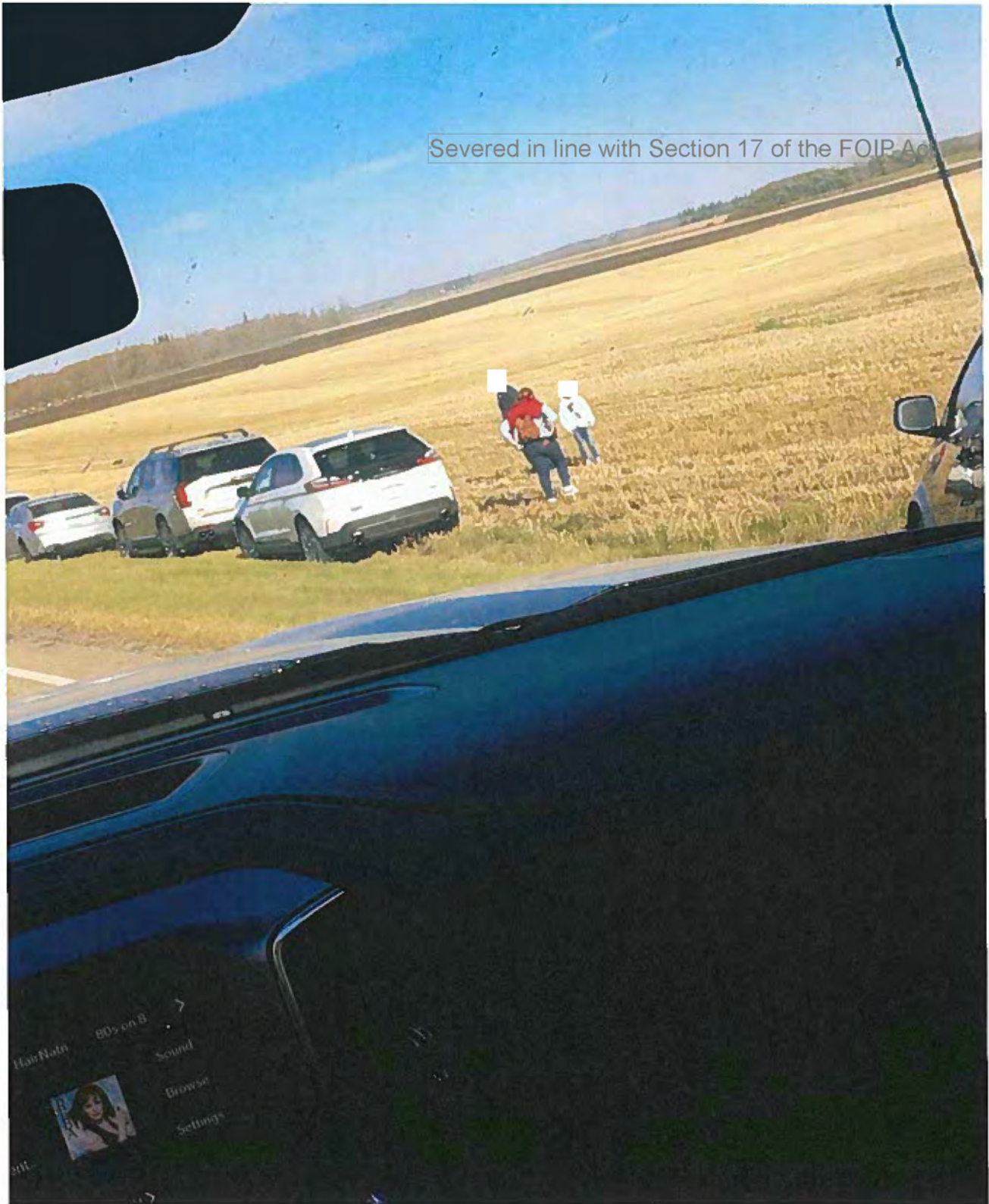


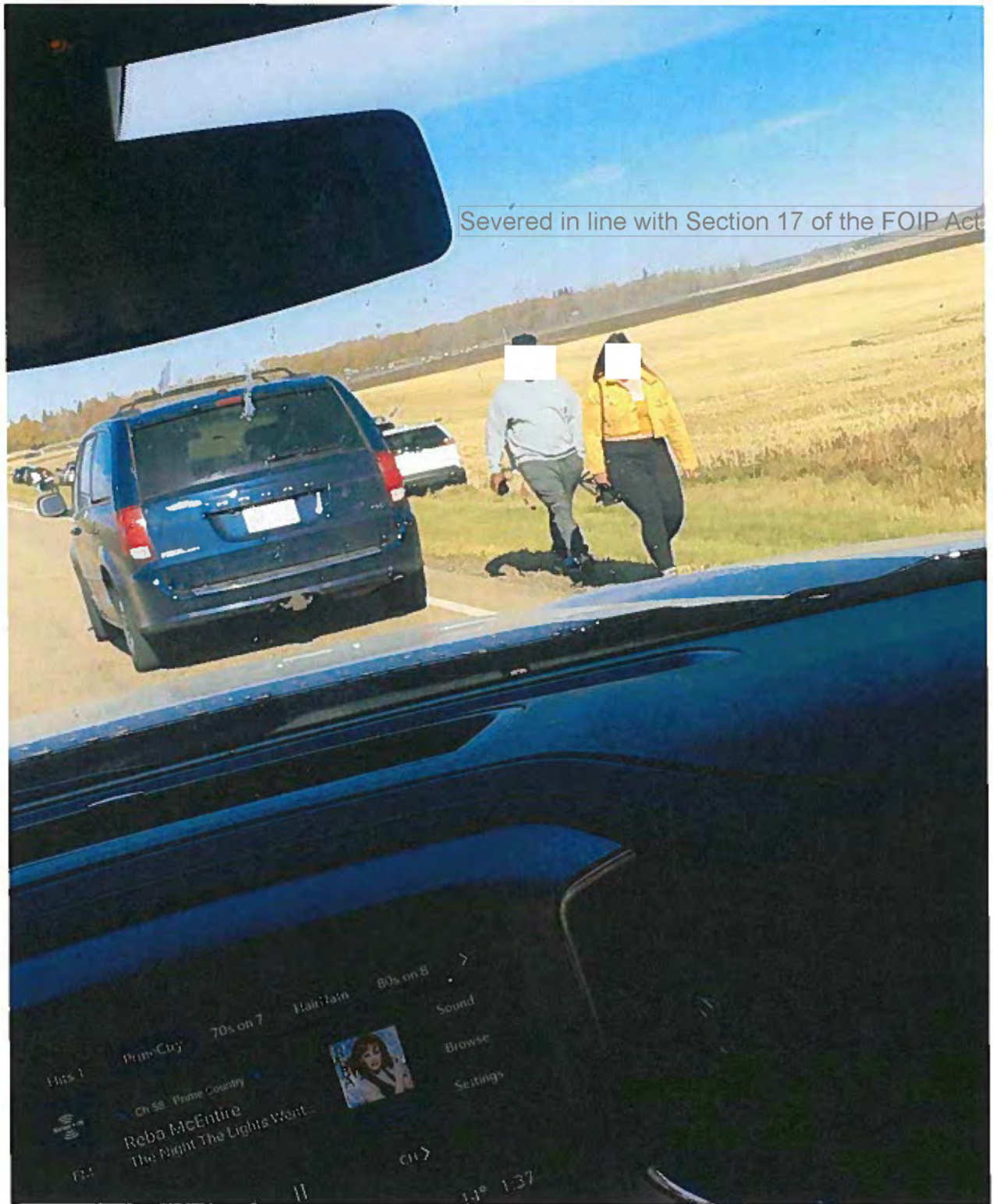






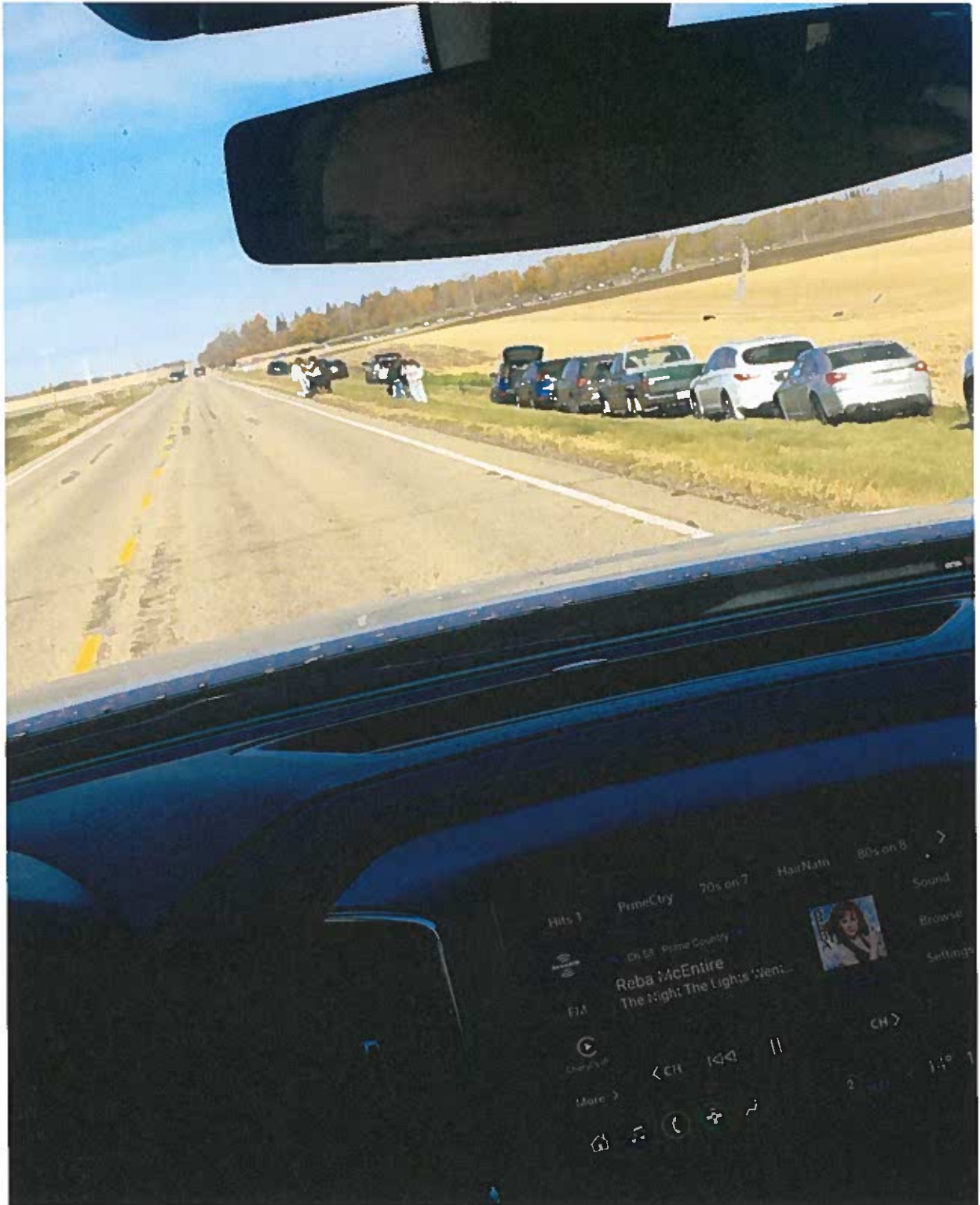






Severed in line with Section 17 of the FOIP Act





Dianne Mason

From: Katherine McDonald <Katherine.mcdonald@shoresjardine.com>
Sent: November 18, 2021 2:14 PM
To: Legislative Services
Cc: Kathleen Elhatton-Lake
Subject: Prairie Gardens and Adventure Farms – Stop Order SDAB File Number: 021-STU-016
Attachments: 2021-11-18 Letter KEL to SDAB re Stop Order Appeal (Tabs).pdf

Good afternoon,

Please find attached correspondence on behalf on Ms. Elhatton-Lake regarding the Prairie Gardens and Adventure Farms Stop Order.

