

**OCTOBER 11, 2023
SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING AGENDA
COUNCIL CHAMBERS AND VIDEOCONFERENCE
2:00 p.m.**

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

2. SCHEDULE OF HEARINGS:

2.1	Appellant: Tam Andersen	023-STU-020	Development Appeal
2.2	Appellant: Tammy & Terrance Andersen	023-STU-021	Development Appeal
2.3	Appellant: Tammy Andersen	023-STU-023	Development Appeal
2.4	Appellant: Terry & Tammy Andersen	023-STU-024	Development Appeal

3. ADJOURNMENT

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 at the Sturgeon County Centre in the Town of Morinville or 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, written and/or visual presentation to the Board. ***This information should be submitted to the Secretary at least five (5) 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 appearing 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 hearing room, joins the videoconference, or dials 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) 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.

Appeal #1

023-STU-020 Appealing the Development Authority's conditional approval of Development Permit 305305-23-D0214 to operate an agritourism operation including a garden centre, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides.

County

Site Information:		Date Received Stamp
Municipal Address of site:	56311 Lily Lake Road	
Legal land description of site: (plan, block, lot and/or range-township-section-quarter)	SW20-56-23 w 4 Lot A Plan 2986KS	
Development Permit number or Subdivision Application number:	305305-23-D0214	
Appellant Information:		
Name:	Tam Andersen	Phone: 780-921-2272 Agent Name: (if applicable)
Mailing Address:	PO Box 119	City, Province: Bon Accord
Postal Code:	T0A 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 checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval
<input type="checkbox"/> Refusal	<input type="checkbox"/> Refusal
Stop Order	
<input type="checkbox"/> 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

Concern over loss & permanent damage to good quality farmland for temporary parking areas if required to be hard surfaced permanent parking lots.
Mitigation factors include dry time of year, staffed parking areas and cropland parking
Condition #2 - The approval caps attendance to 50 vehicles in and out, s/b AADT. <small>(Attach a separate page if required)</small>

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, T8A 1L9 (780) 939-4321.

Signature of Appellant/Agent: 	Date: Sept 10/23
FOR OFFICE USE ONLY	



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

ANDERSEN, TAMMY
 BOX 119
 BON ACCORD, AB T0A 0K0

Receipt Number: 202307037
 GST Number: 107747412RT0001
 Date: 2023-09-12
 Initials: TM

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	

September 27, 2023

SDAB File Number: 023-STU-020

Dear Tam Andersen:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	SW-20-56-23-W4M, Lot A Plan 2986KS 56311 Lily Lake Road
Decision Regarding Proposed Development:	Development Permit 305305-23-D0214 approved with conditions to operate an agritourism operation including a garden centre, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides.

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on September 12, 2023. 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 **October 11, 2023 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta.

The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the hearing this way, please notify the undersigned at least 24 hours prior to the hearing. 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 589 774 312#. 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 submissions should be addressed to the undersigned and sent by email to legislativeservices@sturgeoncounty.ca at least five (5) days prior to the hearing date. **Therefore, written submissions are due to be submitted no later than October 6, 2023.**

SDAB hearings are public in nature. It is understood that an individual writing, submitting items to the Board, or attending the hearing has a reasonable expectation that their 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. Pursuant to Sturgeon County Subdivision and Development Appeal Board Bylaw 1410/18, hearings are recorded. In addition to audio recording, persons attending via videoconference who activate their video cameras will have their images recorded.

Should you require further information, call (780) 939-1377 or (780) 939-8277 or email legislativeservices@sturgeoncounty.ca.

Melodie Steele
Secretary, Subdivision and Development Appeal Board

September 27, 2023

SDAB File Number: 023-STU-020

Dear Resident:

**NOTICE OF
APPEAL BOARD HEARING**

Take notice that a hearing has been scheduled concerning the following proposed development:

Legal Description of Subject Property: SW-20-56-23-W4M, Lot A Plan 2986KS
56311 Lily Lake Road

Decision Regarding Proposed Development: Development Permit 305305-23-D0214 approved with conditions to operate an agritourism operation including a garden centre, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides.

Applicant / Appellant: Tam Andersen

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

- Concern over loss and permanent damage to good quality farmland to be used for temporary parking if required to be hard-surfaced permanent parking lots.
- Proposed mitigation factors would include dry time of year, staff parking areas and cropland parking.
- Condition #2 – The approval caps attendance to 50 vehicles in and out per day; should be based on average annual daily traffic.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **October 11, 2023 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta.

The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the videoconference this way, please notify the undersigned at least 24 hours prior to the hearing. 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 589 774 312#. This should connect you directly into the hearing.

Why am I receiving this information?

When an appeal is received, adjacent landowners have the right to make a written submission, either for or against the appeal prior to the hearing and/or attend the hearing and speak for or against the proposed development. Should you wish to exercise this right, your written submissions should be addressed to the undersigned by email at legislativeservices@sturgeoncounty.ca at least five (5) days prior to the hearing

date and must include your current email address. **Therefore, written submissions are due to be submitted no later than October 6, 2023.**

SDAB hearings are public in nature. It is understood that an individual writing, submitting items to the Board, or attending the hearing has a reasonable expectation that their 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. Pursuant to Sturgeon County Subdivision and Development Appeal Board Bylaw 1410/18, hearings are recorded. In addition to audio recording, persons attending via videoconference who activate their video cameras will have their images recorded.

Should you require further information, call (780) 939-1377 or (780) 939-8277 or email legislativeservices@sturgeoncounty.ca.

Melodie Steele
Secretary, Subdivision and Development Appeal Board



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.

NAD_1983_10TM_AEP_Resource
© Sturgeon County

Prepared By: _____
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Planning and Development

9613-100 Street

Morinville, AB T8R 1L9

Phone (780) 939-8275

Fax (780) 939-2076

Email: PandD@sturgeoncounty.ca

Notification of Decision Letter

Date: 23 August 2023

Permit Number: 305305-23-D0214

To: Andersen, Tammy
Box 119
Bon Accord, AB
T0A 0K0

Re: Decision of the Development Officer

Dear Sir or Madam:

Please be advised that development permit #305305-23-D0214 was approved with conditions on 23 August 2023.

This decision or a condition of this permit, may be appealed to the Subdivision and Development Appeal Board within 21 days after the date on which a person qualified to appeal is notified. The 21-day appeal period, from the date of issuance, must lapse before the Development Permit becomes effective.

If you have any questions regarding the development permit, please contact the undersigned at (780) 939-8275 or toll free at 1-866-939-9303.

Regards,

A handwritten signature in cursive script that reads 'Tyler McNab'.

Development Officer



Development Permit**Land Use Bylaw 1385/17**

Permit No.:	305305-23-D0214
Tax Roll No.:	1248000
Decision Date:	Aug 23, 2023
Effective Date:	Sept 14, 2023

Applicant

Name: Andersen, Tammy
Address: Box 119
Bon Accord, AB
TOA OKO
Phone: (780)921-2272
Cell: (780)909-6601
Email: office@prairiegardens.org

Owner

Name: Andersen, Tammy
Address: Box 119
Bon Accord, AB
TOA OKO
Phone: (780)921-2272
Cell: (780)909-6601
Email: office@prairiegardens.org

Property Description

Legal Land Description: 2986KS; ; A ; ---
Land Use Description: AG - Agriculture District
Rural Address: 56311 Lily Lake Rd

Description of Work

- Diversified Agriculture - operate an agritourism operation including a garden centre, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides
-

Fees

Commercial, Industrial, Institutional	\$110.00
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Permit Conditions

1. The approval is for Diversified Agriculture Use – to operate an agritourism operation including a garden centre, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides. The business shall operate in accordance with the approved site plan and as per the business operations provided by the applicant with respect to the number of customer visits, employees, and servicing of the site.
2. The approval limits the daily operation to a cumulative maximum of 100 vehicle trips per day (50 vehicles in and out) for all activities on the property.
3. Operations for the public use may be year-round, and the hours as follows:
Daily: 9am to 11pm
4. Parking for customers and employees shall be provided for onsite in accordance with the approved parking plan. The parking area shall be hard surfaced as per Sturgeon County's General Municipal Servicing Standards (GMSS). At no time shall parking be permitted on a public road and/or road allowances.

5. Two existing directional signs are approved as part of this permit.
6. Adequate sanitary facilities shall be provided for public use in accordance with Alberta Health Services Regulations.
7. Outdoor lighting shall be located and arranged so that no direct or indirect rays of light are directed at or adversely affect any adjacent parcels.
8. The operation shall not generate noise, smoke, steam, dust, odour, fumes exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority.
9. No overnight camping or accommodation is permitted and is subject to a separate Development Permit approval.
10. Adequate garbage receptacles and resources shall be required to contain and remove all garbage from the parcel.
11. Drainage measures undertaken as part of a development shall not negatively impact adjacent parcels by way of flooding or inundation through the redirection of surface water. In the event that the drainage of a development is found to affect adjacent parcels, all mitigating measures required to remedy the problem including drainage structures, drainage easements and retaining walls shall be at the sole expense of the landowner of the parcel where the mitigating measures are required.
12. Should the intensity of the business increase with respect to the hours of operation, number of customer visits, parking requirements, or hosting tours and tastings with food service, a new development permit shall be required.
13. If the development authorized by this permit is not commenced within 12 months from the date of its issuance, or is not carried out with reasonable diligence, the permit approval ceases and the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Approving Authority

Advisory Notes:

1. Diversified Agriculture means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the Extensive livestock or Extensive and Intensive agriculture uses. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life but does not include events that are not primarily agricultural in nature such as weddings, retreats, ceremonies and corporate functions.
2. Weed control on site will be in accordance with the Alberta Weed Control Act.
3. It is the responsibility of the applicant to ensure that all development and activities associated with the development complies with any federal, provincial, or municipal laws/legislation and any required license (Alberta Gaming and Liquor), permit, approval, authorization, regulation, or directive.

If you have any questions or concerns

If you have any questions or concerns about your application or any conditions listed above, please contact the Current Planning and Development Department at 780-939-8275.

Issued By:

Tyler McNab
Digitally signed by Tyler McNab
 Date: 2023.08.23 09:01:49 -06'00'

Tyler McNab
 Development Authority

Municipality

Sturgeon County
 9613 – 100 Street Morinville, AB T8R 1L9
 Phone: (780) 939-8275
 Fax: (780) 939-2076
 Toll Free: 1-866-939-9303

Appeal Information

Pursuant to Section 685(1) of the Municipal Government Act, an appeal may be commenced by filing a notice of appeal within 21 days of the decision date. If you wish to appeal this decision, please choose the correct appeal body having jurisdiction.

If the application is the subject of a license, permit, approval, or other authorization granted by the Minister of Environment and Parks or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act, or granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission - Appeals shall be filed with the Land and Property Rights Tribunal at lpvt.appeals@gov.ab.ca or by mail to 2nd Floor, Summerside Business Center, 1229 91 Street SW, Edmonton, AB, T6X 1E9. Telephone enquiries can be made to 780-427-2444.

All others appeals not subject to the above can be filed with the Secretary of the Subdivision and Development Appeal Board via email at legislativeservices@sturgeoncounty.ca or via mail to Sturgeon County Centre 9613 – 100 Street Morinville, AB, T8R 1L9. Telephone enquiries can be made at 780-939-4321.



Diversified Agriculture & Agriculture Support Service

Diversified Agriculture & Agriculture Support Service Definition

Diversified Agriculture & Agriculture Support Service means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the Extensive livestock or Extensive and Intensive agriculture uses. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life but does not include events that are not primarily agricultural in nature such as weddings, retreats, ceremonies and corporate functions. This use does not include home based business, visitor accommodation, intensive agriculture, event venue, agriculture support services, Cannabis Production and Distribution, or Cannabis Retail Sales

Diversified Agriculture & Agriculture Support Service does not include weddings, corporate retreats or other similar events, it also does not include visitor accommodation use for cabins or campsites. An event venue application, community building or visitor accommodation application will be required in these cases.

Depending on the zoning of your property, Diversified Agriculture & Agriculture Support Service may be discretionary or not permitted. If you need to rezone your parcel, our team will be happy to go over the rezoning steps.

What to consider when applying

- Hours and season of operation;
- Peak site visits;
- Anticipated noise;
- Traffic volume and routing;
- Servicing (ie: water and sanitary);
- Site plan showing existing and proposed buildings, including outdoor areas open to the public
- Signage;
- Occupancy of all current or proposed buildings including temporary buildings and farm buildings;
- Equipment and/or material storage;
- Number of employees;
- Number of commercial vehicles; and
- Any other information that the Development Authority considers necessary.

We welcome you to discuss your plans with our Planning and Development team.