Thank you,



SHORES JARDINE LLP

Katherine McDonald (she/her)
Legal Assistant to Joseph Redman and Kathleen Elhatton-Lake
Suite 2250 Bell Tower | 10104 – 103 Avenue
Edmonton, Alberta T5J 0H8
Tel 780.448.9275 | Fax 780.423.0163 | www.shoresjardine.com

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SHORES JARDINE LLP

DELIVERED VIA EMAIL (legislativeservices@sturgeoncounty.ca)

November 18, 2021

For Distribution To:
Sturgeon County Subdivision and Development Appeal Board
9613-100 Street
Morinville, Alberta
T8R 1L9

Attention: Secretary of the Subdivision and Development Appeal Board

Re: Prairie Gardens and Adventure Farms – Stop Order
SDAB File Number: 021-STU-016
Our File 2267-00001

I represent Cheryl Gerlock and Fernando Fibi. Ms. Gerlock and Mr. Fibi live adjacent to Prairie Gardens & Adventure Farms ("Prairie Gardens") on 56305 Lily Lake Road in Sturgeon County (the "County"). Ms. Gerlock and Mr. Fibi support the Stop Order issued by the County on October 15, 2021 and ask the Subdivision and Development Appeal Board to confirm the Stop Order.

Prairie Gardens use of their property as an "adventure farm" and event venue is contrary to the County's Land Use Bylaw and the *Municipal Government Act*. Prairie Gardens hosts numerous events over the year including weddings, festivals and private dinners and advertises that it "welcomes over 50,000 visitors per year."¹

Prairie Gardens has no development permit to allow it to use its property as a wedding, to host festivals or private dinners. Simply put, Prairie Gardens is not a farm. It is primarily an event venue and commercial tourist attraction which would fall within the definition of "Recreation Facility, Outdoor" use. Any retail sale of produce would fall within the definition of "Intensive Agricultural" use which Prairie Gardens does not have a permit for.

Suite 2250
10104 - 103 Avenue
Edmonton, Alberta
T5J 0H8

tel 780.448.9275
fax 780.423.0163
shoresjardine.com

¹ Tab 1: Extracts from Prairie Gardens and Adventure Farms Website



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Vegetable farms do not charge admission of \$17.00 per person to visitors with an upcharge on weekends to \$19.00 per person² or have a variety of birthday party packages costing up to \$650.00.³ Vegetable farms also do not host corporate retreats or advertise as winning "Best Venue" awards. Prairie Gardens does all of these. A review of their website makes it clear – this is an event venue and "adventure farm" which is an Outdoor Recreation use.

Ms. Gerlock and Mr. Fibi operate a working farm and live on their property. Mr. Fibi's family has owned their property since 1971. Living next to an event venue, with the associated noise, public trespassing onto their property and traffic has been a nightmare for my clients who want to live on their farm in peace and enjoy the rural farming lifestyle.

Prairie Gardens was originally only a greenhouse which sold plants and produce wholesale. There was no retail access. The only development permit that the County has issued for Prairie Gardens since 1980 was in 1997 for 2 greenhouses "for the farm to grow plants to be sold wholesale. **No retail access.**"⁴ [emphasis added]

Prairie Gardens has expanded far beyond the permitted two greenhouses with no retail access. My clients have advised that Prairie Gardens has added a number of buildings since 1997 including a store, ice cream stand, concession and other outbuildings. Prairie Gardens advertises the use of three heated greenhouses for corporate retreats.⁵

Prairie Gardens now hold year round events with the public attendance and the accompanying traffic and noise. In some cases, there have even been helicopters landing at Prairie Gardens. The noise from weddings and other events going late into the evening keeps my clients awake and prevents them from using their outdoor space. The traffic from Prairie Garden's festivals results in individuals parking alongside the ditch of Lily Lake road, on my client's property and in some cases blocking the entrance to my client's property. The parking is simply inadequate for the number of visitors Prairie Gardens admits.

Prairie Gardens requires a development permit for these uses of their property. All development requires a development permit.⁶ Development includes not only buildings but also changes in the use of land or changes

² Tab 1: Extracts from Prairie Gardens and Adventure Farms Website

³ Tab 1: Extracts from Prairie Gardens and Adventure Farms Website

⁴ Tab 2: Development Permit dated July 31, 1997.

⁵ Tab 1: Extracts from Prairie Gardens and Adventure Farms Website

⁶ Sturgeon County, Land Use Bylaw 1385/17, s. 4.2.2 (the "Land Use Bylaw").



SHORES JARDINE LLP

in the intensity of the use of land.⁷ Development permits ensure that the use of a property is consistent with the Land Use Bylaw and neighbouring uses and that appropriate conditions are placed on any use.

Prairie Gardens is located on a parcel zoned for AG - Agriculture District. The use of an AG-Agriculture District zoned parcel for an event venue is not permissible. Similarly, an AG-Agriculture District zoned parcel cannot be used for Eating and Drinking Establishments and Recreational Facilities.

I note that Prairie Gardens has a "Special Event License" granted under the Special Event Bylaw 1329/14. The Special Event Bylaw 1329/14 provides for a specific "special events" license where attendance is expected to be more than 500 people. Prairie Gardens lists several weddings as special events – despite these not having an expected attendance of more than 500 people. Further, the Special Events License does not cover the regular operations of Prairie Gardens as an event venue. Prairie Gardens appears to be attempting to use a Special Events License to avoid applying for a development permit – perhaps because the use they have made of their property is not an allowed use under the County's Land Use Bylaw.

On behalf of Ms. Gerlock and Mr. Fibi, I ask that the Subdivision and Development Appeal Board uphold the Stop Order issued by the County.

Yours truly,

SHORES JARDINE LLP

Per: 

KATHLEEN ELHATTON-LAKE

kathleen@shoresjardine.com

KEL

Cc:

Client, via email

Enclosures:

Tab 1: Extracts from Prairie Gardens and Adventure Farms Website

Tab 2: Development Permit dated July 31, 1997

⁷ *Municipal Government Act*, RSA 2000, c M-26, s. 616(b)(iv)

TAB 1

ABOUT US

PRAIRIE GARDENS AND ADVENTURE FARM IS A WORKING 35-ACRE FAMILY FARM 25 KM NORTH OF THE CITY OF EDMONTON.



Our Goal

Our goal is to create a sustainable agri-tourism operation will provide local healthy food and good old fashioned fun for folks across the region – and a place to explore and enjoy with your family.

Our Lands

Our lands were first homesteaded by the Franklin & Florence Pierce in 1898. Located along the Athabasca Landing Trail, Florence writes in the “Leaves of Yesteryear”, Bon Accord’s local history book, that *“There were many a night I could hardly walk to the kitchen, for the bedrolls and travelers sleeping on our hearth.”*

In 1956, the farm was purchased by John and Sheena Chedzoy, and so began Prairie Gardens. John planted the beautiful trees located on site today, and operated a tree nursery and garden centre until his retirement.

Present owner and Director of Fun, Tam Andersen is well known in the region as an Alberta Ambassador, a pioneer for agri-tourism, local food and value added agriculture. The farm welcomed over 50,000 visitors happy for coming on the open tradition of the homesteader’s hospitality every day to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>



Our Owner

Farmer Tam

I grew up a farmer's daughter in Alberta! Even at an early age - I loved growing things. In my twenties, I studied horticulture in Olds, AB. In 1984, I began my life's work at Prairie Gardens. Thirty five years later - our family now grows a 35 acre market garden, with U-pick strawberries, adventure farm with corn and sunflower maze, and onsite chef collaborations. We have been growing food year-round for seven Edmonton restaurants chefs - like Blair Lebsack of RGE RD for the past decade. My daughters, Laurel and Kate, help with everything - from starting seedlings from scratch, to field planting and harvest! We look forward to serving our community during these times. Welcome to our "farm-ily" this season. Join us for an online "From the Farm" cooking class with Get Cooking Edmonton to learn about the wonderful ways to work with very local food!

Our Offerings & Activities

This season - and the world - looks a little different as you all know.

We will also open the farm for visitors, beginning in late July and continuing through October. We have spent many hours developing new experiences for our visitors to enjoy - what you can enjoy at the farm this year will be different!

Our Impact

Shopping locally pumps more money right into our local economy. Studies show that for every \$100 that you spend locally, \$48 stays in our community, as compared to just \$13 when you shop at a big box or chain store.

We support and provide exposure for more than 10 local farmers by showcasing the food they grow, or by buying their produce and meats directly from them. It costs us more, but we believe in our local food and our local economy.



Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend! Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>



We support 100's of charities, fundraisers and other events throughout the year. We have donated over \$10,000 to support the Youth Empowerment Support Society, and many, many local programs including the Wildlife Rehabilitation Centre to support our community across our region.

We thank you for your patronage and support!

Tam Andersen,
Owner, Farmer & Director of Fun

Our Testimonials

I really appreciated the effort that you and Blair went to to provide me with a tasty, beautiful, healthy and safe meal. I especially enjoyed my foraged dessert of berries, flower and apple!

Thank you so much for sharing your farm, your bounty, and yourself.

Thank you so much for hosting the Edmonton & Area Land Trust at your Farm on Sept.8th.

I sat across from you at the dinner and really enjoyed learning more about you and the many activities of the farm and your advocacy for sharing the farm and keeping it free from encroaching development.

Proud Members of Edmonton Tourism



There's a uniqueness to how we do ordinary things. We're vibrant and authentic—an attitude that you'll appreciate once you've visited.

Start exploring today at exploreedmonton.com

Parking Alert: Peak hours 12pm-4pm Please park in designated areas on the farm this weekend! Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>



Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend! Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>



Description

Description

Maze Opening with Fairies & Pirates – Oh My!

Break out the Fairy & Pirate Costumes for Kids ages 12 and under so they get in for FREE!

Come to the farm for a family fun-filled adventure this August long weekend.