Planning and Development
 9613-100 Street
 Morinville, AB T8R 1L9
 Phone (780) 939-8275
 Fax (780) 939-2076
 Email: PandD@sturgeoncounty.ca

For Office Use	
Permit Number:	<u>305305-23-D0214</u>
Date Received:	<u>26 July 23</u>
Received By:	_____

Development Permit Application for Diversified Agriculture & Agriculture Support Service

Application is hereby made under the provisions of Land Use Bylaw 1385/17 to develop in accordance with the plans and supporting information submitted herewith and which form part of this application.

APPLICANT INFORMATION

Applicant Name	Tam Andersen	Landowner Name	Tam Andersen
Applicant Address	PO BOX 119	If different than applicant	
	Mailing address		
	Bon Accord	Alberta	TOA 0K0
	City/Town	Province	Postal
	780-921-2272	780-909-6601	780-921-2398
	Phone	Alternate Phone	Fax
	office@prairiegardens.org		
	Email		

LAND INFORMATION

Municipal Address	56311 Lily Lake Road		Subdivision	
Legal Description	Lot <u>A</u>	Block _____	Plan <u>2986KS</u>	Parcel Size <u>20.95 acres</u>
	Quarter _____	Section _____	Twp _____	Rge _____
Existing Use of Land or Building				

BUSINESS DESCRIPTION

Name of Business Prairie Gardens

Provide a detailed description of the business, operations outline or plan; including number of attendees, peak site visits, hours and season of operation, signage, and servicing (attach a letter if more space is needed)

Prairie Gardens is a working farm, tree nursery, garden centre, greenhouse, market garden, farm market, community supported agriculture, orchard, educational garden, u-pick strawberry, apple, and pumpkin patch and agr-tourism operation. First established in 1956 as a tree nursery, the farm has diversified to remain a sustainable family farm. We welcome visitors and clients to learn about how to garden, nourish their souls, enjoy wholesome family fun, and find out where our food comes from.

While we continue to operate as a tree nursery and garden center, we have diversified into u-pick agri-tourism since 1984 (the past 40 years), and continue to diversify into agri- and culinary tourism with the support of Edmonton Tourism and Travel Alberta. Prairie Gardens has undergone significant tourism training, and is considered a market-ready agri-tourism farm, ready to accept international guests to engage in experiential 'agri-cultural' tourism, such as farm-based farm production, family friendly activities such as farm tours, petting farm, corn and sunflower mazes, wagon rides, and garden and foraging tours, reconciliation activities such as a national healing forest; events and festivals such as the strawberry festival or pumpkin festival, orchard blossom festival, blossom to bouquet workshops, greenhouse planting workshops, orchard planting workshops, herb growing and using workshops, farm to table dinners, with small scale food processing (jams and pickles) and value added farm to table meals, hands-on horticultural experiences, winter wonder-farm tours on growing food north of the 56th parallel in the winter, Christmas workshops using winter boughs harvested from the farm, and farm to table dinners, and land-based learnings. We often collaborate with other rural tourism business in the region, such as pony rides, pottery demos, local chefs and value-added bakers, makers and fermenters, and indigenous tourism collaborators.

VEHICLES & TRAFFIC

List all vehicle types and equipment associated with your business including; truck size(s), type, and weight, machinery, trailers, ect. (Agricultural Equipment that will not be used for Diversified Agriculture or Agriculture Support Services use may be excluded)	Tractors	Handicap Bus Small
	Havrack Wagons	Motor Coach (rarely)
	Teamster Wagon	Limos
	One ton truck	School Buses
		Passenger Vehicles
What is the estimated road traffic volume for events? (number of vehicles per day)	<u>100 Maximum</u>	Where is the road traffic being routed from? (Provide Sketch if necessary)
		<u>Lily Lake Road (From HWY 28)</u>
What road traffic type will be at the event? (Eg. Personal, commercial, buses ect.)	<u>SCHOOL BUS</u> <u>personal</u>	What are the number of on-site parking stalls?
		<u>77</u>

INFRASTRUCTURE

What is the water supply?	<input type="checkbox"/> On-Site (Well) <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Hauled	What type of sanitary service?	<input type="checkbox"/> On-Site (Private) <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Hauled
What is the estimated daily peak water use(m ³)?	<u>300g</u>	What is the approximate sanitary daily peak use? (Municipal Servicing Plan required in 25 m ³ or more)	<u>300g</u>

VENUE

Are materials and/or equipment related to the business stored outdoors?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	What is being stored and where?	<u>Tractors & Wagons in equipment area</u> <hr/> <hr/> <hr/>
Are deliveries made to the property associated with the business?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	How frequent?	<u>Couriers vary bi-monthly</u>
Is there a proposed sign for your business?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	What is the total size (m ²)?	<u>2.9 exists already</u>
What is the proposed maximum occupancy – outdoor area(s)?	<u>450</u>	What is the proposed maximum occupancy – indoor area(s)?	<u>100</u>
How many on-site employees?	<u>Varies from 1-10</u>	How many months is the venue open for public access?	<u>11</u>
Will alcohol be served and/or sold?	<input type="checkbox"/> Yes, AGLC Class D, E, F (Consumption Offsite) <input type="checkbox"/> Yes, AGLC Class A, B, C (Consumption Onsite) <input checked="" type="checkbox"/> <u>Not sold</u>	What are your operational hours? (Weekdays and Weekends/ Holidays)	Weekdays <u>varies</u> Weekends <u>varies</u>

Guests purchase their own liquor licence if part of a group by area bartender

What is the expected noise? Describe	Hours 9am -11pm 7 days a week, unless closed seasonally. Usual hours 9:30 - 7pm. Occasionally custom programs - until 9pm or 11pm. Daytime passenger vehicles, lawn mowers, tractors, people talking, laughing, families having fun Evening - quiet as a quiet library, people laughing, singer-songwriters acoustic guitar
What is the expected smoke/steam/dust (including activity from the traffic route)? Describe	No steam. Small Cooking fire wood smoke, pavement to site, not really a dust issue
What is the expected odour/fumes/exhaust? Describe	Flowers and orchards blooming, Wood fire cooking, small petting farm, earth, apples, fragrance of strawberries
What is the expected heat/glare/lighting? Describe	Canada's Dark Sky preserve located at Bon Accord. No particular glare or heat. Christmas Lights
What delineation or privacy measures security and privacy are established to adjacent parcels (Eg. Fencing, vegetation)?	Fenced and / or bordered with Shelterbelt Trees, New Shelterbelt joint planting collaboration with Sprout Farms along their driveway to the south in the former NAR Railway right of way.

BUSINESS INFORMATION

Where can we find you? We love to follow Sturgeon County Businesses!

Website PrarieGardens.org Facebook Prarie Gardens Adventure Farm

Instagram myprairiegardens Twitter _____

Other _____

Yes, I would like to receive occasional email updates from Sturgeon County Economic Development

APPLICANT AUTHORIZATION

I/we hereby give my/our authorization to apply for this development permit application and allow authorized persons the right to enter the above land and/or building(s) with respect to this application only. I/we understand and agree that this application and any development permit issued pursuant to this application or any information thereto, is not confidential information and may be released by Sturgeon County.

I/We grant consent for an authorized person of Sturgeon County to communicate information electronically as per Section 608 (1) of the Municipal Government Act, R.S.A. 2000., c.M-26.

Signature of Authorized Applicant(s) [Signature] Date July 9/2023 Signature of Landowner [Signature] Date July 9/2023

All landowners listed on title must sign this permit or a letter of authorization. If the land is titled to a company, a copy of the Corporate Registry must be provided.

Signature of Landowner _____ Date _____

FOR OFFICE USE ONLY – PERMIT FEES ARE NON-REFUNDABLE

Fee \$ 110.00 Penalty \$ _____ Receipt # 202305821 Tax Roll # 1248000 Zoning AG

Paid By: Cash / Cheque / Debit / VISA / MasterCard

Diversified Agriculture & Agriculture Support Service Application Checklist

Completed Development Permit Application Form

Completed in full and signed by all registered landowners or person authorized on their behalf.

Land Title Certificate

Searched within 30 days prior to the application. If the parcel is titled to a company name, you will also be required to provide a Corporate Registry. These documents can be obtained at any Provincial Registry Office or online at www.spin.gov.ab.ca.

Site Plan

Drawing that depicts site details of your development. A surveyed plot plan may be required depending on scale of operations.

Construction Drawings

N/A

Complete construction drawings for any proposed buildings or site work.

Complete Building Permit Application(s)

Available at www.sturgeoncounty.ca

or

Farm Building Confirmation(s)

No public access & limited to low occupancy farm storage.

n/a

Abandoned Oil Well Declaration Form Map

N/A

Required for all building developments greater than 505ft² (46.9m²)

Utility Applications

N/A

N/A

Required for all parcels with Municipal Servicing, including for most parcels within a subdivision.

Alberta Transportation Approval

N/A

NA

300 m from a provincial right-of-way or 800 m of the centerline of a highway and public road intersection

Approach Application/Deposit

N/A

Required where no access to the parcel exists or the upgrade of the access required to meet Sturgeon County minimum standards.

Please ensure that all documentation listed forms part of your application.

Following review of the application, additional information may be requested in accordance with the Land Use Bylaw.

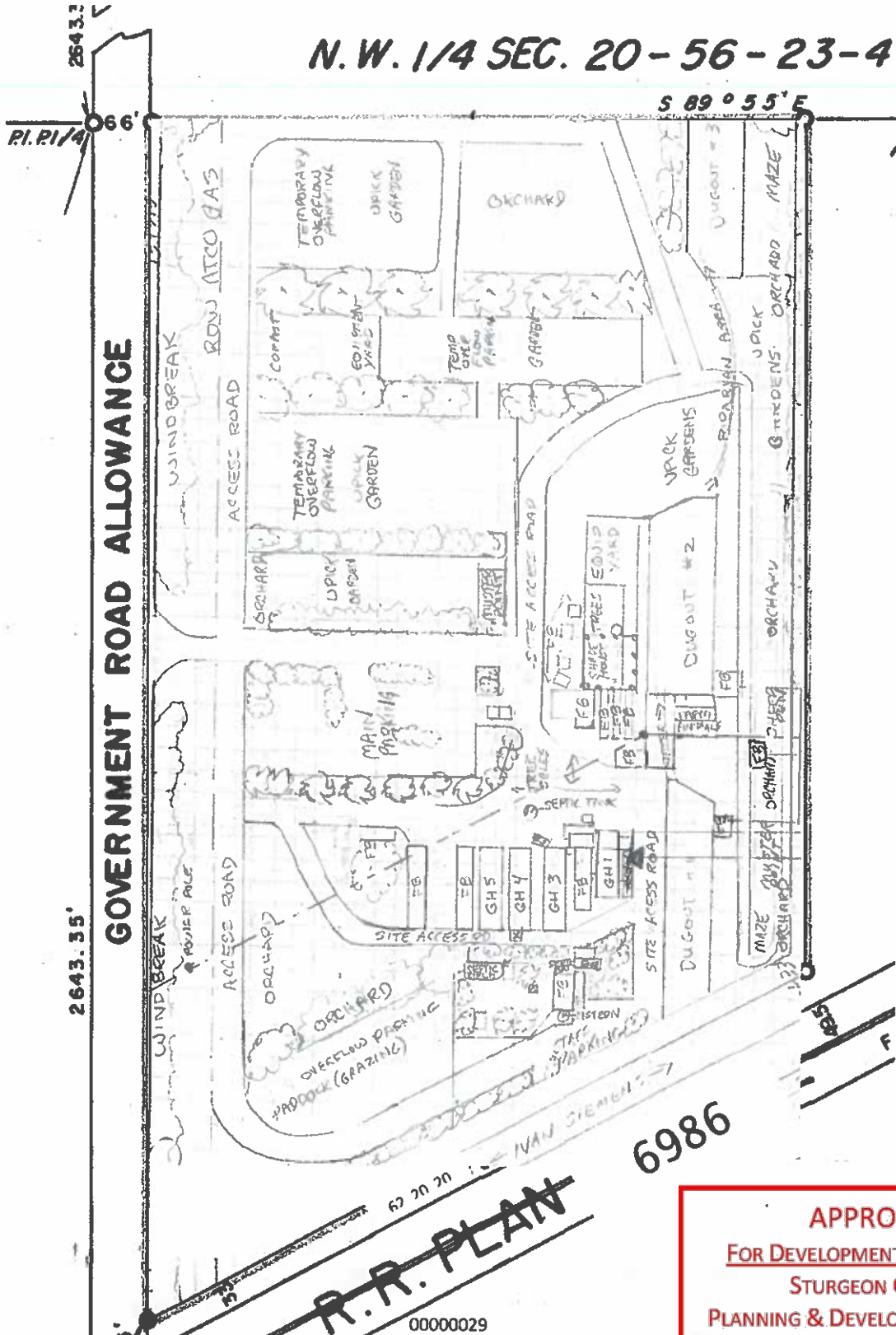
PERMIT FEES ARE NON-REFUNDABLE and SUBJECT TO CHANGE

All development and construction that occurs prior to permit issuance is subject to a penalty of double the current permit fee.