The Adventure Farm is now open with Corn and Sunflower Mazes, Train Rides, Gem Mining, Fairy & Pirate Crafts, Nature Trail, U-Pick Garden Picking Tours, Farm Animals and cool Heritage Chickens.

Come enjoy the wide open spaces, run through a maze, learn about how garlic grows, dig some baby potatoes, enjoy a Ploughman's farm lunch, go on a farm picking harvest, and play on the playgrounds.

General Admission is in effect.

\$17.00 Adults

\$15.00 Youth (ages 3-12) unless they are dressed up

Free for kids ages 2 and under

Add-on Farm Activity vouchers (can be pre-purchased or bought when in attendance):

- Lost Lemon Mine (3x \$5 pails, or 1 large family bucket of paydirt \$15.00)
- Succulent Planter to take home \$15.00
- U-Pick Veggies 4L Mixed Basket
- Flower Bouquet (\$15.00 or 3x small \$5.00 bouquets)
- Little Bear Gelato (1 pint or 3 cups)
- Sweet Stix Popsicles (3x\$5.00 each)
- Private Farm Animal Encounter for a Family (15 minute)
- Farm Crafts (Varies seasonally)
- Farmer's Ploughman's Lunch Box (sharable)
- Private Family Campfire site, fire, and Hotdog Roast for 4 ppl (4 vouchers) includes the food and firewood

Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend! Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>

Youth ticket: Maze Opening & Fairies & Pirates Oh My! (July 31st – August 2nd)

\$15.00

Addon Vouchers (+\$15.00)

1x Youth ticket: Maze Opening & Fairies & Pirates Oh My! (July 31st - August 2nd)

\$15.00

Subtotal \$15.00

1

Ticket #1

First Name: *

Email: *

 Buy Ticket Now

Categories: [Events](#), [Family](#), [Youth & ESL Programs](#)

Related Products

Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend! Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>



Country Soul Seniors Outing

\$25.00 Per person (plus GST)



Sept. 11-Oct. 31 Fall Fun & Pumpkin Patch General Admission WEEKEND

\$19.00 + GST



August All-In Farm Fun Day

\$150.00 +tax for family of 2 adults & 2 kids under 7



Fall Fun & Pumpkin Patch General Admission WEEKDAY

\$17.00 + GST

Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend! Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>





Description

Description

General Admission September 11 - October 31 (Falloween & Haunted Pumpkin Festival)

- FREE Toddlers ages 2 & under
- \$17/child ages 3-12
- \$19/person ages 13+

Halloween DAY (October 31st) Children ages 3-12 dressed in costume are free! Do not purchase tickets for children who will be dressed in costume - they are FREE!

(HOURS: 10:30am-6:00pm)

Includes:

- Farm Entry
- Pumpkin Patch
- Train Rides (hourly)
- U-Pick Vegetables I - located at main farm (broccoli, kale, swiss chard, potatoes, tromboncini, centercut squash, sweet potato squash)
- U-Pick Vegetables II - located at 15-acre Pumpkin Patch & Cornmaze (cabbage, kohlrabi, brussels sprouts, beets)
- Sunflower Maze
- Dragon Maze
- Tire Toss
- Bale Mazes
- Small Corn Maze

Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend! Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>

- Large 2-Acre Klondike Corn Maze
- 15 Acre Pumpkin Patch
- Wagon Rides @ Big Corn Maze and 15-Acre Pumpkin Patch
- Pumpkin Corn-i-ville: Pumpkin Bowling, Pumpkin Ring Toss, Weigh the Pumpkin, Corn Basket Toss
- Haunted House
- Walking Haunted Ghost Tours *October*
- Bale Art
- Bale Jumps
- 1 x \$5 Voucher. You can use this voucher on activities like Gem Mining, Pumpkin Painting, Succulent Teacups, and Scarecrow Making, as well as anything you put in your belly, like Ice Cream, Lunch, Sweets & Treats, Fudge, and Pumpkin Pie, or anything that you'd like to take home with you, like Pumpkins, Vegetables, Giftware, Souvenirs, Corn Stalk Bunches, Straw Bales, Trees, Shrubs, and House Plants!

Falloween U-Pick Pumpkin Harvest Festival Dates: Sept. 11 & 12, Sept. 18 & 19, Sept. 25 & 26

Haunted Pumpkin Festival Dates: Oct. 2 & 3, Oct. 9, 10 & 11, Oct. 16 & 17, Oct. 23 & 24, Oct. 30 & 31

PARKING ALERT!

A TICKET & TOWING ORDER IS IN EFFECT FOR PARKING IN THE DITCH ALONG LILY LAKE ROAD.

Please park only in designated areas.

Sept. 11-Oct. 31 Fall Fun & Pumpkin Patch General Admission WEEKEND

\$19.00 + GST

NOVEMBER 2021						
Mo	Tu	We	Th	Fr	Sa	Su
01	02	03	04	05	06	07
08	09	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Individual ages 13+ \$19.00ea

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Child ages 3-12 \$17.00ea

- 0
+

Add-on Options

Please Pick a Date

ADD-ON Farm Voucher (Optional) (+\$15.00)

You can use this voucher on activities like Gem Mining, Pumpkin Painting, Succulent Teacups, and Scarecrow Making, as well as anything you put in your belly, like Ice Cream, Lunch, Sweets & Treats, Fudge, and Pumpkin Pie, or anything that you'd like to take home with you, like Pumpkins, Vegetables, Giftware, Souvenirs, Corn Stalk Bunches, Straw Bales, Trees, Shrubs, and House Plants!

Categories: [Events](#), [Experience Programs](#), [Family, Youth & ESL Programs](#), [Featured](#), [General Admission](#), [Halloween](#), [Upick](#), [Upick Pumpkins](#) Tags: [fall fun](#), [fallween](#), [hauntedpumpkinfestival](#), [pumpkinpatch](#), [u-pickpumpkinpatch](#)

Related Products



Cowboy Cookout Birthday Party Package

\$399.00 +tax per every 12 guests



Art of Prairie Charcuterie Experience

\$129.00 per person

Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend! Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>



Youth ticket: Maze Opening & Fairies & Pirates Oh My! (July 31st - August 2nd)

\$15.00



Barnyard Birthday Party Package

\$25.00 +tax per person

You may also like...



Harvest Bonfire Package

\$145.00 per site



Farm Campfire

\$50.00 per site

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Description

Description

General Admission September 11 – October 31st (HOURS: 11:00am-5:30pm)

- FREE Toddlers ages 2 & under
- \$15/child ages 3-12
- \$17/person ages 13+

Includes:

- Farm Entry
- Pumpkin Patch
- Train Rides (hourly)
- U-Pick Vegetables I – located at main farm (broccoli, kale, swiss chard, potatoes, tromboncini, centercut squash, sweet potato squash)
- Sunflower Maze
- Dragon Maze
- Tire Toss
- Bale Mazes
- Small Corn Maze
- Animal Viewing (Heritage Chickens, Ducks, Turkeys, Sheep, Goats & Bunnies)
- Playgrounds (4)
- Pumpkin Corn-i-ville: Pumpkin Bowling, Pumpkin Ring Toss, Weigh the Pumpkin, Corn Basket Toss
- Haunted House
- Bale Art
- Bale Jumps
- 1 x \$5 Voucher. You can use this voucher on activities like Gem Mining, Pumpkin Painting, Succulent Teacups, and Scarecrow Making, as well as anything you put in your belly, like Ice Cream, Lunch,

Parking Alert: Peak hours 12pm-4pm. Please park in designated areas on the farm this weekend. Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>

Sweets & Treats, Pumpkin Pie, or anything that you'd like to take home with you, like Pumpkins, Vegetables, Giftware, Souvenirs, Corn Stalk Bunches, Straw Bales, Trees, Shrubs, and House Plants!

Fall Fun & Pumpkin Patch General Admission WEEKDAY

\$17.00 + GST

NOVEMBER 2021						
Mo	Tu	We	Th	Fr	Sa	Su
01	02	03	04	05	06	07
08	09	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Individual ages 13+ \$17.00ea

Child ages 3-12 \$15.00ea

Add-on Options

Please Pick a Date

ADD-ON Farm Voucher (Optional) (+\$15.00)

You can use this voucher on activities like Gem Mining, Pumpkin Painting, Succulent Teacups, and Scarecrow Making, as well as anything you put in your belly, like Ice Cream, Lunch, Sweets & Treats, Fudge, and Pumpkin Pie, or anything that you'd like to take home with you, like Pumpkins, Vegetables, Giftware, Souvenirs, Corn Stalk Bunches, Straw Bales, Trees, Shrubs, and House Plants!



Categories: [Events](#), [Experience Programs](#), [Family](#), [Youth & ESL Programs](#), [Featured](#), [General Admission](#), [Halloween](#)

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Related Products



Sunflower Photo Pass

\$25.00 +tax per person ages 2 and up.



Prairie Tree to Table Experience

\$269.00 per person



Artisanal Pizza Party Package

\$65.00 +tax per person



U-Pick Pumpkin Pass

\$25.00 +tax per person ages 3 and up.

You may also like...

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Harvest Bonfire Package
\$145.00 per site

Farm Campfire
\$50.00 per site

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Description

Description

General Admission September 11 – October 31st (HOURS: 11:00am-5:30pm)

- FREE Toddlers ages 2 & under
- \$15/child ages 3-12
- \$17/person ages 13+

Includes:

- Farm Entry
- Pumpkin Patch
- Train Rides (hourly)
- U-Pick Vegetables I – located at main farm (broccoli, kale, swiss chard, potatoes, tromboncini, centercut squash, sweet potato squash)
- Sunflower Maze
- Dragon Maze
- Tire Toss
- Bale Mazes
- Small Corn Maze
- Animal Viewing (Heritage Chickens, Ducks, Turkeys, Sheep, Goats & Bunnies)
- Playgrounds (4)
- Pumpkin Corn-i-ville: Pumpkin Bowling, Pumpkin Ring Toss, Weigh the Pumpkin, Corn Basket Toss
- Haunted House
- Bale Art
- Bale Jumps
- 1 x \$5 Voucher. You can use this voucher on activities like Gem Mining, Pumpkin Painting, Succulent Teacups, and Scarecrow Making, as well as anything you put in your belly, like Ice Cream, Lunch,

Parking Alert: Peak hours are 2pm-4pm. Please park in designated areas on the farm this weekend. Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>

Sweets & Treats, Pumpkin and Pumpkin Pie, or anything that you'd like to take home with you, like Pumpkins, Vegetables, Giftware, Souvenirs, Corn Stalk Bunches, Straw Bales, Trees, Shrubs, and House Plants!