The personal information provided will be used to process the Development Permit application and is collected under the authority of Section 642 of the Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. Personal information you provide may be recorded in the minutes of Municipal Planning Commission. 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.

PRAIRIE GARDENS SURVEY SITE PLAN

N.W. 1/4 SEC. 20-56-23-4



APPROVED
FOR DEVELOPMENT PERMIT ONLY
STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES

Digitally signed by Tyler McNab
 Date: 2023.08.18 00:10:39 -06'00'

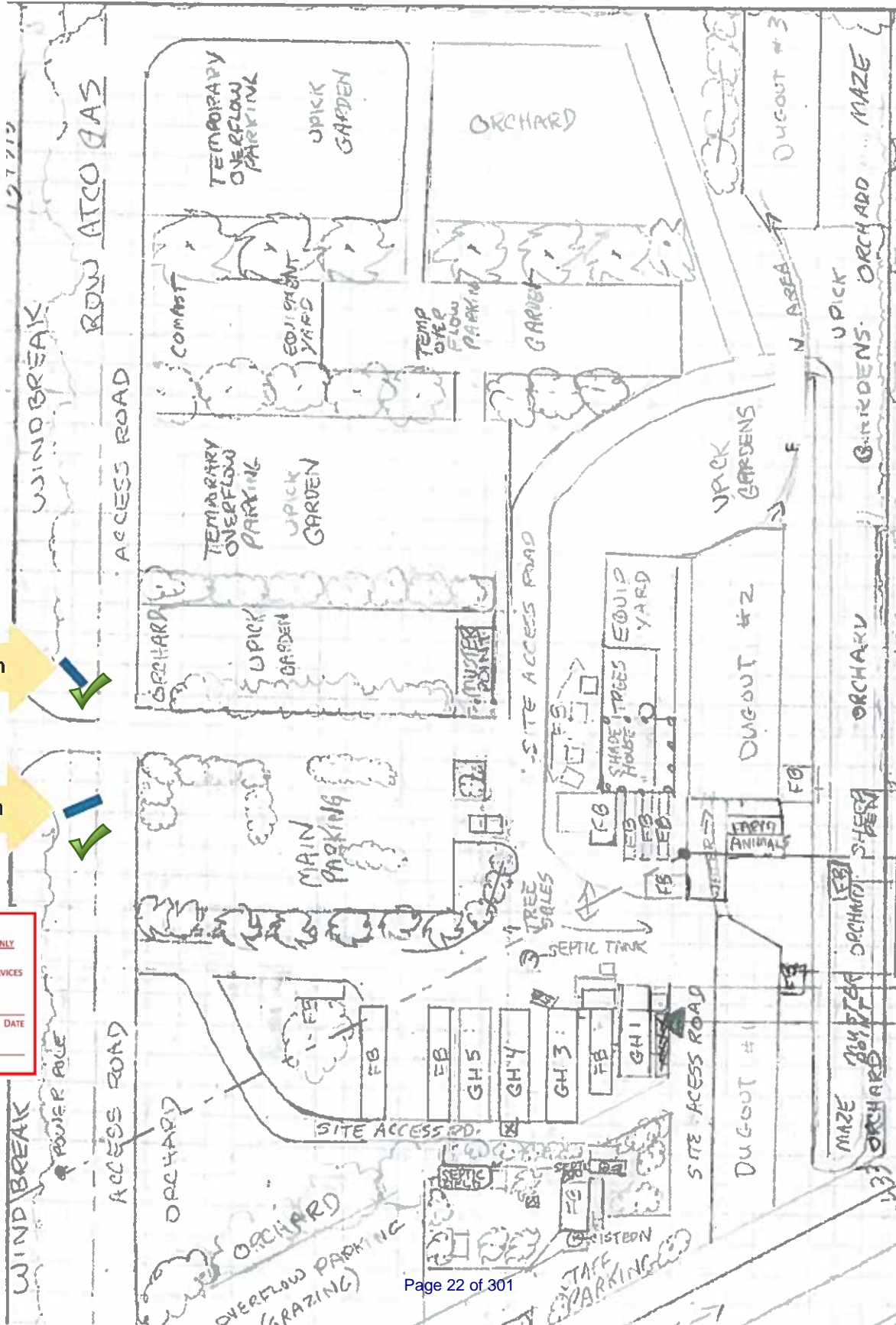
DEVELOPMENT AUTHORITY DATE

305305-23-D0214

PERMIT #

Locations of Prairie Gardens Entrance Signs

Size 4 x 8'



APPROVED
 FOR DEVELOPMENT PERMIT ONLY
 STURGEON COUNTY
 PLANNING & DEVELOPMENT SERVICES
 Tyler McNab
 Digitally signed by Tyler McNab
 Date: 2013.08.18 08:53:29 -0400
 DEVELOPMENT AUTHORITY DATE
 305305-23-D0214
 PERMIT #

Schedule A
Current Building/Development Permits

Based on the information provided by the County of Strathcona, our client has the following permits:

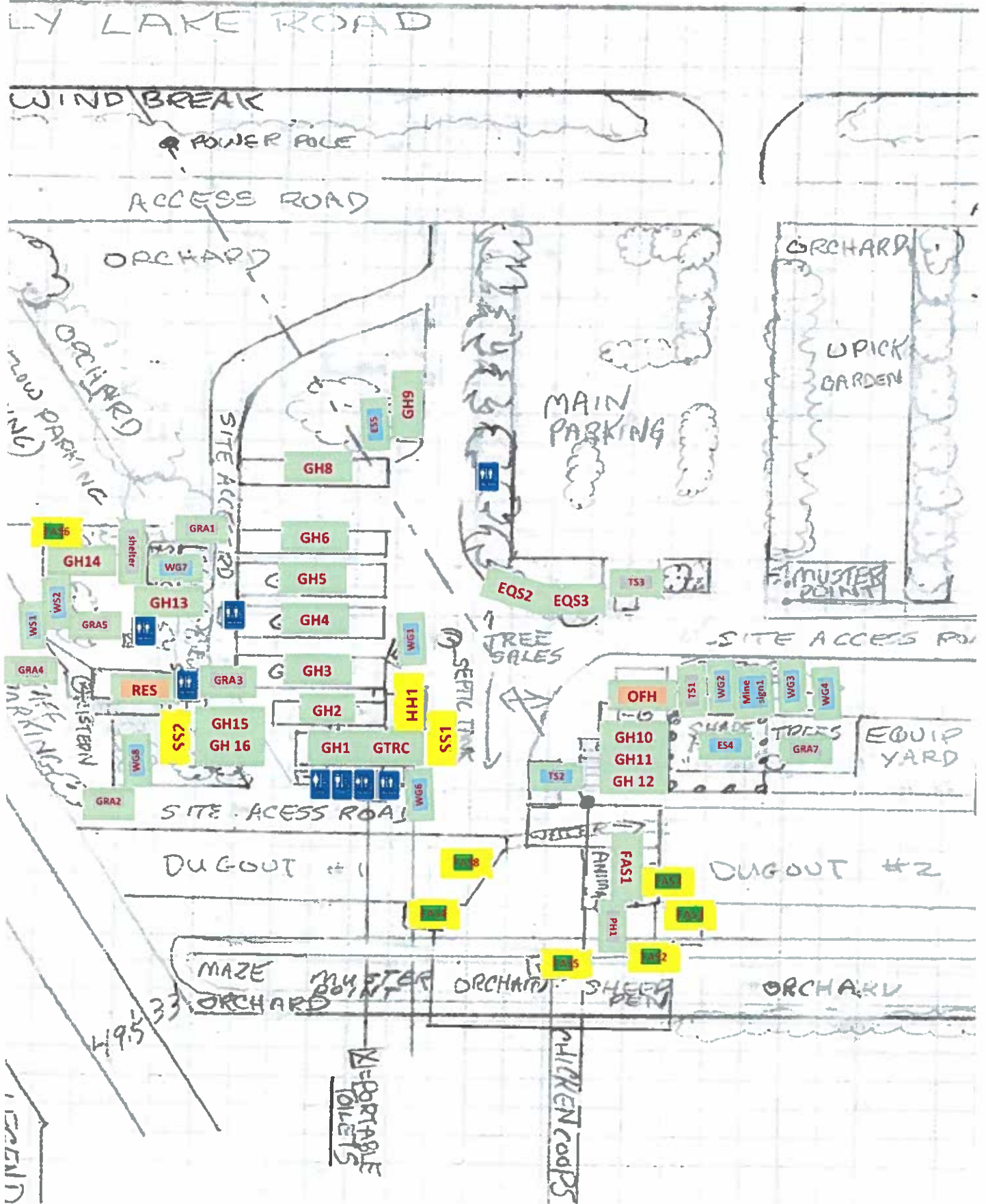
- a) Building Permit
 - i. Date Issued: October 16th, 1964
 - ii. Expiry Date: April 16, 1965
 - iii. Use: [cannot read] – House + Greenhouse
- b) Building Permit
 - i. Permit Number: 26-72
 - ii. Date Issued: April 27th, 1972
 - iii. Expiry Date: July 31st, 1972
 - iv. Use – Residence/Residential
- c) Development Permit
 - i. Letter from Secretary Treasurer of Morinville
 - ii. Use – operate a garden tool rental center, in conjunction with Edmonton Nurseries Limited Located on same parcel of land
- d) Building Permit
 - i. Date Issued: July 11, 1978
 - ii. Expiry Date: December 31st, 1978
 - iii. Use: Mobile Home
- e) Building Permit
 - i. Date Issued: September 17th, 1979
 - ii. Expiry Date: December 31st, 1979
 - iii. Use: Mobile Home
- f) Building Permit
 - i. Application D-43-97
 - ii. APPROVED – constructed in accordance with the Alberta building code 1990.
 - iii. Date Issued: August 5th, 1997
 - iv. Expiry Date:
 - v. Use: Build 3 Greenhouses for the Farm to grow plants to be sold wholesale. No retail Access.
 - Letter dated July 31st, 1997 – specifically states “these greenhouses will not have public access”
- g) Electrical Permit
 - i. Permit Number: 305305-08-E0426
 - ii. Issued November 6th, 2008
 - iii. Expiry: unknown
 - iv. Permit Type: Single Family
- h) Traffic Analysis and Intersection Analysis
 - i. Project: 131-23704-00
 - ii. Date: December 16th, 2013
- i) Stop Sign & Tree Clearing
 - i. File ENF-14-072
 - ii. Letter dated: April 20th, 2015

- iii. Request for Tree Clearing, Stop Sign, and "Tourism Facility Signage"
- j) Private Sewage Disposal System Permit
 - i. Permit Number: 305305-15-S0015
 - ii. Issued May 26th, 2015
 - iii. Expiry: unknown
 - iv. Use: Residential/Conventional Installation
- k) Building Permit
 - i. Permit Number 305305-15-B0354
 - ii. Issued September 2015
 - iii. Expiry:
 - iv. Use: Special Event – Tent Rental
- l) Building Permit
 - i. Permit Number 305305-16-B0175
 - ii. Issued June 15th, 2016
 - iii. Expiry:
 - iv. Use: Special Event – Tent Rental
- m) Building Permit
 - i. Permit Number 305305-16-B0298
 - ii. Issued September 7th, 2016
 - iii. Expiry:
 - iv. Use: Special Event – Tent Rental
- n) Building Permit
 - i. Permit Number 305305-17-B0122
 - ii. Issued May 17th, 2017
 - iii. Expiry:
 - iv. Use: Special Event Tent - Big Top Tent - Tent
- o) Building Permit
 - i. Permit Number 305305-17-B0179
 - ii. Issued July 10th, 2017
 - iii. Expiry:
 - iv. Use: Special Event Tent - Big Top Tent - Tent
- p) Building Permit
 - i. Permit Number 305305-17-B0287
 - ii. Issued October 16th, 2017
 - iii. Expiry:
 - iv. Use: Special Event Tent - Big Top Tent - Tent
- q) Building Permit
 - i. Permit Number 305305-18-B022
 - ii. Issued May 28th, 2018
 - iii. Expiry:
 - iv. Use: Special Event Tent - Big Top Tent - Tent
- r) Building Permit
 - i. Permit Number 305305-18-B0200
 - ii. Issued July 25th, 2018
 - iii. Expiry:
 - iv. Use: Special Event Tent - Big Top Tent - Tent

- s) **Building Permit**
 - i. Permit Number 305305-19-B0127
 - ii. Issued Jun 19, 2019
 - iii. Expiry:
 - iv. Use: Special Event Tent - Big Top Tent - Tent
- t) **Building Permit**
 - i. Permit Number 305305-20-B0224
 - ii. Issued August 12th, 2020 (barely legible)
 - iii. Expiry:
 - iv. Use: Special Event Tent - Big Top Tent - Tent
- u) **Building Permit**
 - i. Permit Number 305305-21-B0271
 - ii. Issued August 23, 2021
 - iii. Expiry: August 24, 2021
 - iv. Use: Commercial Event Tent; Homeowner/Owner Permit

Prairie Gardens Building Site Plan Page 1

Building Numbers as per Building Chart Legend



Prairie Gardens Site Plan Page 2

Building numbers as per the Building Number Chart



Prairie Gardens Chart of Buildings

Building Number	Building Use	Building Size (Feet)	Utilities	Farm Use
PT8	PORTABLE TOILET 8	4' x 6'	NONE	
PT9	PORTABLE TOILET 9	4' x 6'	NONE	
PT10	PORTABLE TOILET 10	4' x 6'	NONE	
PT11	PORTABLE TOILET 11	4' x 6'	NONE	
PT12	PORTABLE TOILET 12	4' x 6'	NONE	
PT13	PORTABLE TOILET 13	4' x 6'	NONE	

Prairie Gardens

Residence - 1972



CENTRAL MORTGAGE AND HOUSING CORPORATION

NHA OUTLINE SPECIFICATION

CMHC 24
2/68

REQUIRED ITEMS* MUST ALSO
BE INCLUDED ON PLANS

EXAMINED
C.M.H.C.