Fall Fun & Pumpkin Patch General Admission WEEKDAY

\$17.00 + GST

< NOVEMBER 2021 >

Mo	Tu	We	Th	Fr	Sa	Su
01	02	03	04	05	06	07
08	09	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Individual ages 13+ \$17.00ea

- 0

+

Child ages 3-12 \$15.00ea

- 0

+

Add-on Options

Please Pick a Date

ADD-ON Farm Voucher (Optional) (+\$15.00)

You can use this voucher on activities like Gem Mining, Pumpkin Painting, Succulent Teacups, and Scarecrow Making, as well as anything you put in your belly, like Ice Cream, Lunch, Sweets & Treats, Fudge, and Pumpkin Pie, or anything that you'd like to take home with you, like Pumpkins, Vegetables, Giftware, Souvenirs, Corn Stalk Bunches, Straw Bales, Trees, Shrubs, and House Plants!

 Book Now

Categories: [Events](#), [Experience Programs](#), [Family](#), [Youth & ESL Programs](#), [Featured](#), [General Admission](#), [Halloween](#)

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Related Products



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\$25.00 +tax per person ages 2 and up.



Prairie Tree to Table Experience

\$269.00 per person



Artisanal Pizza Party Package

\$65.00 +tax per person




U-Pick Pumpkin Pass

\$25.00 +tax per person ages 3 and up.

You may also like...

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Harvest Bonfire Package
\$145.00 per site



Farm Campfire
\$50.00 per site

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Corporate Events and Unique Group Experiences

35 acres of fun for your company at Prairie Gardens & Adventure Farm! Located just 25 minutes north of Edmonton, set amidst Canada's most northern pumpkin farm, Prairie Gardens creates a tranquil and unique atmosphere to get away, have fun, and grow. We offer team building activities to encourage creative thinking, develop and improve communication, build trust and rediscover fun.

Prairie Gardens & Adventure Farm is the recipient of the **Edmonton Event Awards 2016 - Best Venue**. Our experience in hosting company picnics and parties is well-established and recognized by large international companies, smaller locally-owned companies, government departments and associations. With the addition of our Fire Roasters Program and year round sustainability practices, we can inspire greatness in your company at work and play.



BACK TO THE COUNTRY FARM BRUNCH

Join us for a adventure filled afternoon at Prairie Gardens. It's the perfect way for smaller corporate groups to gather with their families for a day of fun. Combining farm activities, great local food and affordability, this outing was designed with your company's budget in mind.

Weekdays or Weekends

Limited Availability Summer Saturdays

11:00 am - 3:00 pm

25 - 150 Guests

Price Range \$25-\$40 per person

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**BACK TO THE COUNTRY
FARM BRUNCH**

Why not book the entire farm for your private company event? Your exclusive farm adventure can include cozy greenhouse seating for dinner, trackless train rides, entertainers, musicians, magic shows, improv comedy, hay rides, bale mazes, home made fudge, face painters, petting zoo, and bonfires. With a variety of fun indoor and outdoor activities for adults and children of all ages.

Weekdays or Weekends
Limited Availability Summer Saturdays
11:00 am – 3:00 pm
40 - 500 Guests
Price Range \$17-\$99 per person

**FIELD TO FORK
GOURMET DINNER**

5 course organically raised meat or vegetarian gourmet dinner with fresh produce grown right here on the farm, in a cozy warm greenhouse or surrounded by the fields of produce we grow. Explore year round sustainable and natural food production practices. Immerse yourself in our community, through "Long Table Stories" gathered over 60 years of farming in northern Alberta. Price includes a workshop in making a smoked sea salt and herb rub that you will get to take home in unique locally crafted fire kilned pottery jar.

Weekdays or Weekends
Limited Availability Summer Saturdays
11:00 am – 3:00 pm
12 - 60 Guests
Price Range \$125-\$149 per person

We love to customize - ask us!

Bookings require a minimum 7 days notice in advance.
All cancellations less than 30 days will result in a 25% penalty.
Prices vary depending on activities, menu and take-home items selected.

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Corporate Retreats

Unique Teambuilding Retreats



EDMONTON EVENT AWARDS
— RECOGNIZING EXCELLENCE —

Available June through October – *A Retreat to Play, Learn and Grow at Prairie Gardens & Adventure Farm*

[Contact Us Today to Book Your Event >](#)

Award-winning Prairie Gardens & Adventure Farm is 35 acres of FUN in Bon Accord located just 30 minutes north of Edmonton. A Historic Klondike Ghost Town, set amongst beautifully landscaped gardens, creates a tranquil and unique atmosphere to get away, have fun, and grow. Our activities encourage creative thinking, develop and improve team communication, build trust and rediscover fun. Our experience in hosting events is well-established and recognized by large international companies, smaller locally-owned companies, government departments and associations.

A-MAIZEing Teambuilding- The Prairie Gardens & Adventure Farm Maze Challenge

Get lost! Be found! This teambuilding fun begins with teamwork to solve the maze. Add in a fun round of Farmer Olympics, the Human Knot, and Blindfold Bale Maze challenges, it's fantastic light-hearted fun as you laugh, play and work together.

Facilitated Built-in Farm Fun

Hill Billy Golf, Wagon Rides, Trackless Train Rides, Tug-of-War, Frisbee, Sack Races, Lawn Games (Croquet and Bocce), Blind-Fold Bale Maze, Gem Mining and more.

We provide great value with our fields of green spaces, ample free parking, and abundance of activities, farm fresh foods and privacy. All you have to do is show up!

Meeting Facilities

We provide outdoor and indoor meeting space with three Greenhouse Pavilions – beautifully warm and dry for
Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend! Sturgeon County advises
inclement weather: tables and chairs are included. Capacity 50+ persons. Outdoor private function campfire
vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open
sites with covered canopy for making seating for up to 150. peak hours): <https://bit.ly/2Xmp2kA>



Menus

Home-cooked traditional farm to plate cooking features our own farm produce, BBQs, and Campfire Cookouts are all part of the fun. Menus can be fully customized, including vegetarian options.

Facilitated Fun – Full Day or a Half-day Retreats

Our packages fit all budgets and are perfect for companies, government groups, municipal outings, associations and groups of all kinds. Each event is individually tailored to meet your needs and outcomes. In partnership with Prairie Gardens & Adventure Farms, Robert Manolson of Powerful Play Experiences has over 20 years of experience in leading powerful team building retreats with a keen sense of fun and sensitivity to your expectations.

For rates and complete quote please contact the Director of Fun, Tam Andersen at 780.921.2272.

I received your contact information from last year's event coordinator. We had a wonderful time during our corporate event at Prairie Gardens last year. So much so that we would like to book another event for this fall!"

– June 4, 2013. EBA, A Tetra Tech Company

Product Search

Product categories

Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend! Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>



2021 Christmas Parties at Prairie Gardens

Our outdoor Christmas celebrations bring together family, colleagues and friends to share the holiday spirit. Christmas parties do amazing things for building community! Our Prairie Christmas get togethers are full of hope and joy, and the perfect way for management to express their appreciation to all for a year's hard work.



Prairie Gardens & Adventure Farm is a recipient of the Edmonton Event Awards - Best Venue. Company Christmas parties at the farm are sustainable, green and fun for guests of all ages! Offering a large selection of farm fresh, delicious holiday foods, and our exceptional catering team will deliver a truly unique field to fork dinner experience for your organization. Also, with the addition of the new Fire Roasters Program, Prairie Gardens will help you create holiday memories that your organization will have for a lifetime.

A 2021 Prairie Christmas for Family & Friends with Children

Join us for a fun filled afternoon at Prairie Gardens & Adventure Farm for "A Private Prairie Christmas" It's the perfect way for smaller groups of friends and family to celebrate the holiday season safely together! Enjoy outdoor hayrides, cheery bonfires, steaming mugs of cocoa, or step into a spacious heated greenhouse for a creative winter "make & take". Independent kids crafty activities and shared time together while mindful of physical distancing guidelines, great food and affordability, this Christmas Party was designed with your budget in mind. For Groups of 5 - 15.

November - January
Saturdays and Sundays: 11:00am – 3:00pm
5 - 15 Guests • Price Range \$25-\$65 per person

A 2021 Prairie Christmas - A Private Company Party & Chef's Table Luncheon or Dinner

Looking for a wonderful meal, music and an private Christmas venue for your team? "A Prairie Christmas" is your exclusive farm adventure, which includes cozy greenhouse seating for dinner, hay rides, music and cheery bonfires. With a variety of fun indoor and outdoor activities for adults. BYO Christmas Cheer! Please inquire! 5-15 guests.

November - January
Fridays, Saturdays and Sundays: 11:00am – 8:00pm
Price Range \$65-\$165 per person

Blackout dates: Christmas and New Year's Day. Bookings require a minimum 7 days' notice in advance. Price vary depending on activities, Unique make and takes, and menus selected.

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Tree to Table Charcuterie ~ New for 2021!

- Deepen your reverence for the forest and local food artisans while creating your own wood charcuterie board. Rediscover nature at our Tree to Chef to Table Experience. Gain knowledge about the trees of Alberta's Aspen Parkland Forests with Horticulturalist, Tam Andersen, in our 40 acre forest. This preserved area of Prairie ecozone forest represents a sliver of the most extensive boreal - grassland transition area in the world. It provides habitat for white tailed deer, moose, coyotes, red fox, red squirrel, muskrats, redbill hawk, pileated woodpecker, crows and ravens.
- Gather around an open fire, sip on tea with freshly-foraged ingredients and engage your senses. Communicate with the roots and fauna of the forest as we discover reverence of the woodland ecosystem through smell, taste, touch and sight.
- Then it's off to the artisanal greenhouse workspace to create your own live-edge charcuterie board, and choose your own piece of locally harvested lumber. Work with a variety of tools to personalize your board.
- In addition to getting your hands dusty in the workspace, enjoy a lively discussion with local chefs, cheese and charcuterie artisans' with a handpicked selection of the local terroir including local artisan charcuterie, cheeses, preserves and breads while socializing around a feasting table in our warm spacious greenhouse.
- Finally, return to the General Store to explore a Chef's Collaborative studio of handcrafted cheeses, charcuterie, preserves and breads as you personalize your work and learn how to use your new charcuterie board at home to enjoy with loved ones.
- COVID-19: We have implemented masks, social distancing, enhanced sanitization and many other measures to keep you safe.
- The workshop must have a minimum of 4 people registered to run and up to 6 people maximum.
- Price is per person and everybody builds a board and samples our charcuterie selections.
- It runs 10 am-4:30pm. Allow for some added time in case the day runs longer than planned. In order to truly experience From Tree to Chef to Table, the day will run rain or shine.

November - January

Weekend or Weeknights: 5:00pm - 9:00pm

5 - 15 Guests • Price Range Per Person - \$274.00 + GST • Book Your Bubble \$588.00 - \$1,644.00 (2 to 6 guests)

Start Planning Your 2021 Company Christmas Party - Contact Us Today!

Fill out the form below and we'll be in touch with you soon.

Name *

First

Last

Email *

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Christmas Party Type You're Interested In *

A Prairie Christmas for Small Groups with Children 

Additional Message

Let us know if there's anything specific we need to know before we contact you.

CAPTCHA

I'm not a robot reCAPTCHA
[Privacy](#) - [Terms](#)

Submit

Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend! Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>





Description

Description

Each Barnyard Birthday Party Package is designed for 20-60 people, ages 3+ and includes the following:

- Farm Discovery Pass: admission to our Corn Maze, Sunflower maze, Bale Mazes, Playgrounds, Heritage Chicken, Turkey, Guinea Fowl, Duck, Geese, Sheep, Goats, and Bunny Viewing. Also includes a Wagon or Train ride around the farm. *Weekends Only, includes: Pumpkin Corn-i-val, 15-Acre U-Pick Pumpkin Patch, and Big 2-Acre Cornmaze*
- Activity Voucher: can be used for gem mining, mini-succulent planters, ice cream, vegetables, sweets & treats, and pumpkins to bring home and enjoy
- Private Birthday Site to rest and relax at for 2 hours
- Birthday Cupcakes

Please Note: No outside food is permitted onsite. If you would like, you can add-on Campfire and Hotdog Roasting Kits below. Or check out our [Cowboy Cookout Birthday Package!](#)

To Book: Select your date, then select your time, and finally enter the number that will be attending (remember to include yourself in the total)! Please note that 20 is the minimum number of guests needed to book this package. Babies and toddlers aged 2 and under are free.

Please also include the age of the birthday boy/girl, and any dietary restrictions in the notes section.

Barnyard Birthday Party Package

\$25.00 +tax per person

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08	09	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Number of people

20

Add-on Options

Please Pick a Date

Additional Notes

Farm Campfire (+\$50.00)

All Farm Campfires including, a crackling fire, roasting sticks, and marshmallows

Rge Rd Roasting Wiener Kit (4/kit) (+\$25.00)

Includes 4 Rge Rd Roasting Wieners, buns, condiments, and napkins. Please also add a farm campfire to select this option.

Bottles of Water (+\$3.00)

Pop (+\$3.00)

[Book Now](#)

Categories: [Birthday Parties](#), [Experience Programs](#), [Family, Youth & ESL Programs](#)

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Related Products



August All-In Farm Fun Day

\$150.00 +tax for family of 2 adults & 2 kids under 7



Prairie Pizza Party Package

\$35.00 +tax per person



Sept. 1 – Sept. 10 General Admission

\$15.00 + GST



The Art of Feeding Chickens: Fermentation Workshop

\$35.00 +tax per person

You may also like...

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Harvest Bonfire Package

\$145.00 per site

Farm Animal Discovery Pass

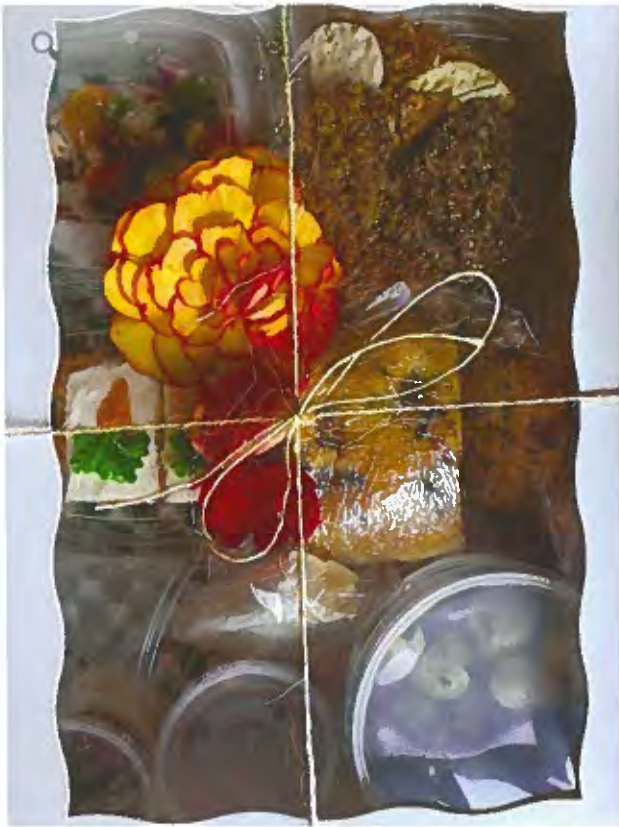
\$25.00 +tax per person ages 3 and up.

Family Farm Picnic

\$75.00 +tax for two adults and two youth under age 6

Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend! Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>





Description

Description

Each Prairie Picnic Birthday Party Package is designed for 12 people, ages 3+ and includes the following:

- 12 Farm Discovery Passes: admission to our corn maze, sunflower maze, bale mazes, and playgrounds. Also includes a Wagon Ride around the farm.
- 6 Picnic Boxes: each picnic feeds 2 guests and features our farm fresh vegetables, cheeses, flat bread, seasonal fruits, crackers, desserts, and other lovely picnic treats
- 12 Activity Vouchers: can be used for gem mining, ice cream, or u-pick vegetables to bring home and enjoy
- Private Birthday Site to rest and relax at for 2 hours

To Book: Select your date, then select your time, and finally select whether you have 1-12 guests, 13-24 guests, 25-36 guests, or 37-48 guests (remember to include yourself in the total)! Babies and toddlers aged 2 and under are free.

Please also include the age of the birthday boy/girl, and any dietary restrictions in the notes section.

Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend! Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>

Prairie Picnic Birthday Party Package

\$650.00 +tax per every 12 guests

Each Prairie Picnic Birthday Party Package is designed for 12 people, ages 3+ and includes the following:

- 12 Farm Discovery Passes: admission to our corn maze, sunflower maze, bale mazes, and playgrounds. Also includes a Wagon Ride around the farm.
- 6 Picnic Boxes: each picnic feeds 2 guests and features our farm fresh vegetables, cheeses, flat bread, seasonal fruits, crackers, desserts, and other lovely picnic treats
- 12 Activity Vouchers: can be used for gem mining, mini-succulent planters, ice cream, or u-pick vegetables to bring home and enjoy
- Private Birthday Site to rest and relax at for 2 hours

To Book: Select your date, then select your time, and finally select whether you have 1-12 guests, 13-24 guests, 25-36 guests, or 37-48 guests (remember to include yourself in the total)! Babies and toddlers aged 2 and under are free.

Please also include the age of the birthday boy/girl, and any dietary restrictions in the notes section.

NOVEMBER 2021						
Mo	Tu	We	Th	Fr	Sa	Su
01	02	03	04	05	06	07
08	09	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

1-12 Guests

- 0

+

13-24 Guests

- 0

+

25-36 Guests

- 0

+

37-48 Guests

- 0

+

Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend! Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>



Please Pick a Date

Additional Notes

Categories: [Birthday Parties](#), [Experience Programs](#), [Family](#), [Youth & ESL Programs](#)

Related Products



Fall Fun & Pumpkin Patch
General Admission WEEKDAY

\$17.00 + GST



Cowboy Cookout Birthday Party
Package

\$399.00 +tax per every 12 guests

Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend! Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>



Sept. 1 – Sept. 10 General Admission

\$15.00 + GST



Sept. 11-Oct. 31 Fall Fun & Pumpkin Patch General Admission WEEKEND

\$19.00 + GST

You may also like...

Harvest Bonfire Package

\$145.00 per site

Farm Animal Discovery Pass

\$25.00 +tax per person ages 3 and up.

Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend! Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>



Family Farm Picnic

\$75.00 +tax for two adults and two youth under age 6

Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend! Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>



Description

Description

Each Cowboy Cookout Birthday Party Package is designed for 12 people, ages 3+ and includes the following:

- 12 Farm Discovery Passes: admission to our corn maze, sunflower maze, bale mazes, and playgrounds. Also includes a Wagon Ride around the farm.
- 12 Hotdogs, buns, condiments, drinks, cookies, and marshmallows
- Campfire and roasting sticks
- 12 Activity Vouchers: can be used for gem mining, ice cream, or u-pick vegetables to bring home and enjoy
- Private Birthday Site to rest and relax at for 2 hours

To Book: Select your date, then select your time, and finally select whether you have 1-12 guests, 13-24 guests, 25-36 guests, or 37-48 guests (remember to include yourself in the total)! Toddlers and babies 2 and under are free.

Please also include the age of the birthday boy/girl, and any dietary restrictions in the notes section.

Cowboy Cookout Birthday Party Package

\$399.00 +tax per every 12 guests

Each Cowboy Cookout Birthday Party Package is designed for 12 people, ages 3+ and includes the following: advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>

- 12 Farm Discovery Passes: admission to our corn maze, sunflower maze, bale mazes, and playgrounds. Also includes a Wagon Ride around the farm.
- 12 Hotdogs, buns, condiments, drinks, cookies, and marshmallows
- Campfire and roasting sticks
- 12 Activity Vouchers: can be used for gem mining, mini-succulent planters, ice cream, or u-pick vegetables to bring home and enjoy
- Private Birthday Site to rest and relax at for 2 hours

To Book: Select your date, then select your time, and finally select whether you have 1-12 guests, 13-24 guests, 25-36 guests, or 37-48 guests (remember to include yourself in the total)!

Please also include the age of the birthday boy/girl, and any dietary restrictions in the notes section.

NOVEMBER 2021						
Mo	Tu	We	Th	Fr	Sa	Su
01	02	03	04	05	06	07
08	09	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

1-12 Guests -

13-24 Guests -

25-36 Guests -

37-48 Guests -

Add-on Options

Please Pick a Date

Additional Notes

Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend! Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>

Categories: [Birthday Parties](#), [Experience Programs](#), [Family, Youth & ESL Programs](#)

Related Products

The Art of Feeding Chickens: Fermentation Workshop

\$35.00 +tax per person

Sunflower Photo Pass

\$25.00 +tax per person ages 2 and up.

Art of Prairie Charcuterie Experience

\$129.00 per person

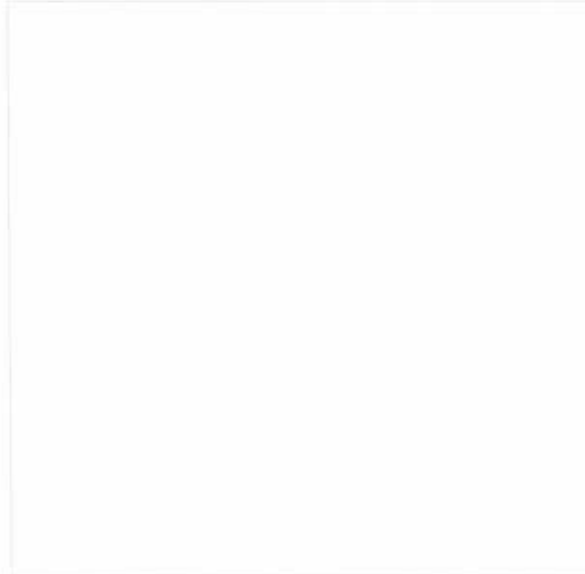
Prairie Pizza Party Package

\$35.00 +tax per person

Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend! Sturgeon County advises vehicles parking in the area along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>



You may also like...