Builder's Job No.: _____ Lender's Reference: **MONTON 101** CMHC Reference: **840 47993**

EXCAVATION: Soil Type **CLAY BASE CONCRETE** Depth from Finished Grade to Footing Bearing **6 FT**
 FOUNDATION: Material **PORTLAND** Footing Size: Walls **8** Columns **TELEPOSTS**
 CONCRETE: Type **PORTLAND** Strength **2500** P.S.I. at 28 days; Reinforced: Yes No

Waterproofing OR Dampproofing Material _____
 DRAINAGE: Perimeter Sump Pump
 EXTERIOR WALLS: Solid Masonry Frame Other _____
 EXTERIOR FINISH: Brick Type _____ Stucco Wood Other* _____
 CHIMNEYS: Masonry, Prefabricated Type _____ Size _____ Other _____
 FIREPLACE*: Wood or Coal Electric Gas Size of Flue or Vent _____

CONSTRUCTION DETAILS

MEMBER	SPAN	SPACING	SIZE/THICKNESS	MATERIAL AND GRADE
PARTITION PARTITIONS*		16 OC		SPRUCE CONST.
OTHER PARTITIONS*		16 OC		
BASEMENT COLUMN*				TELEPOSTS
FLOOR JOISTS*	14"	16 OC		FIR CONST.
FLOOR JOISTS OTHER*				
CILING JOISTS*	<div style="border: 2px solid red; border-radius: 50%; padding: 10px; display: inline-block;"> TRUSS TRUSS </div>			
RAFTERS*		24 OC		
ROOF BEAMS*	40"	3	2x10	SPRUCE CONST
ROOF SHEATHING			3/4" SPRUCE	SPRUCE SID.
WALL SHEATHING			5/16"	SPRUCE
SUBFLOORING			1x6	1x6 SPRUCE
TILE UNDERLAY				

WINDOWS: Type of Frames **WOOD SLIDER - SEALED** Type/Name of Sash **KORWEN**
 SPECIAL GLAZING: Storm Sash Fly Screening
 DOORS: Type of Frames **WOOD** Exterior Doors - Size and Type **2 - 16"**
 Interior Doors - Size and Type **WOOD SLAB** Storm Doors - Size and Type **2 - 16"**
 KITCHEN CUPBOARDS: Wood Metal With Doors; Counter Top **ARBORITE**
 INTERIOR FINISH: Plaster Drywall - Type and Thickness **1/2" GYPSUM**

AREA	FLOORS (INCLUDE THICKNESS)	WALLS AND CEILINGS	DECORATION
LIVING ROOM	BROADLOOM	GYPSUM BOARD	PAINTED
DINING ROOM	OSO VINYL TILE		
KITCHEN	"		
VESTIBULE	"		
BEDROOMS	"		
BATHROOMS	"		
RECREATION ROOM			
OTHER			

INSULATION: Type and Thickness: Exterior Walls **2 1/2" FIBRE GLASS** Ceilings **3 1/2" FIBRE GLASS**
 Basement/Crawl Space: Walls _____ Ceilings _____
 Roof _____ Floor _____ Slab _____
 ROOFING: Type **ASPHALT** Grade or Weight **210** Eavestroughing Yes No
 PLUMBING: 3 Piece Shower over Both Shower Cabinet Laundry Tubs
 EXTRA PLUMBING: _____
 DOMESTIC HOT WATER: Method of Heating **NATURAL GAS** Wattage/Recovery Capacity of Heater _____
 Type of Tank **GLASS LINED** Capacity of Tank **33 GAL** Rental Yes No
 HEATING SYSTEM: Type of Fuel **NATURAL GAS** Type of System **FORCED AIR** Details _____
 ELECTRICAL SERVICE: No. of Amperes **60 AMP** No. of Circuits **20** Special Wiring _____
 Special Equipment _____

OWNERSHIP: List all equipment subject to Conditional Sales Contract or Lien _____
 SPECIAL FEATURES: _____

TYPE OF SURFACE* Walks _____ Driveway _____ Parking Area _____ Other _____
 PARKING*: Garage Carport Parking Pad No. of Cars _____
 LANDSCAPING: Sodding _____ Sq. Yds. Seeding _____ Sq. Yds. Shrubs Trees

I certify that the house(s) will be built in accordance with this Outline Specification and the accompanying plans and with the Residential Standards of the National Building Code of Canada. The instructions on the reverse side have been noted and will be followed.

IMPORTANT - SEE REVERSE SIDE

Date: _____ Applicant's Signature: *[Signature]*

Page 33 of 301

CENTRAL MORTGAGE AND HOUSING CORPORATION

NHA OUTLINE SPECIFICATION

STARRED ITEMS* MUST ALSO BE INCLUDED ON PLANS

Builder's Job No.: _____ Lender's Reference: _____ CMHC Reference: **840 47993**

EXCAVATION: Soil Type CLAY BASE Depth from Finished Grade to Footing Bearing 4 FT
 FOUNDATION: Material CONCRETE Footing Size: Walls _____ Columns _____
 CONCRETE: Type PORTLAND Strength 3500 P.S.I. at 28 days; Reinforced: Yes No

Waterproofing OR Dampproofing
 TILE DRAINS: Material _____ Underfloor Sump Pump
 EXTERIOR WALLS: Perimeter Solid Masonry Frame Other
 EXTERIOR FINISH: Brick Type _____ Stucco Wood Other*
 CHIMNEYS: Masonry; Prefabricated Type _____ Size _____ Other
 FIREPLACE*: Wood or Coal Electric Gas Size of Flue or Vent _____

CONSTRUCTION DETAILS

MEMBER	SPAN	SPACING	SIZE/THICKNESS	MATERIAL AND GRADE
HEARING PARTITIONS*		16 OC		SPRUCE CONST.
OTHER PARTITIONS*		16 OC		
BASEMENT COLUMN*				
FLOOR JOISTS*		16 OC		TILE HOSTS FIR CONST.
FLOOR JOISTS OTHER*				
CEILING JOISTS*				
RAPTERS*		24 OC		
TRUSS*	TRUSS			
RAIMS*	40	3	2x10	SPRUCE CONST.
ROOF SHEATHING			3/4 SPRUCE	SPRUCE CONST.
FLOOR SHEATHING			5/16	SPRUCE
SKYLIGHT			1x6	1x6 SPRUCE
UNDERLAY				

WINDOWS: Type of Frames WOOD SLIP-SEAL Type/Name of Sash TOP WINDOW
 SPECIAL GLAZING: Storm Sash Fly Screens
 DOORS: Type of Frames WOOD SLIP Interior Doors - Size and Type WOOD SLIP Exterior Doors - Size and Type WOOD SLIP
 Storm Doors - Size and Type _____
 KITCHEN CUPBOARDS: Wood Metal With Doors; Counter Top _____
 INTERIOR FINISH: Plaster Drywall - Type and Thickness 1/2 GYPSUM

AREA	FLOORS (INCLUDE THICKNESS)	WALLS AND CEILINGS	DECORATION
LIVING ROOM	BRICK/CONC	GYPSUM BOARD	PAINTED
DINING ROOM	OSB VINYL TILE		
KITCHEN			
BATH			
BEDROOMS			
BATHROOMS			
RECREATION ROOM			
OTHER			

INSULATION: Type and Thickness: Exterior Walls 2" FIBREGLASS Ceilings 5/8" FIBREGLASS
 Basement/Crawl Space: Walls _____ Floor _____ Slab _____
 Roof ASPHALT Grade or Weight 210 Eavestroughing Yes No
 DRAINAGE: 3 Piece Shower over Bath Shower Cabinet Laundry Tubs

CENTRAL PLUMBING: _____
 DOMESTIC HOT WATER: Method of Heating NATURAL GAS Wattage Recovery Capacity of Heater _____
 Type of Tank GLASS LINED Capacity of Tank 37 GAL Rental Yes No
 HEATING SYSTEM: Type of Fuel NATURAL GAS Type of System FORCED AIR Details _____

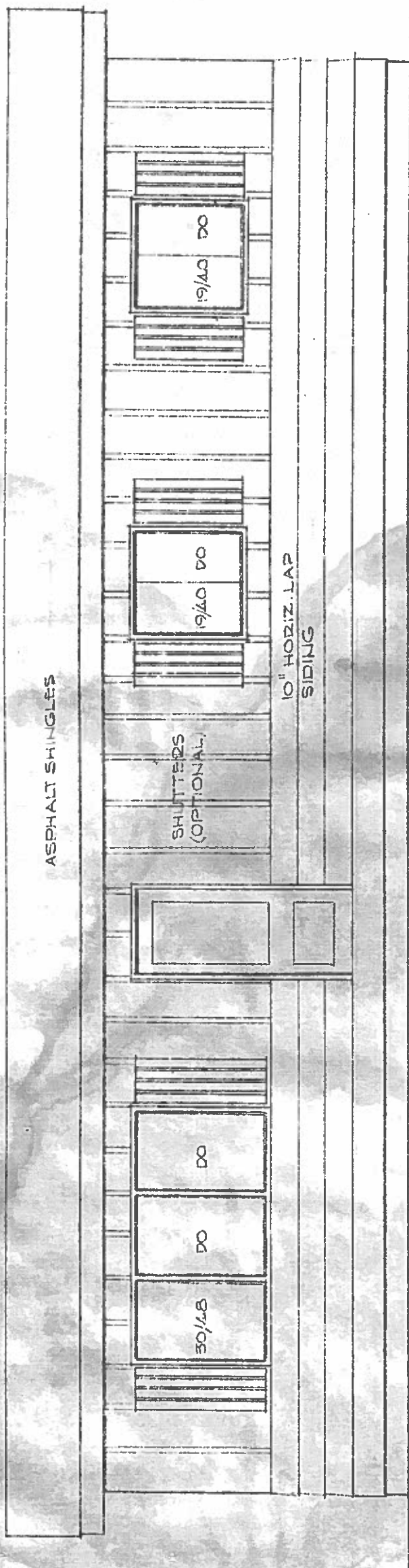
ELECTRICAL SERVICE: No. of Amperes 60 AMP No. of Circuits 20 Special Wiring _____
 SPECIAL EQUIPMENT: _____
 OWNERSHIP: List all equipment subject to Conditional Sales Contract or Lien _____

SPECIAL FEATURES: _____
 TYPE OF SURFACE* Walks _____ Driveway _____ Parking Area _____ Other _____
 PARKING* Garage Carport Parking Pad No. of Cars _____
 LANDSCAPING: Sodding _____ Sq. Yds. Seeding _____ Sq. Yds. Shrubs Trees

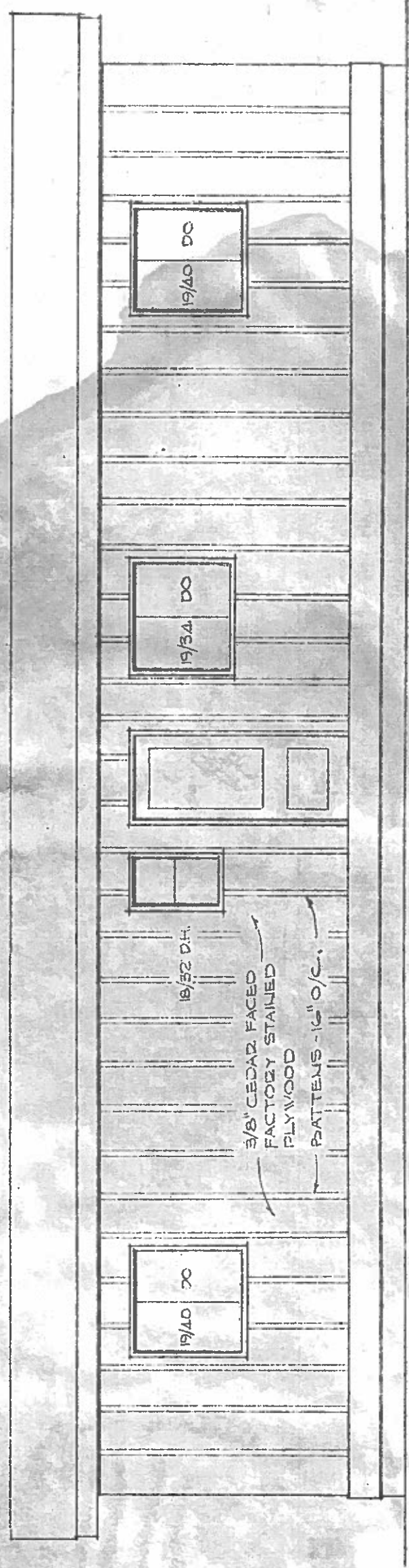
I certify that the house(s) will be built in accordance with this Outline Specification and the accompanying plans and with the Residential Standards of the National Building Code of Canada. The instructions on the reverse side have been noted and will be followed.