Harvest Bonfire Package
\$145.00 per site



Farm Animal Discovery Pass
\$25.00 +tax per person ages 3 and up.



Family Farm Picnic
\$75.00 +tax for two adults and two youth under age 6

Parking Alert: Peak hours 12pm - 4pm Please park in designated areas on the farm this weekend! Sturgeon County advises vehicles parking in the ditch along Lily Lake Road will be ticketed and towed. Here's what's happening for October (we are open everyday to make it easy to visit in non-peak hours): <https://bit.ly/2Xmp2kA>



TAB 2



FORM A
DEVELOPMENT PERMIT APPLICATION
 under
LAND USE BY-LAW NO. 636/89
MUNICIPAL DISTRICT OF STURGEON #90

9601 - 100 Street, Morinville, Alberta T8R 1L9 — Phone: 939-4321 or 460-8903

Date July 31 1997

I/WE Tam Anderson (neolt) Telephone No. [REDACTED]
 of [REDACTED]
SEVERED IN LINE WITH SECTION 17 OF THE FOIP ACT

hereby apply for a Development Permit.

Registered Owner of Land: Tam Volk

Address of Registered Owner: [REDACTED]
SEVERED IN LINE WITH SECTION 17 OF THE FOIP ACT

Legal Description of Subject Property: SW 20.5623 W4

All/Part Lot A Block 22 Plan No. 2236
 Subdivision _____

All/Part 1/4 _____ Section _____ Township _____ Range _____ W _____

Existing Use of Property and/or Building N/A

Proposed Use of Property and/or Building Build 2 greenhouses for the farm
to grow plants to be sold wholesale. No retail access.

Other Supporting Material Attached See diagram, letter.

IF THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION AND/OR ALTERATION OF ANY BUILDING(S),
 PLEASE COMPLETE THE FOLLOWING SECTION:

Construction Period
 Anticipated Commencement Date: ASAP Anticipated Completion Date Oct. 1997

Proposed Setback (Distance from Property Lines)
 Front Yard _____ Side Yards _____
 Rear Yard _____

I hereby give/do not consent to allow all authorized persons the right to enter the above land and/or buildings with respect
 only to this application.

SIGNATURE OF APPLICANT T Anderson DATE July 31/97

FOR OFFICE USE ONLY

Check () if subject property is within
 J.G.M.P. _____ 30 NEF _____
 RDA _____ 1/2 Mile of Hwy. _____
 Application for Development Permit No. D-43-97 Fee \$ 15.00 Receipt # 9713574



FORM C
**NOTICE OF DECISION -
 DEVELOPMENT PERMIT APPLICATION**
 under 636/89
LAND USE BY-LAW NO. ~~636/89~~ 87/11
MUNICIPAL DISTRICT OF STURGEON #90

9601 - 100 Street, Morinville, Alberta T0G 1P0 — Phone: 939-4321 or 460-8903

APPLICATION NO. D-43-97

The above application has been examined as to its compliance with Land Use By-law No. ~~636/89~~ and amendments thereto and is

APPROVED SUBJECT TO THE FOLLOWING / REFUSED FOR THE FOLLOWING REASON(S)

constructed in accordance with the
Alberta Building Code 1990.

Date of Decision 97/08/05
 Date of Permit 97/08/05
 Permit Expiry Date N/A

Vivian Duval
 DEVELOPMENT OFFICER

An appeal against the above decision may be lodged by

the applicant
 an assessed owner of property within 500 metres of the subject property, or other assessed owner, who in the opinion of the Development Officer may be affected.

For further information contact KEN OR VIVIAN at 939-4321 or 460-8903

Letters appealing the decision of the Development Officer should be addressed to:

Mr/Mrs. L. KIRKPATRICK, Secretary
 Development Appeal Board
 Municipal District of Sturgeon #90
 9601 - 100 Street
 Morinville, Alberta T0G 1P0

Notices of Appeal must be RECEIVED by the Secretary of the Development Appeal Board within 14 days of the decision of the Development Officer. A hearing concerning a Notice of Appeal will be held within 30 days of receipt of a Notice.



TAM VOLK
OWNER: DESIGNER
(403) 921-2272

July 31, 1997

M.D. of Sturgeon
9601 - 100 St.
Morinville, AB
T8R 1L9

Attention: Development Permit Office

Dear Sir:

We would like to build two Paul Boers greenhouses for the farm to grow plants which will be sold on a wholesale basis to garden centers in Edmonton. These greenhouses will not have public access. The greenhouse structure will be provided by Paul Boers Greenhouse Construction Ltd. (Box 134 1231 York Rd. St. Davids, Ontario). They are free standing metal structures which require no concrete. See attached diagrams.

It was my understanding, in discussion with Extreme Permit & Construction Services, that a permit would not be required.

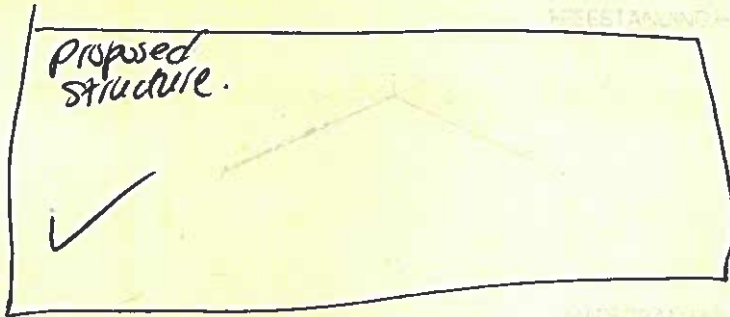
Thank you for your consideration in this matter.

Yours truly,


Tam Andersen
Owner

Viv
left message to pay
97/07/31 \$15.00
~~###~~
Alex
Klu

FREESTANDING WIDE SPAN GREENHOUSES



Paul Boers Greenhouses Ltd
Box 1

FREESTANDING and WIDE SPAN GREENHOUSES

The design of a greenhouse is a complex task, involving many factors such as climate, soil, and the type of plants to be grown. The structure must be able to withstand the elements while providing a controlled environment for the plants.

When designing a greenhouse, it is important to consider the local climate. In cold climates, a double-glazed structure is necessary to retain heat. In hot climates, a single-glazed structure with a cooling system is more appropriate. The soil should be fertile and well-drained, and the plants should be chosen to suit the conditions.

SIZES

Greenhouses come in a variety of sizes, from small structures for a few plants to large, multi-bay structures for commercial production.

QUALITY AND DURABILITY

The quality and durability of a greenhouse are crucial for its long-term success. A well-constructed structure will last for many years and provide a consistent environment for the plants.

EARLY FRAMING

The early framing of a greenhouse is a critical step in the construction process. It involves setting up the basic structure of the greenhouse, including the foundation, walls, and roof.

ROOFING

The roofing of a greenhouse is another important step. It involves covering the structure with a material that will protect the plants from the elements while allowing light to pass through. Common roofing materials include polyethylene, polycarbonate, and glass.

The roofing material should be chosen based on the local climate and the type of plants to be grown.

It is important to ensure that the roofing is properly installed and sealed to prevent leaks and drafts.

The roofing should also be able to withstand the weight of snow or ice in cold climates.

Finally, the roofing should be easy to clean and maintain to ensure that the plants receive the maximum amount of light.

VENTILATION

Proper ventilation is essential for the health of the plants in a greenhouse.

It helps to regulate the temperature and humidity, and to remove excess moisture and carbon dioxide.

There are several ways to provide ventilation in a greenhouse.

One common method is to use natural ventilation.

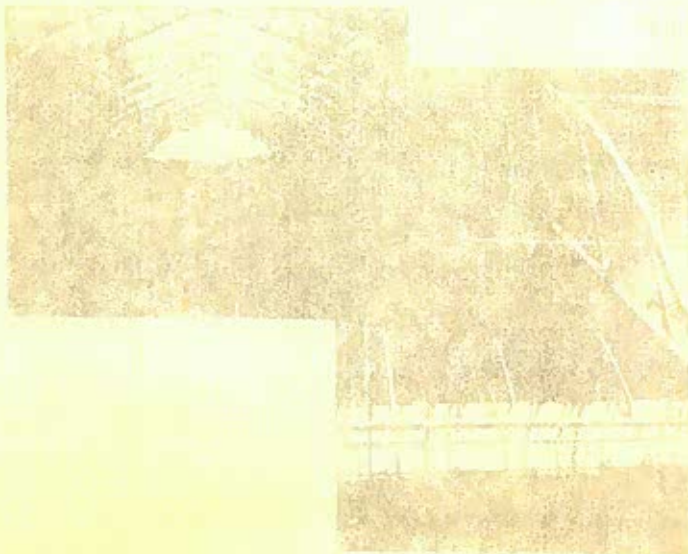
This involves opening the doors and windows to allow fresh air to circulate.

Another method is to use mechanical ventilation.

This involves using fans or blowers to move air through the greenhouse.

Finally, it is possible to use a combination of natural and mechanical ventilation.

This involves using fans to move air through the greenhouse during the day, and opening the doors and windows at night to allow the air to cool.



Dianne Mason

Severed in line with Section 17 of the FOIP Act

From: Angela Sime
Sent: November 18, 2021 2:56 PM
To: Legislative Services
Subject: Stop order appeal
Attachments: Sturgeon county.pdf

Good afternoon,

I have attached a letter regarding the stop order appeal SDAB file #021-STU-016. I would also like to participate in the hearing. The invite can be sent to

Severed in line with Section 17 of the FOIP Act

Thanks in advance for your time and consideration,

Angela and Craig Sime

Sent from my iPhone

Sime Holdings Ltd
53538 Range Road 231
Sherwood Park AB T8A4V4

November 17, 2021

Dear Secretary of the Subdivision and Development Appeal Board,

I am righting you this letter in regards the the STOP order on legal lands SW-20-56-23-W4 Lot A plan 298KS and SW-29-56-23-W4. SDAB FILE # 021-STU-016.

I am an adjacent land owner to the property in question and I have some concerns/ complaints about some of the events that have taken place. Our property has been subject to repeated trespassing by their customers. The customers have parked on our land which has blocked our approach. We have also had to drive around vehicles while trying to complete field work.

I also have concerns regarding customers parking on the edge of the highway. Lily lake road is a busy road and the shoulder of highway is not designed to be parking lot. This creates a dangerous situation for drivers on the highway as well as their customers.

Thanks you for your time,

Angela Sime

Sime Holdings Ltd

Severed in line with Section 17 of the FOIP Act

From:
Sent: November 18, 2021 12:33 PM
To: Legislative Services
Cc: tam
Subject: Appeal Board Hearing SDAB File Number: 021-STU-016
Attachments: SDAB File 021-STU-016 Support Letter.pdf

Please be advised that I am submitting a letter of support for Tam Andersen and Prairie Gardens relative to the appeal hearing for SDAB File Number: 021-STU-016. I have attached a letter of support as well as questions about the relevance of the Stop Work Order. I've also included copies of the Bylaw 1385/17 for referenced comments in my letter. I am also requesting an opportunity to speak in support of this appeal and my presentation.
Hugh E. Allen, P. Eng.
Landowner for NE 20-56-23-W4

Subdivision and Development Appeal Board
Sturgeon County
9613-100 Street
Morinville, Alberta T8R 1L9

November 18, 2021

Re: Stop Work Order-SDAB File Number: 021-STU-016

The above stop work order was issued based on what appears to be the lack of a Development Permit for "Intensive Agricultural Use" nor a Development Permit for a "Recreation Facility, Outdoor".

I am a neighbour to Andersens on NE 20-56-23-W4 and I am very concerned about what appears to be targeting a property and business that, I believe, falls clearly within the definition of "Agricultural" on page 3 of the referenced bylaw 1385/17. Further, Clause 2.3.1(d), (i) and (y) are under the heading "DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT" and should cover many if not all of the concerns. In fact, the term "Extensive Agriculture" is identified as not requiring a Development Permit but has a relatively loose definition on page 196 and suggests a large operation yet "Extensive Livestock" suggests a medium sized operation "...less than specified in the confined feeding operation regulation." Is it possible that "Extensive Agriculture" is really an outdated term for "Intensive Agriculture"?

Land Use Bylaw 1385/17 Part 11.2 includes "Intensive Agriculture" as a permitted use for AG-AGRICULTURE DISTRICT. On page 198 under "Part 18 – Definition for Uses" provides a definition for "Intensive Agriculture" that clearly states that "*This use accommodates site visits to an agricultural parcel for customers for the purchasing of farm products.*" This and the definition for "Agricultural support service" on page 193 appear to support what Prairie Gardens has done to make agriculture profitable.

Suggesting that Prairie Gardens is a "Recreation Facility, Outdoor" is absurd. I'm not sure why providing opportunities to enjoy the fresh country air and learn a little bit about agriculture should be regulated out of existence. In fact, one of the issues for the Regional Agriculture Master Plan (RAMP) is maintaining space for urban farms or gardens. One of the RAMP objectives set out in the Edmonton Metropolitan Region's Growth Plan is to "*promote diversification and value-added agricultural production and plan infrastructure to support the agricultural sector and regional food system.*" I think that "promote" and "support" are key components that may have been missed with this "Stop Work" order.

In summary, I support Tam Andersen and Prairie Gardens and firmly believe that she and her husband are operating a successful agricultural business with some novel twists. The business that has evolved into the current Prairie Gardens has been providing the same basic business in the same location since the mid 1950's and Tam has been innovative as many successful farm operators now are. I believe that Sturgeon County with their "housekeeping redistricting" should not be targeting agriculture but supporting agriculture. I know that Sturgeon County is party to RAMP so it would make a lot more sense to suspend any questionable agricultural redistricting until RAMP is completed.

Hugh E. Allen. P. Eng.

Severed in line with Section 17 of the FOIP Act

Adjacent means contiguous or would be contiguous if not for a river, stream, railway, road or utility *right-of-way* or reserve land and any other land identified in this Bylaw as *adjacent* land for the purpose of notifications. (See Figure 1.2)



Figure 1.2: Adjacent

Aerodrome see *airport*.

Agricultural use means the growing, raising, managing and/or sale of livestock, crops, food, horticulture and agri-food related value-added enterprises including education, motivated either by profit or lifestyle. This does not include *Cannabis Production and Distribution*.

1405/18

Airport means any area of land, water (including the frozen surface thereof) or other supporting surface *used*, designed, prepared, equipped or set apart for *use* either in whole or in part for the commercial arrival, departure, movement or servicing of aircraft thereon or associated therewith

Amenity area means a space which is provided for active or passive recreation and enjoyment of the occupants of a *development*. Such an area may be for either private or communal *use* and may be under individual or common ownership.

Balcony means a covered or uncovered *deck* attached to a *principal building*, more than 0.6m (2ft) above *grade* and does not have direct access to the ground. (See Figure 1.3)

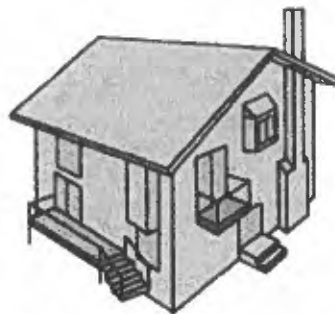


Figure 1.3: Balcony

Bare land unit means land described as a unit in a condominium plan by reference to boundaries governed by monuments placed pursuant to the provision of the *Surveys Act*, RSA 2000, c.S-26, respecting *subdivision*.

Basement means a *storey* of a building, partly or wholly beneath the ground floor of a *principal building*.

1432/19

Building means anything constructed or placed on, in, over or under land but does not include a *highway* or public road or a bridge forming part of a *highway* or public road.

Buffer means an area that prevents or mitigates the impact of incompatible *uses* with one another, and may include but is not limited to a row of trees, shrubs, earth berm or *fencing*.

Bylaw Enforcement Officer means a person appointed by the County to enforce bylaws

PART 2 DEVELOPMENT APPLICATION PROCESS

2.1 CONTROL OF DEVELOPMENT

- .1 Except as otherwise provided in this Bylaw or in the *Municipal Government Act*:
- (a) no *development* shall be undertaken within the County unless a *development permit* has been issued; and
 - (b) no person shall carry out or continue a *development* except in accordance with the terms and conditions of a *development permit*.

2.2 PERMIT FEES

A schedule of the current permit fees shall be established by *Council resolution* and will be applicable to applications contemplated under this Bylaw.

2.3 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

- .1 The following *developments* do not require a *development permit* provided that the proposed *development* is in conformance with the applicable regulations of this Bylaw and shall be carried out or performed in accordance with all other applicable legislation, regulations and bylaws:
- (a) the maintenance or repair of a *building* if the work, including interior alterations;
 - (b) the completion of a *development* which was under construction in accordance with a lawful *development permit* issued before the effective date of this Bylaw, provided that the *development* is completed within a period of twelve months from the date this Bylaw comes into effect, unless an extension to this period has been granted by the *Development Authority*;
 - (c) *municipal improvements* that have been approved as part of a *Development Agreement*, such as, but not limited to: reservoir, lift station, pump house, entrance feature or gate, sound attenuation wall;
 - (d) trail improvements and *accessory uses* (included but not limited to benches, bike-racks, garbage bins or lighting);
 - (e) a private play structure;
 - (f) a *temporary building* or structure on a *parcel* where:
 - (i) the *temporary building* or structure is on the same *parcel* as the *principal building* under construction;
 - (ii) the *temporary building* or structure is not located on any *road* or utility *right-of-way*;
 - (iii) the *temporary building* or structure conforms to the *setbacks* of the applicable district; and
 - (iv) the *temporary building* or structure is removed within 30 days of *substantial completion* of the approved *development* and at the discretion of the *Development Authority*.
 - (g) the placement of *shipping containers* in accordance with Section 6.27 of this Bylaw;
 - (h) the erection of a *fence* or other enclosure which is no higher than 1.83m (6ft) in *height*;
 - (i) *extensive agriculture*;
 - (j) *extensive livestock*;
 - (k) *confined feeding operation*;
 - (l) the erection of freestanding flagpoles, lightning rods and other poles not exceeding 4.5m (14.8ft) in *height* from *grade*;

1432/19

- (m) the use of a *building* or part thereof as a temporary voting station, a candidate's campaign office or any other official *temporary use* in connection with a federal, provincial, municipal or school board election or referendum;
- (n) uncovered *decks* that project into the *rear* and/or *side yard*, and are less than 0.6m (2ft) above *grade*;
- (o) *stripping, site grading, stockpiling* or *excavating* that is part of a *development* for which a *development permit* has been issued;
- (p) in all districts, construction of an *accessory building* that is less than 10m² (107.6ft²) in *floor area*, if the *development* complies with the provisions of this Bylaw;
- (q) *solar collectors* for micro generation mounted on a wall or roof of a *building*;
- (r) those *uses* and *developments* exempted under the *Municipal Government Act* and regulations thereto;
- (s) above and underground petroleum tanks as registered by the Petroleum Tank Management Association of Alberta;
- (t) above-ground swimming pools and above-ground hot tubs subject to meeting the applicable *setbacks* of the district;
- (u) a *telecommunication tower and antenna system*;
- (v) a *sport court*, except for in the R1, R2, R3 and R4 districts in accordance with Section 6.31 of this Bylaw;
- (w) the storage of *recreational vehicles* in accordance with Section 6.20 of this Bylaw;
- (x) *utility, minor*;
- (y) an *accessory, agricultural building* within the AG district; and

1432/19

- (z) *Industrial Hemp*

1438/19

.2 The following *developments* do not require a *development permit* provided that the proposed *development* is in conformance with applicable regulations of this Bylaw, but may require a *safety code permit*;

- (a) The repair or replacement of a *building* that is destroyed by a natural disaster or fire providing:
 - (i) the original *building* was not a *non-conforming use*;
 - (ii) the original *building* was *permitted*;
 - (iii) the replacement *building* will be located in the same location as the original;
 - (iv) the replacement *building* will be of the same size and footprint as the original; and
 - (v) the replacement *building* will be *used* for the same purpose(s) as the original.

2.4 APPLICATION FOR DEVELOPMENT PERMIT

.1 An application for a *development permit* shall be made to the *Development Authority* on the proper application form. All *development permit* applications shall adhere to the minimum requirements outlined within the latest version of Sturgeon County's General Municipal Servicing Standards and include the following:

- (a) a completed application form with the signature of the *landowner(s)* or an agent authorized by the *landowner(s)* to make application;

Dwelling, single detached means a *building* containing one *dwelling unit* which is separate from any other *dwelling unit* or *building* and that conforms to the *Safety Codes Act*. This excludes *recreational vehicles* and *park models*.

Eating and drinking establishment means an establishment where the primary purpose is the sale of prepared food and beverages to the public for consumption on or off the premises, and may be licensed by the Alberta Gaming, Liquor and Cannabis Commission. Such facilities may include live entertainment. This use does not include a *Cannabis Consumption Venue*.

1436/19

Equestrian facility means a facility used for the training of riders or horses and may include the boarding of horses.

Equipment sale, service and rental, major means *development* where equipment including farm equipment and other large commercial and industrial vehicles is kept for sale, lease service or rental to the public.

Equipment sale, service and rental, minor means *development* where equipment is kept for sale, lease, service or rental to the public. The equipment may include items such as lawn and garden tools, floor cleaning equipment, masonry tools, painting and decorating equipment, moving tools, plumbing tools, power tools and other similar products, but does not include the rental of motor vehicles or *heavy industrial* equipment.

Explosives detonation and disposal means the burning and/or detonation of a maximum of 10 pounds of explosives at one time, in accordance with all other applicable municipal, provincial and federal requirements.

Explosives storage and distribution means a *development* or *use* designed for the storage and/or distribution of explosives as defined in the *Explosives Act* RSC 1985, c.E-17. This use is not considered a *storage facility* or *outdoor storage*.