IMPORTANT - SEE REVERSE SIDE

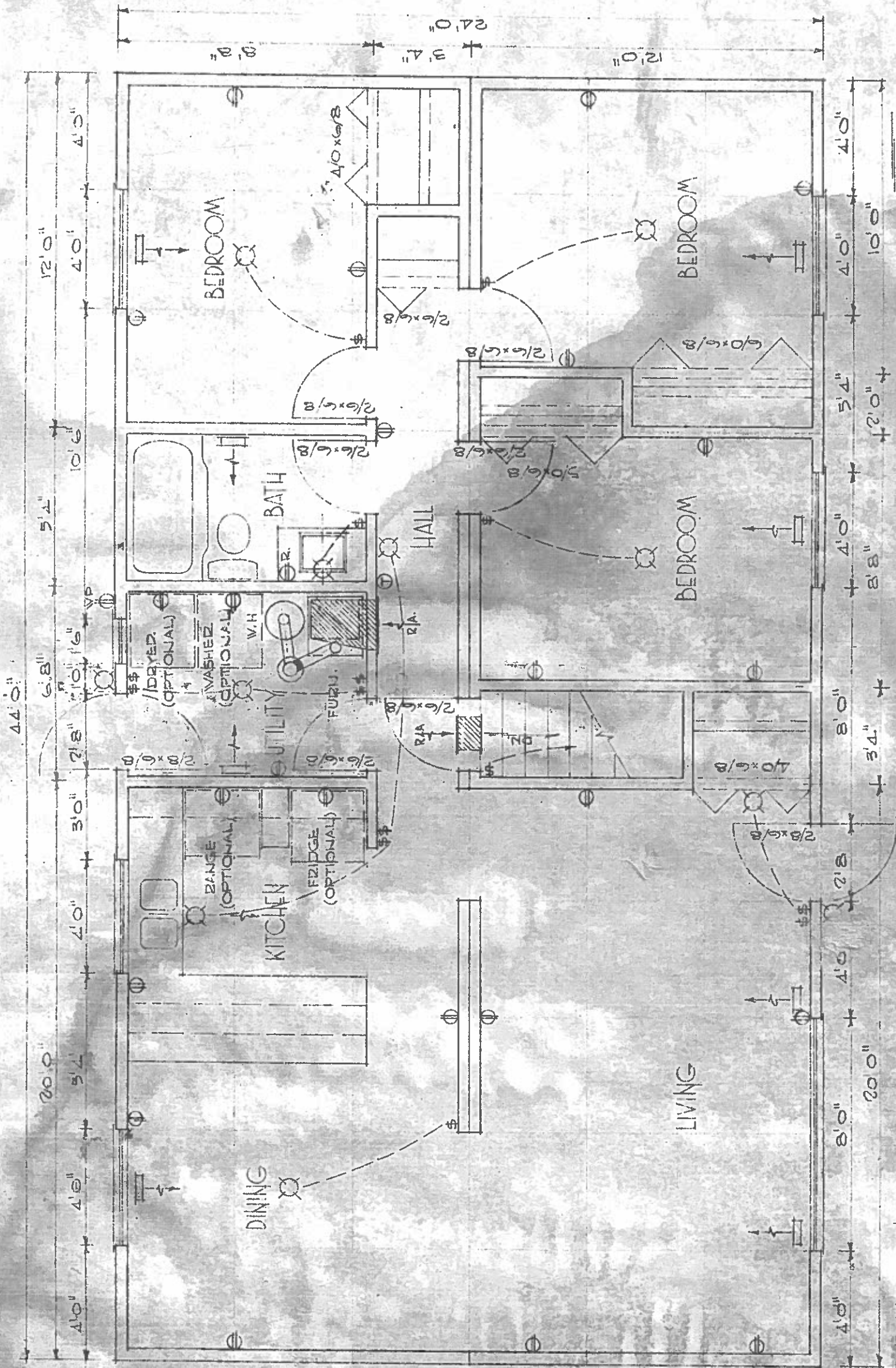
Date: _____ Applicant's Signature: [Signature]



FRONT ELEVATION

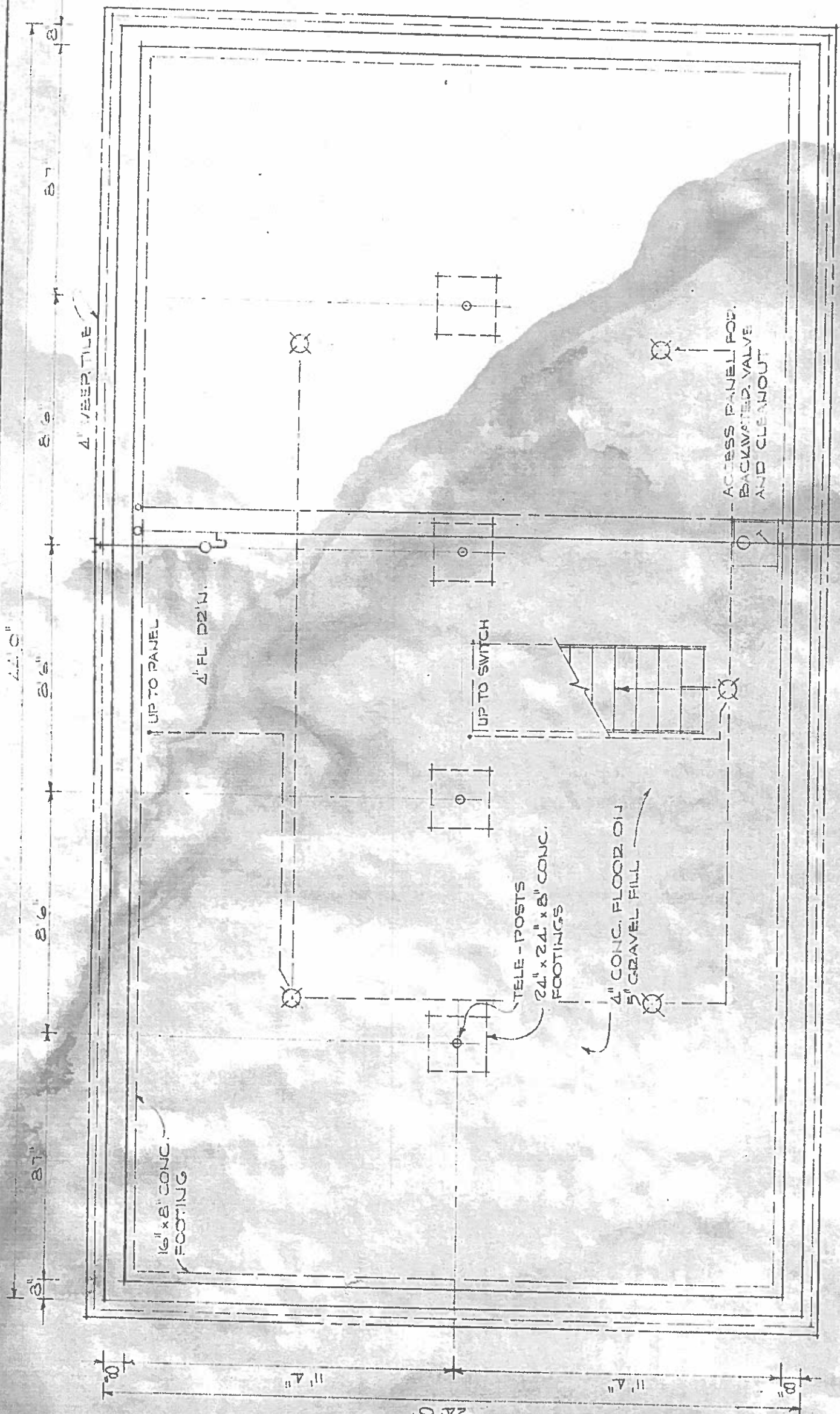


REAR ELEVATION SCALE 1/4" = 1'-0"



THE CEDARVALE

FLOOR PLAN SCALE 1/4" = 1'0"
 C/MHC APPROVAL NO. 617B



FOUNDATION PLAN SCALE 1/4" = 1'0"
 C/MHC APPROVAL NO. 617B

CLASS A
CHIMNEY

3/8" CEDAR FACED
FACTORY STAINED
PLYWOOD
BATTENS - 16" O/C.

LEFT ELEVATION

TWINDOW

RIGHT ELEVATION

16 x 18 x 20 GA. G.I. STRIP
NAIL TO ROOF-COULT.

235# LOW SLOPE ASPHALT
SHINGLES
3/8" PLY SHEATHING
7" FIBREGLASS
INSULATION
2" x 8" SPRUCE JOISTS -
16" O/C.

8" WIDE x 20 GA. G.I.
STRIP NAILED (CONT.)
15 7/8"
1" x 10" FASCIA
1/4" PLY SOFFIT

4 MIL POLYTHENE
1/2"
1/2" DRYWALL
1/2"
1/2" DRYWALL
2 MIL POLYTHENE
3/2" INSULATION
2" x 4" STUDS - 16" O/C.

2' 0" O

1/2" DRYWALL
2" x 4" STUDS - 16" O/C
2 LAYERS 5/16"
PLY SHEATHING
2" x 4" STUDS - 16" O/C
1/2" DRYWALL

FINISH FLOOR.
5/16" PLY SELECT
UNDERLAY
1/2" PLY SUB-FLOOR.

2" x 8" SPRUCE JOISTS
16" O/C

1" x 12" CONT.

SECTIONS -

EXTERIOR WALL

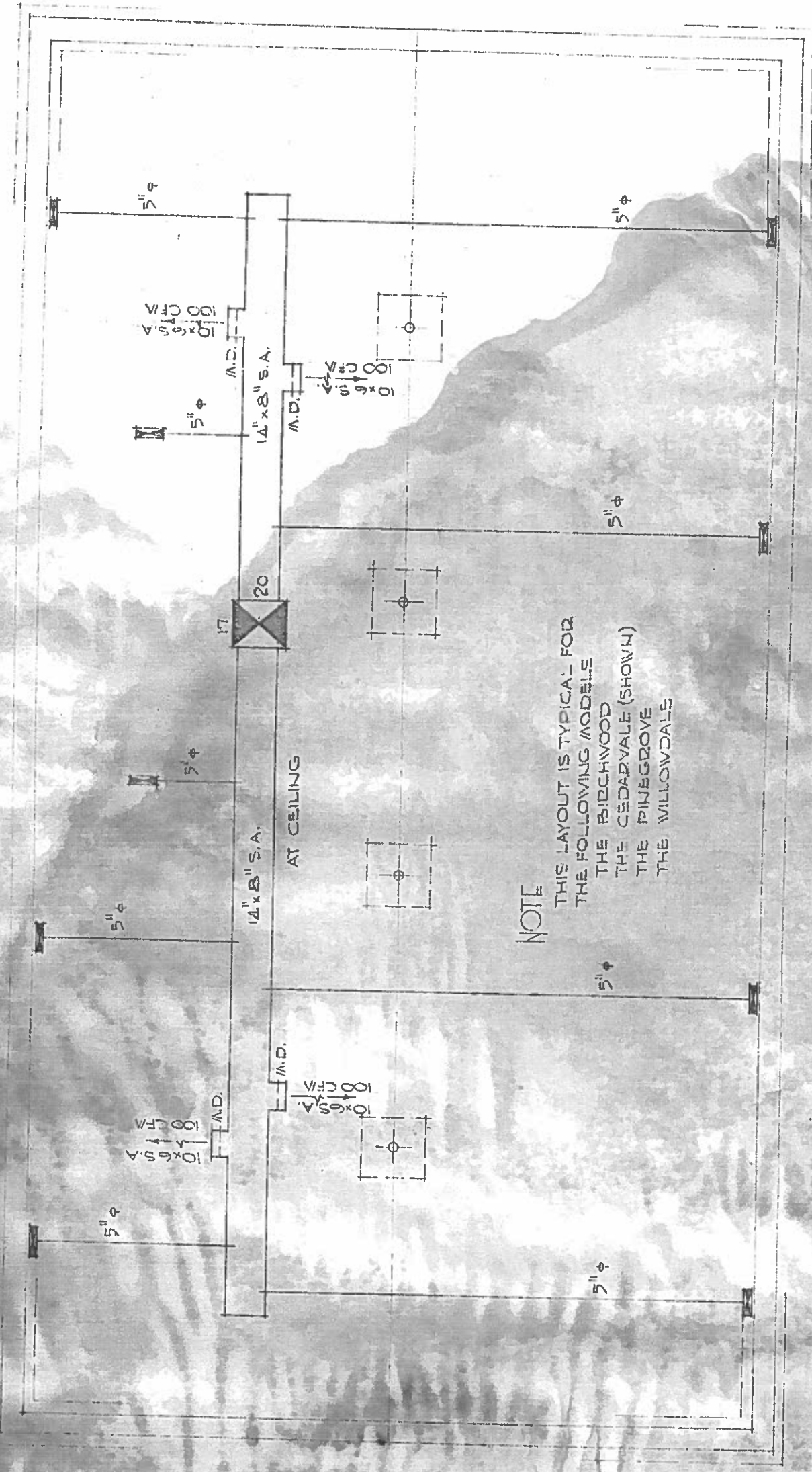
INTERIOR WALL

CENTRE WALL



NOTE
 THIS PLUMBING LAYOUT IS
 TYPICAL FOR ALL MODELS
 AS NOTED.
 • THE BIRCHWOOD
 • THE CEDARVALE (SHOWN)
 • THE PINEGROVE
 • THE WILLOWDALE