Extensive agriculture means an *agricultural use* including a system of tillage, which depends upon large areas of land for the raising of crops and includes customer site visits that are associated with the operations. This does not include *Cannabis Production and Distribution*.

1405/18

Extensive livestock means an *agricultural use* involving the rearing of livestock either in conjunction with or separate from an *extensive agricultural use*, where the density of animals on the subject site is less than specified in the *confined feeding operation* regulation. This use includes customer site visits that are associated with the operations.

Family day home means *development* accessory to a *dwelling* used to provide care and supervision, but not overnight accommodation, for up to six children including the applicant's own children.

Farm Help Accommodation means a *dwelling unit* occupied by persons that are an integral part of the operations of an *intensive agriculture*; *extensive agriculture*; *extensive livestock*; or *equestrian facility* use of the same parcel.

1432/19

Fleet service means the use of the *parcel* and/or building(s) for the parking and servicing of vehicles for the delivery of people, goods, or services where such vehicles are not available for sale or long term lease. This may include, but is not limited to, bus lines, commercial transport, cartage, and courier services. This use does not include warehousing

1421/18

Funeral home means a *development* designed for the arrangement of funeral services and supplies to the public and includes facilities intended for the preparation of dead human bodies for interment or cremation. This use does not include a *crematorium*.

Garage suite means a separate single *storey dwelling unit* developed within or above a detached garage or attached to the side or rear of a detached garage at grade which shall be accessory to a principal *dwelling, single detached* and shall conform to the *Safety Codes Act*.

PART 11 PRIMARY INDUSTRY DISTRICTS

11.1 AG – AGRICULTURE DISTRICT



1 General Purpose

This district accommodates traditional agricultural operations and the supportive services that are essential to grow and sustain the agricultural industry. This district distinguishes between major, minor and residential where:

AG-Major are tracts of land 16ha (39.5ac) or larger in size;

AG-Minor are *parcels* between 4ha (9.8ac) and 15.9ha (39.3ac); and

AG-Residential are *parcels* smaller than 4ha (9.8ac).

2 Uses

Permitted Uses	Discretionary Uses
Accessory, building*	Accessory, building*
Accessory, use*	Accessory, use*
Bed and breakfast	Agricultural support service
Dugout	Auctioneering establishment**
Dwelling, single detached	Cannabis production and distribution, micro
Family day home	Community garden
Farm help accommodation	Equestrian facility***
Group home, minor	Garage Suite
Home-based business, level 1 (office)	Garden Suite
Home-based business, level 2	Group home, major
Intensive agriculture	Guest ranch
Secondary Suite	Home-based business, level 3
	Kennel and animal boarding
	Landscaping contractor service***
	Secondary dwelling****
	Temporary asphalt plant**
	Temporary concrete batch plant**
	Topsoil screening
	Veterinary clinic

* Refer to Section 6.1 for further clarification.

**Only allowed on AG-Major parcels

***Only allowed on AG-Major and AG-Minor parcels

****Refer to Section 6.24 for further clarification.

1407/18; 1432/19; 1436/19

3 Subdivision Regulations

- (a) Unless otherwise indicated within a *planning document*, a *quarter section* in the AG district of 64.7ha (160ac) shall contain a maximum combined *density* of four *parcels*, comprised of:
 - (i) two AG – Major *parcels* of approximately 32.4ha (80ac) each or alternative sizes necessary due to *land fragmentation*; and
 - (ii) two AG – Residential *parcels* (one of which may be subdivided from each AG – Major *parcel* having a minimum size of 32.4ha (80ac) in accordance with Paragraph 11.1.3(e) of this Bylaw).

Group home, minor means the use of a dwelling as a facility which is authorized, licensed or certified by a public authority as a social care facility intended to provide room and board for up to four residents, exclusive of staff, for foster children or disabled persons, or for persons with physical, mental, social or behavioral challenges, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. This use does not include homes or half-way houses for persons under jurisdiction of the federal or provincial justice systems or services.

Guest ranch means a private owner-occupied single family dwelling, including sleeping facilities, which are rented on a daily basis to registered guests, and meals are prepared in a residential kitchen. A guest ranch does not include a hotel or motel.

Hangar means a building used to store or repair aircraft.

Hazardous waste collection centre means a facility used to collect and store hazardous recyclables such as but not limited to waste oils, paints, agricultural chemicals, pesticides, batteries and general household hazardous wastes. The hazardous recyclables may be temporarily stored onsite for eventual transfer and processing at an approved facility.

Heavy industrial means a large-scale manufacturing or processing facility that may have impacts that extend beyond the boundaries of the site, such as high volumes of heavy vehicle movement, or nuisance as a result of noise, smoke, odour, dust, fumes, glare or humidity or hazard arising from fire explosion, radiation or contamination.

Home-based business means the accessory use of a dwelling, accessory buildings and parcel for an occupation, trade, profession or craft to be operated by the permanent residents of the dwelling. This does not include Cannabis Production and Distribution, Cannabis Retail Sales, or a Cannabis Consumption Venue.

1405/18; 1436/19

Hospital means an institutional development used to provide full service in-patient and out-patient health care to the public.

Hotel means development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor(s). Hotels may include accessory food and beverage facilities, meeting and convention rooms and retail sales. This use does not include a Cannabis Consumption Venue.

1436/19

Incineration means a thermal waste treatment technology that involves converting waste into ash and heat, which is to be used to generate electric power.

Integrated highway facility means a service station that caters to large commercial vehicles, such as semi-trailer trucks, as well as intermediate-sized vehicles and passenger vehicles. This use may include an accompanying eating and drinking establishment, retail store, a card lock or key lock motor vehicle fuel dispensing facility, as well as a rest area for truck drivers including seating areas and shower and laundry facilities.

Intensive agriculture means a horticultural operation which may be accessory to an extensive agriculture or extensive livestock use that generally operates on smaller tracts of land. Without restricting the generality of the foregoing, this may include nurseries, greenhouses, market gardens, u-pick farms, tree farms, fish farms, stud farms and sod farms. This use accommodates site visits to an agricultural parcel for customers for the purchasing of farm products. This does not include Cannabis Production and Distribution or Cannabis Retail Sales.

1405/18

Kennel and animal boarding means a development used for the treatment, breeding, boarding or training of four or more animals which are not owned by the resident of the dwelling unit on the parcel.

Landscaping contractor service means a construction related service which includes the storage of soft landscaping materials such as plants, trees, and shrubs as well as hard landscaping materials such as rocks, pavers, ornaments, crushed rock, shale, or other similar materials normally accessory to the service with limited exterior storage of equipment and vehicles. This may include ancillary uses, including, but not limited to, sales, display, office, snow removal services or technical support service. This use does not include intensive agriculture but may be accessory to it.

1407/18

Laydown yard see outdoor storage.

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LAND DISTRICT MAP
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PART 18 DEFINITIONS FOR USES

The following terms define the *uses permitted or discretionary* set out in Parts 10 through 17 of this Bylaw.

Accessory, building means a *building* or structure that is incidental, subordinate and located on the same *parcel* as the *principal building*, but does not include a *building* or structure used for human habitation and does not include *shipping containers*, or *Cannabis Production and Distribution* or *Cannabis Retail Sales*.

1405/18

Accessory, agricultural building means a *building* associated with the operation of an *agricultural use* on the *parcel* on which it is located, used for the housing of livestock, storage of farm produce or livestock feed, or for the storage or maintenance of agricultural machinery. Such structures shall include grain bins or silos for the storage of on-farm produced crop products, hay shelters, animal housing facilities and machine storage sheds. This use does not include a detached garage or shop if the *building* is partially used for personal or residential use or *Cannabis Production and Distribution*.

1405/18

Accessory, use means the use of a *building* or land which is incidental and subordinate to the *principal use* of the *parcel* on which it is located. This use does not include *Cannabis Production and Distribution* or *Cannabis Retail Sales*.

1405/18, 1432/19

Administrative building means a standalone *building* for the purpose of providing office support to an on-site use. An *administrative building* is not *government services*, *professional, office and business services* or *surveillance suite*.

Agricultural support service means the use of land, *buildings* and structures for the purposes of supplying and selling of goods, materials, services or processing (e.g. an abattoir) directly related to the agricultural industry. This may include ancillary uses, including, but not limited to, office, sales, technical, administrative support, storage or warehousing. This does not include *Cannabis Production and Distribution* or *Cannabis Retail Sales*.

1405/18

Aircraft sale and service means a premise used for the sale, charter or rental of aircraft together with incidental maintenance services and the sale of parts and of accessories.

Apartment means a *building* designed to accommodate three or more *dwelling units* that have a principle common entrance and in which the *dwelling units* are arranged in a horizontal or vertical configuration.

Auctioneering establishment means *buildings*, land or both for the auctioning of goods and equipment including the temporary storage of such goods and equipment. This does not include flea markets, pawnshops and retail second-hand stores.

Bed and breakfast means an owner-occupied *dwelling* where four or fewer guest rooms are rented for periods of fourteen days or less, with one meal provided on a daily basis to registered guests where such meals are prepared in a residential kitchen. This use does not include a *Cannabis Consumption Venue*.

1436/19

Bulk fuel sale means a *development* that provides petroleum products and other motor vehicle fluids in large quantities, primarily to commercial or industrial vehicles and fleets. The *development* may include facilities for cleaning, blending, or packaging of bulk oil, fuel or chemicals for redistribution or sale, but does not include the manufacturing of these products.

Campground means a *development* intended for cabins, tents, trailers, or *recreational vehicles* used for temporary overnight accommodation. A *campground* may include related *accessory buildings*, including, but not limited to, administrative offices, eating and cooking shelters, washroom and shower facilities, playgrounds, food concessions, laundry facilities, fire pits, firewood storage, lighting, water supply, sewage disposal facilities, waste collection and recycling facilities. A *campground* is not a *work camp* or *private camp* or *club*.

Cannabis Consumption Venue means a development, or any part thereof, licensed to sell Cannabis to the public for consumption within the premises.

1436/19

Cannabis Production and Distribution means *development* used principally for one or more of the following activities as it relates to *cannabis*:

- (a) the production, cultivation and growth of *cannabis*;
- (b) the processing of raw materials;

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From: [Richie Michalczyk](#)
To: [Legislative Services](#)
Subject: I am neighbor of prairie gardens. I have no problem with what goes on at prairie gardens. Richie michalczyk
Date: November 18, 2021 5:49:20 PM Severed in line with Section 17 of the FOIP Act

Sent from my iPhone

From: [Michalczyk Michelle](#)
To: [Legislative Services](#)
Date: November 18, 2021 6:05:21 PM

SDAB file number: 021-STU-016

Hello

My name is Michelle Michalczyk. As a property owner who lives close to Tammy Anderson and Prairie Gardens, I have no problem with them holding special events and ag tourism.

Please grant a permit to continue their operations. Thank you.

Michelle Michalczyk

23510 twp 564

Sturgeon County