BASEMENT PLAN - PLUMBING SCALE 1/4" = 1'0"



NOTE
 THIS LAYOUT IS TYPICAL FOR
 THE FOLLOWING MODELS
 THE BIRCHWOOD
 THE CEDARVALE (SHOWN)
 THE PINEGROVE
 THE WILLOWDALE

BASEMENT PLAN - HEATING SCALE 1/4" = 1'0"

Prairie Gardens

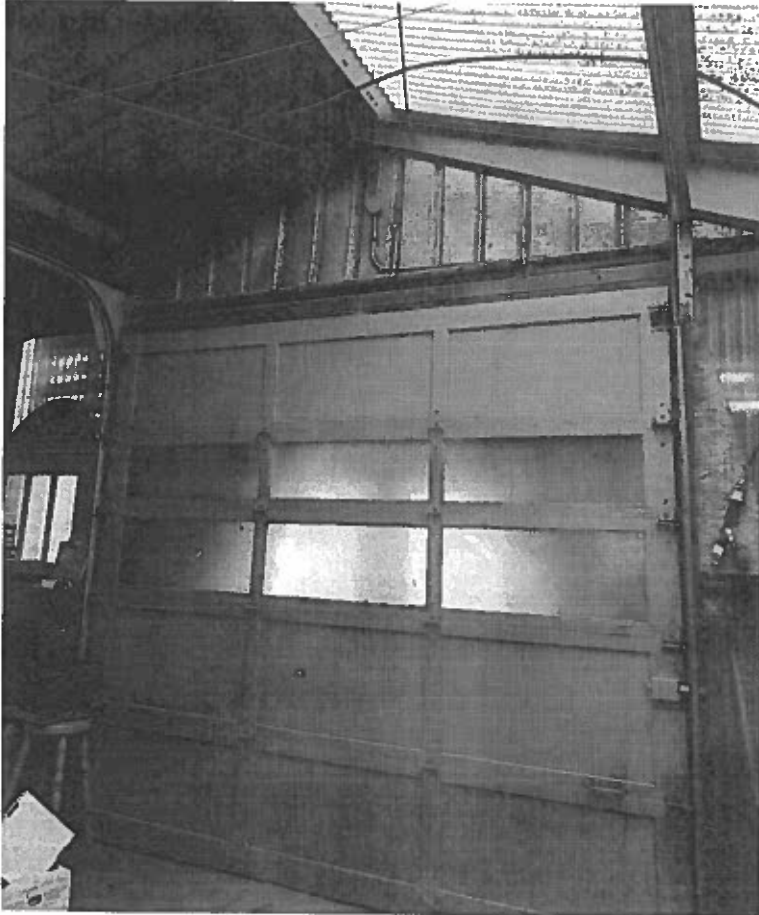
Original Farm House



APPROVED	
<u>FOR DEVELOPMENT PERMIT ONLY</u>	
STURGEON COUNTY	
PLANNING & DEVELOPMENT SERVICES	
Digitally signed by Tyler McNab Date: 2023.08.18 00:10:39 -06'00'	
Tyler McNab	
DEVELOPMENT AUTHORITY	DATE
305305-23-D0214	
PERMIT #	

Prairie Gardens

GTRC (Garden Tool Rental Center) Butler Building 20'W x 40' L



Butler Building Façade



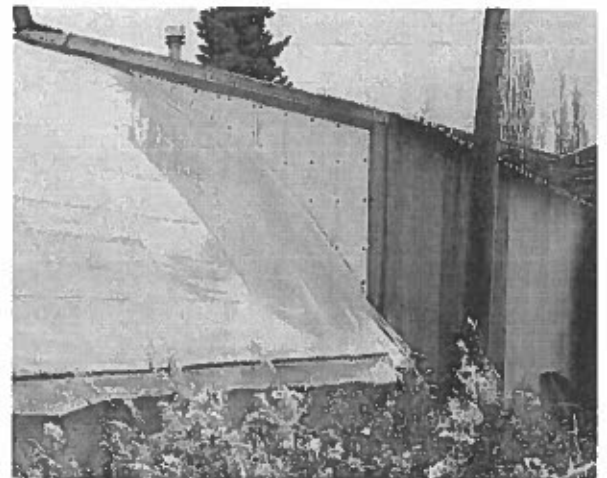
APPROVED
FOR DEVELOPMENT PERMIT ONLY
STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES

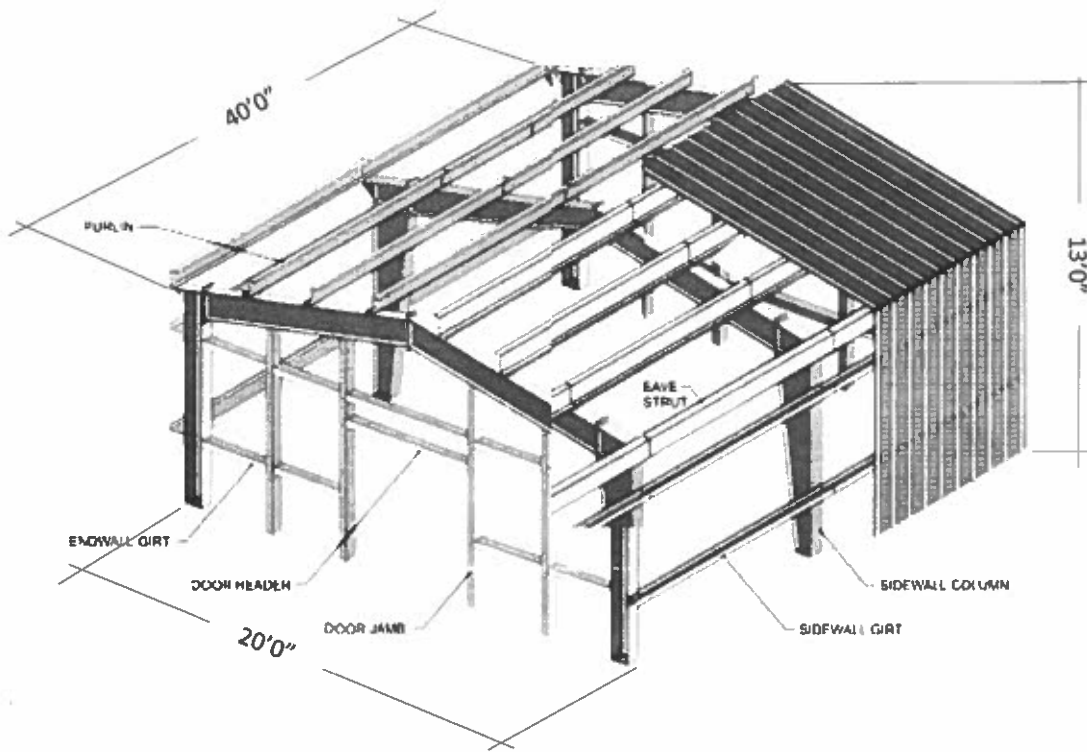
Digitally signed by Tyler
McNab
Date: 2023.08.18
00:10:39 -06'00'

DEVELOPMENT AUTHORITY	DATE
305305-23-D0214	

PERMIT #

South Side (Attached to GH1)





APPROVED
FOR DEVELOPMENT PERMIT ONLY
STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES

Digitally signed by Tyler
 McNab
 Date: 2023.08.18
 00:10:39 -06'00'

DEVELOPMENT AUTHORITY DATE

305305-23-D0214

PERMIT #

Prairie Gardens & Greenhouses
 Garden Equipment Rental Building
 BUTLER BUILDING
 20'W x 40'L X 13' T

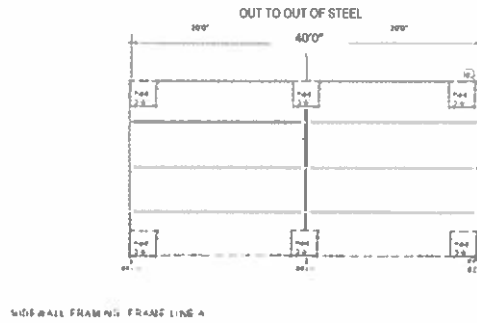
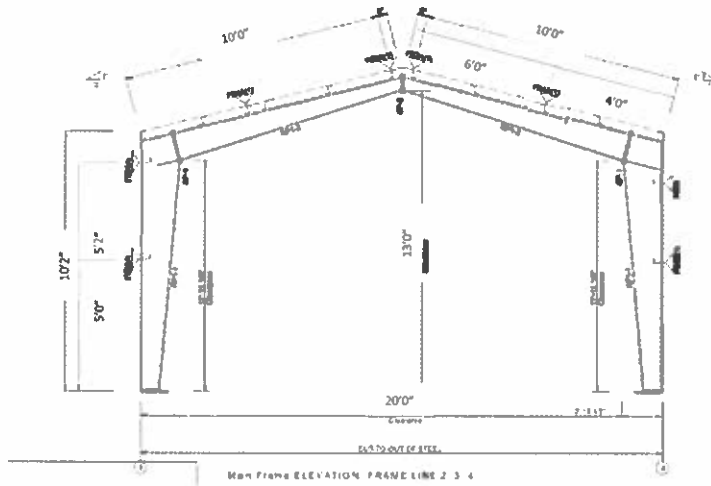
Prairie Gardens

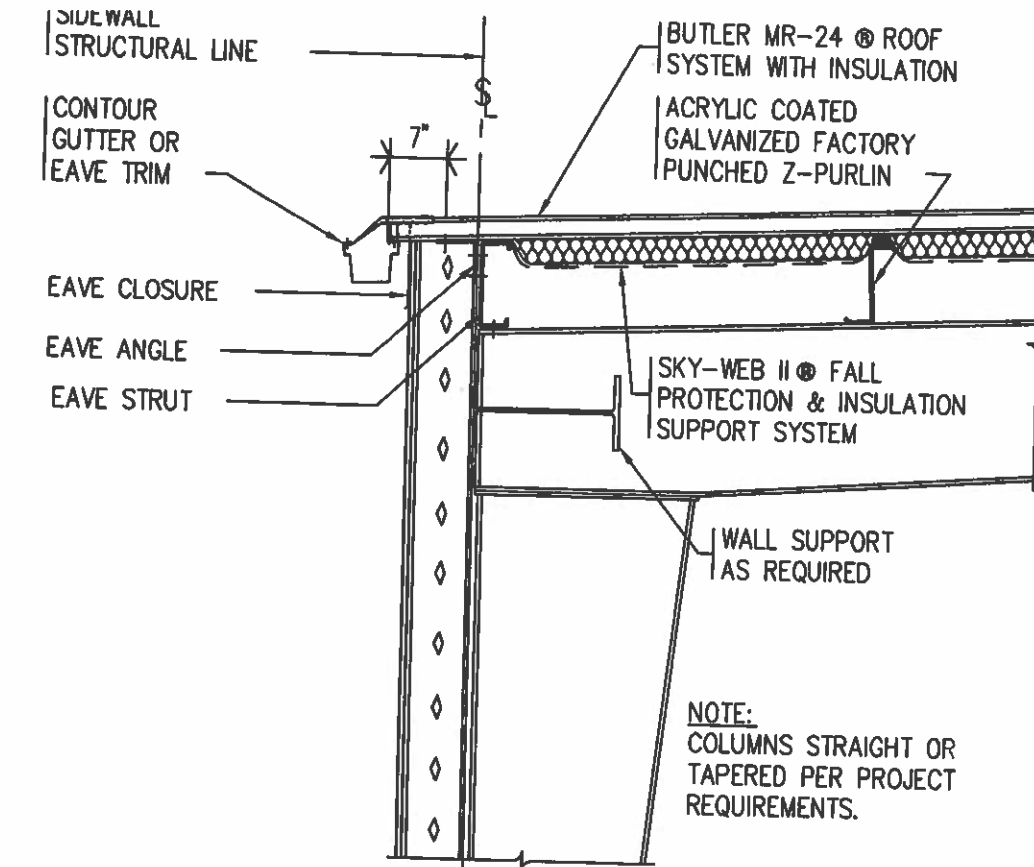
Garden Centre

[Equipment Rental Building]

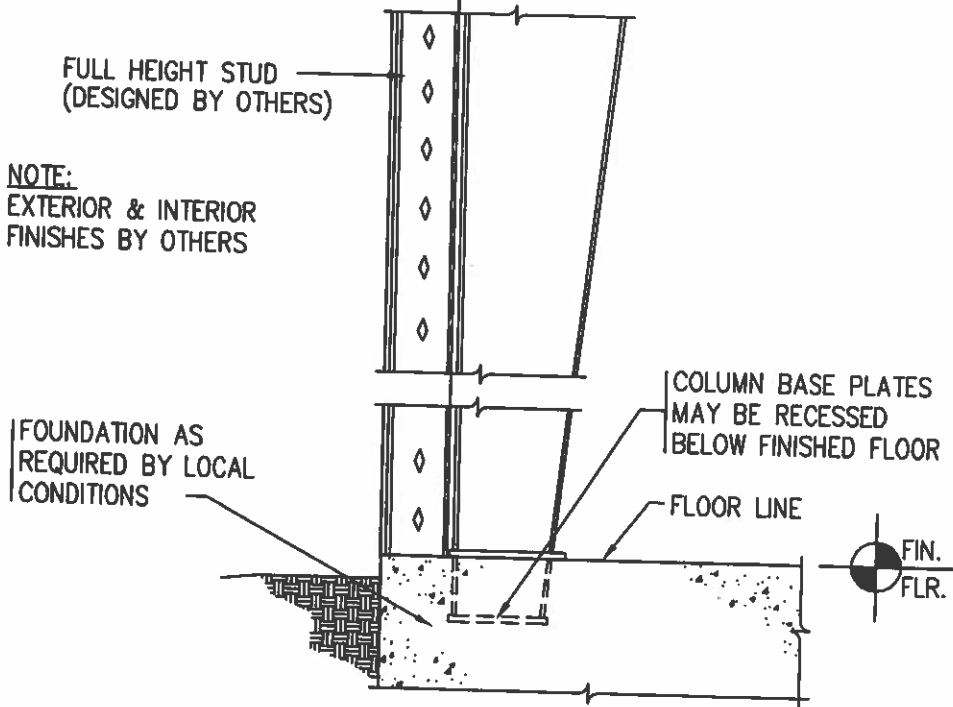
BUTLER BUILDING

20'W x 40'L X 13' T





NOTE:
COLUMNS STRAIGHT OR
TAPERED PER PROJECT
REQUIREMENTS.



XX
XX

SECTION

APPLICABLE TO ALL WIDESPAN FRAMES
SCALE: 1/2" = 1'-0"

SECTION : Sidewall

WALL : STUDS

ROOF : MR-24

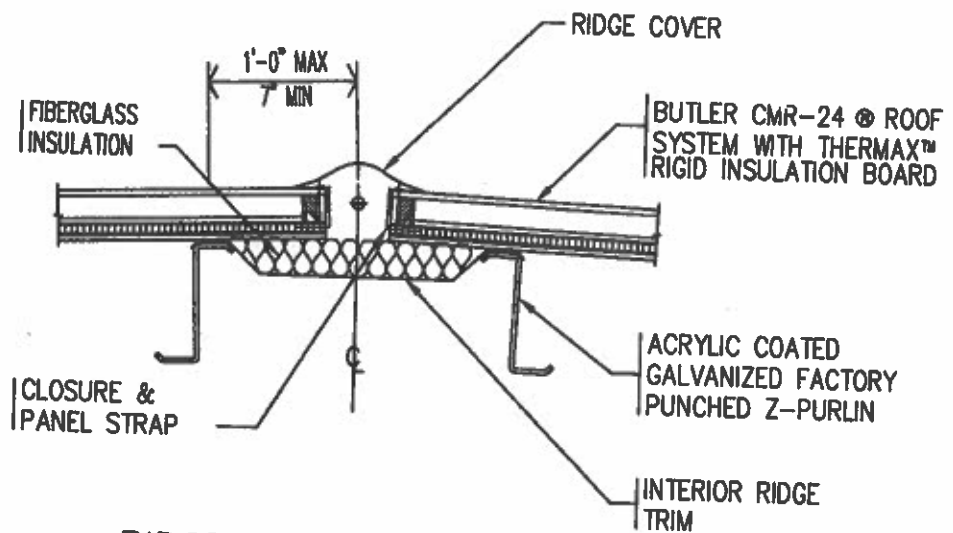
STRUCTURAL : Widespan



**SIDEWALL FULL HEIGHT
STUD WALL AT STRUCTURAL LINE**

BD 216

These details are for project planning and are not intended for construction. Butler Building products are constantly being improved; therefore, the information contained herein is subject to change without notice. Please contact your nearest Butler Builder or Butler Manufacturing Company for the latest information.



RIDGE DETAIL

APPLICABLE TO ALL WIDESPAN FRAMES
 SCALE: 3/4" = 1'-0"

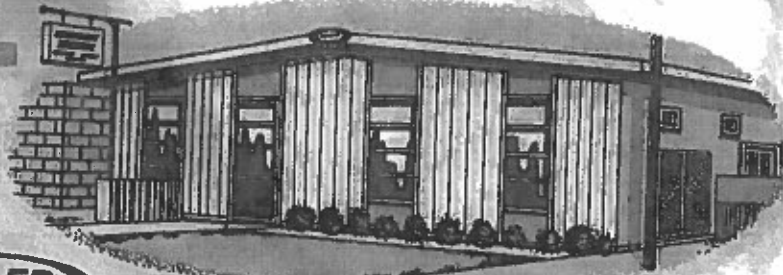
SECTION : Ridge	WALL :	ROOF : CMR-24	STRUCTURAL : Widespan
RIDGE DETAIL			BD209



These details are for project planning and are not intended for construction. Butler Building products are constantly being improved; therefore, the information contained herein is subject to change without notice. Please contact your nearest Butler Builder or Page Manufacturing Company for the latest information.

PERMASTEEL

(ALBERTA) LTD.
9405 63 AVENUE
EDMONTON, ALBERTA
TELEPHONE 439-7337



SOLD TO Mr. D. Shirer,
c/o Jones McLaughlin Steel Co. Ltd.,
10328 - 76 Avenue,
EDMONTON, Alberta.

Shipped To

Date December 22nd, 1964.

Invoice No. 140

Your Order No.

Our Sale No. Misc.

Date Shipped

F.O.B.

VIA

TERMS Net

To Cover: 595 Scrubolts @ 6.00/100

35.70

20 Rolls Panlastic @ .63/roll

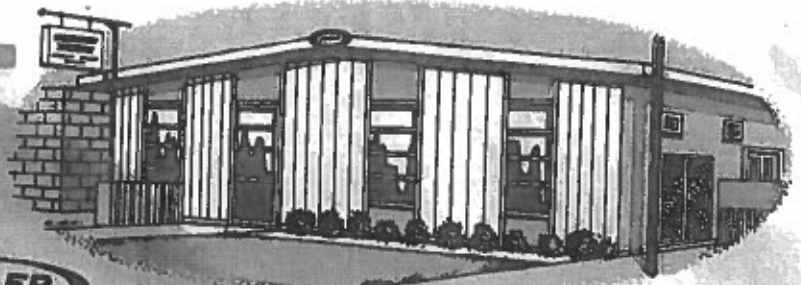
12.60

48.30

NOTE: 6% WILL BE CHARGED ON ALL PAST DUE ACCOUNTS

PERMASTEEL

(ALBERTA) LTD.
9405-63 AVENUE
EDMONTON, ALBERTA
TELEPHONE 439-7337



SOLD TO

Mr. J. Shirer,
c/o Jones McLaughlin Steel Co. Ltd.,
10328 - 76 Avenue,
EDMONTON, Alberta.

Date May 27th, 1965.

Invoice No. 102

Shipped To

Your Order No.

Our Sale No.

Date Shipped

F.O.B.

VIA

TERMS

To Cover: 400 Sarcobolts @ 6.00/c

24.00

NOTE: 6% WILL BE CHARGED ON ALL PAST DUE ACCOUNTS

FARM BUILDING CONFIRMATION

Please provide a site plan (template attached) and a drawing of all four sides of the building showing dimensions, doors and windows. (If the building already exists, photos can be provided instead of a drawing.)

LANDOWNER INFORMATION

Name of Registered Land Owner(s): TAMMY ANDERSEN		
Mailing Address: BOX 119		
City: Bon Accord AB		
Postal Code: T0A 0K0	Ph: 780 921 2272	Email: office@prairiegardens.org

LAND INFORMATION

Legal Description of Property All/Part ^{Lot} 2986 1/4 Section 20 Twp. 56 Rge. 23 West of the 4 Meridian
OR Lot A Block _____ Plan No. 2986
Parcel Size: 20.5 acres Rural Address: 56311 LILY LAKE ROAD STURGEON COUNTY

Please check all that apply.

A farm building is outlined in STANDATA 97-IB-009R1 as being one which:

- does not contain a residential occupancy;
- is located on land used as a farm, is zoned as *agricultural land*, and directly supports the *primary farm operation*;
- has a low occupant load, and;
- is not used or occupied by, or expected to be used or occupied by, the public or persons, other than the farmer or farmers that own the building, their immediate family, and/or their employees, that may be in the building from time to time; and the building is used for
 - housing livestock;
 - storing, sorting, grading or bulk packaging primary agricultural products, or;
 - housing, storing or maintaining machinery associated with the operation of the farm on which it is located.

In terms of the Agricultural Operations Practices Act:

"Agricultural land" means

- land, the use of which for agriculture is either permitted or discretionary use under the land use bylaw of the municipality in which the land is situated or is permitted pursuant to section 643 of the Municipal Government Act, or
- land that is subject to an approval, registration or authorization;

"Agricultural Operation" means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and includes:

Please check the type of Agricultural Operation that applies to the current use of your land and proposed building:

- the cultivation of land,
- the raising of livestock, including diversified livestock animals within the meaning of the Livestock Industry Diversification Act and poultry,
- the raising of fur-bearing animals, pheasants or fish,

- the production of agricultural field crops,
- the production of fruit, vegetables, sod, trees shrubs and other specialty horticultural crops,
- the production of eggs and milk,
- the production of honey,
- the operation of agricultural machinery and equipment, including irrigation pumps,
- the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes,
- the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost, and
- the abandonment and reclamation of confined feeding operations and manure storage facilities.

Please be advised that:

- A farm building does not include uses for public access such as greenhouses or riding arenas, etc.
- A building located on land within 800m of a Provincial Highway requires a Roadside Development Permit approval from Alberta Transportation. You can visit <http://www.transportation.alberta.ca/2629> for more information. If this applies to your development, the approval must form part of this declaration.
- Any new structure or addition to an existing structure that is to be larger than 47m² (505ft²) in building area requires a map identifying the location to confirm the absence or presence of any abandoned wells within the parcel. This map can be obtained online www.sturgeoncounty.ca. If this applies to your development, this map must form part of this declaration.

Declaration:

By signing this document, I confirm that the structure noted above is a farm building and will only be used as a farm building. I understand and agree that if the use of the structure changes to be used for a purpose other than a Farm Building, the land owner will apply for a Development and Building permit. I understand the building is not exempt from conforming to setback regulations as per Land Use Bylaw 1385/17 nor the requirement for electrical, gas, plumbing and private sewage disposal permits under the Safety Codes Act. I have read and understand the information contained within this document.

Signature of landowner _____ Date Dec 31/2021
 Signature of landowner _____ Date _____

Please note that all landowners registered on title must sign this declaration. If the land is registered to a company, the corporate registry must be submitted to prove the authorized signatories.

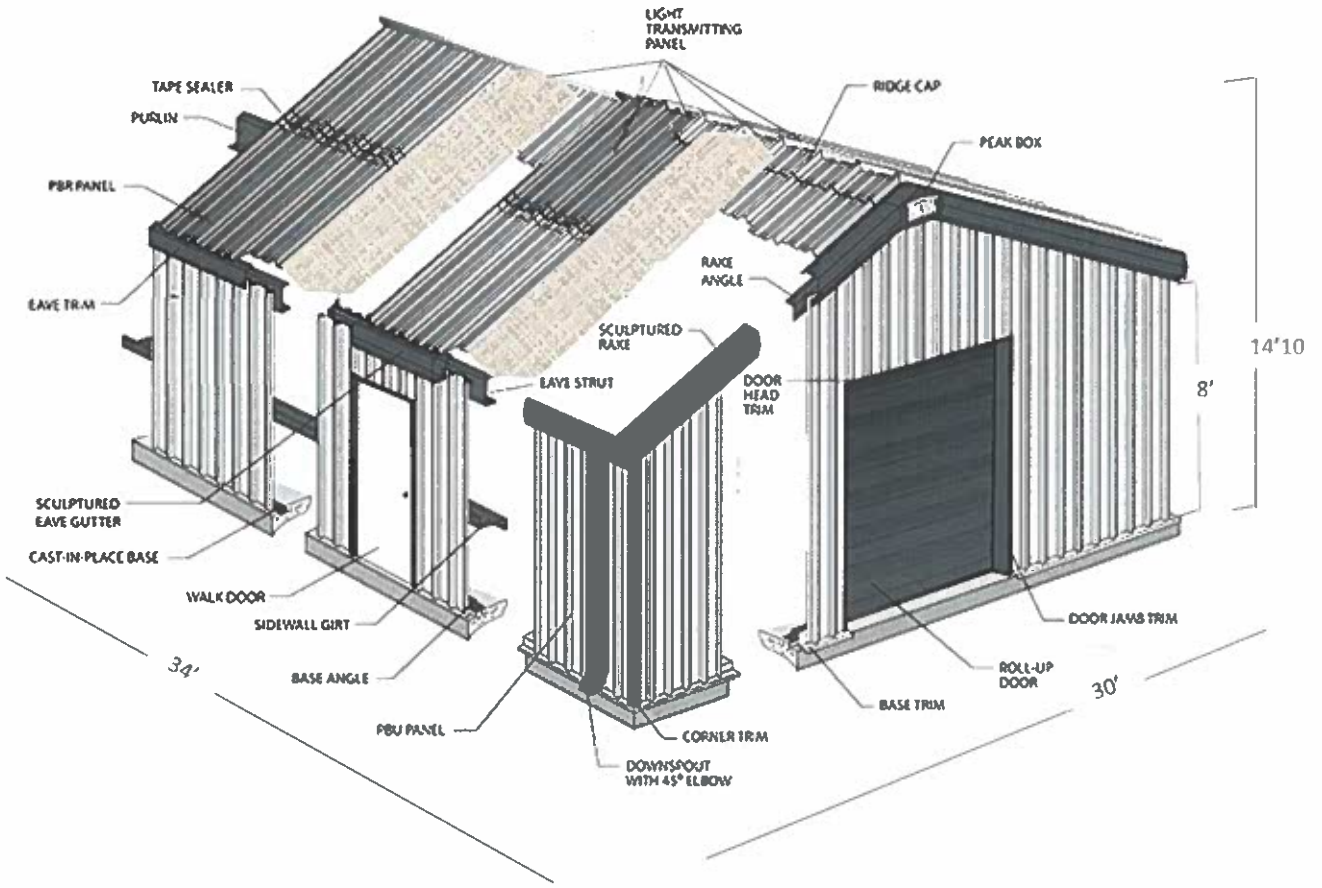
Office Use Only

Date Received:	Tax roll:	Zoning:
Reviewed by:		

The personal information provided will be used to process a Farm Building Confirmation and is collected under the authority of Section 33© of the Freedom of Information and Protection of Privacy (FOIP) Act. If you have any question about the collection and use of this information, please contact the Sturgeon County FOIP Coordinator at 9613-100 Street, Morinville, Alberta, T8R 1L9 or phone 780-939-8366

Prairie Gardens
 RHA Steel Building "Header House"

Elevations



APPROVED
FOR DEVELOPMENT PERMIT ONLY
STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES

Digitally signed by Tyler McNab
 Date: 2023.08.18 00:10:39 -06'00'

DEVELOPMENT AUTHORITY DATE

305305-23-D0214

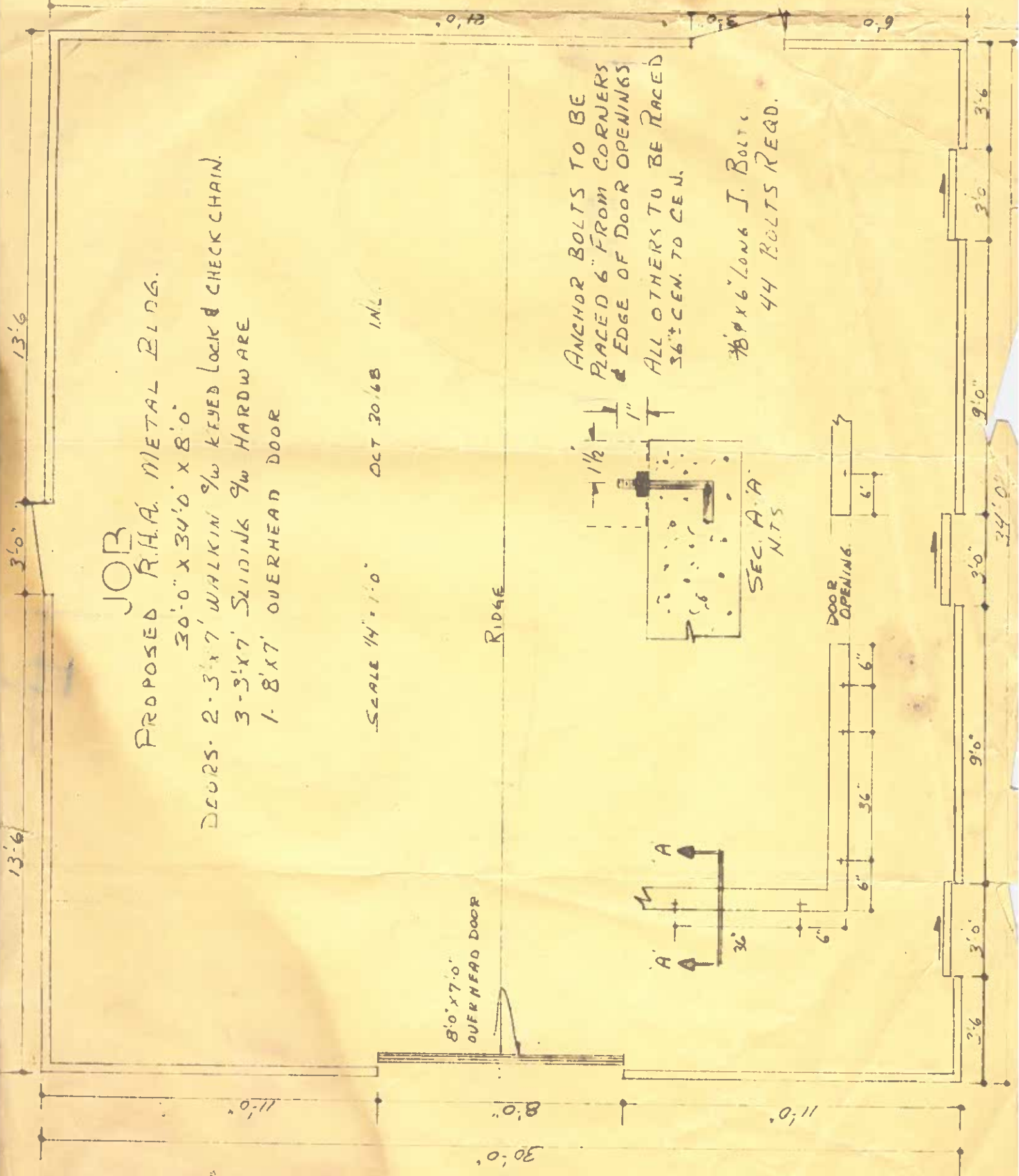
PERMIT #

EXISTING BLDG.

JOB
PROPOSED R.H.A. METAL BLDG.

- 30'-0" x 34'-0" x 8'-0"
- DOORS: 2 - 3'-7" WALKING 3/4 KEYED LOCK & CHECK CHAIN.
- 3 - 3'-7" SLIDING 3/4 HARDWARE
- 1 - 8'-7" OVERHEAD DOOR

SCALE 1/4" = 1'-0" OCT 30, 68 INCL.



ANCHOR BOLTS TO BE
PLACED 6" FROM CORNERS
& EDGE OF DOOR OPENINGS
ALL OTHERS TO BE PLACED
36" CEN. TO CEN.

3/8" x 6" LONG J. BOLTS
44 BOLTS REQD.

8'-0" x 7'-0"
OVERHEAD DOOR

RIDGE

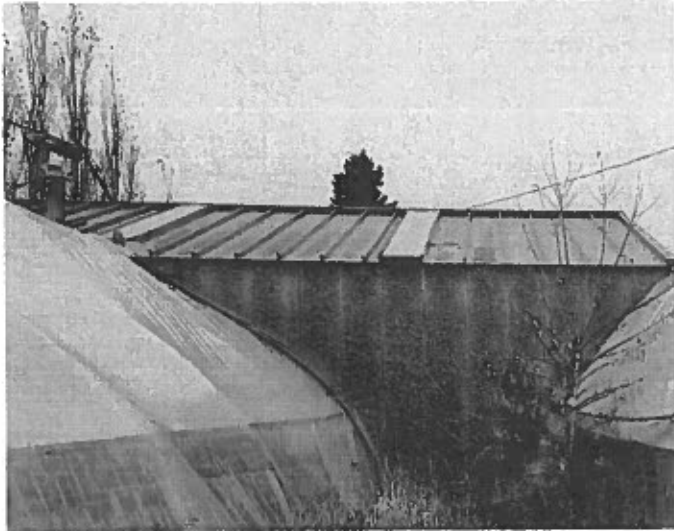
SEC. A-A
N.T.S.

DOOR
OPENING

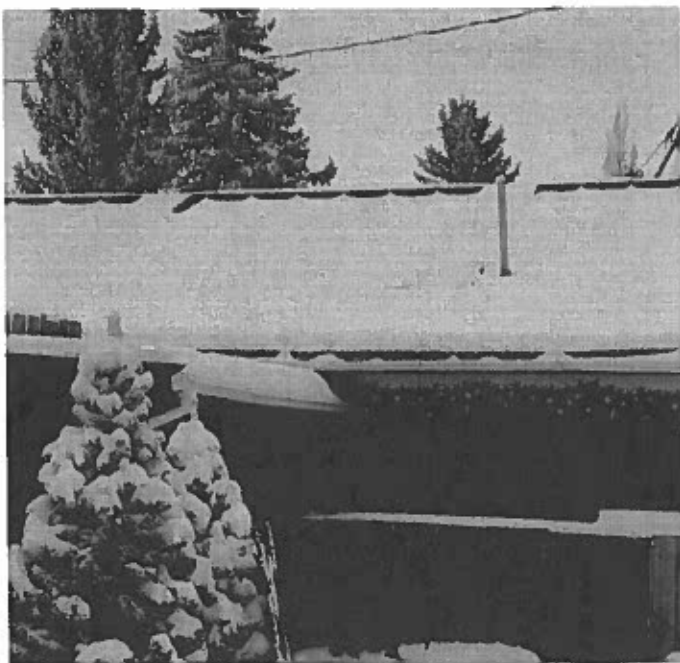
Prairie Gardens

RHA Header House

South Side



North Side



ZIMM CONSTRUCTION
PH. 699-3744
R.R.I. ARDROSSAN

Date November 2, 1960

Purchaser:

Address:

.....

We hereby submit our estimate to construct the following at.....

.....

Specifications:

ALL MATERIAL & LABOR SUPPLIED TO

1. INSTALL CONCRETE FOOTINGS FOR BUILDING 30 X 30.
2. TO SUPPLY NECESSARY FILL GRAVEL.
3. TO POUR CONCRETE AROUND HEATING DUCTS (SLAB HEATING).
4. TO SUPPLY & INSTALL 2" EPS INSULATION INSIDE FOOTINGS.
5. TO POUR 5" CONCRETE FLOOR FOR BUILDING USING #5 - 6X6 WIRE UNDER-LAY.
6. TO POUR FILL APPROX 20" BETWEEN EXISTING BUILDING & NEW STRUCTURE.

All of the work to be completed in a substantial and workman like manner for the sum of

.....

Payment

Any alterations or deviations from extra cost of material or labor in order if the same and will be mentioned in this tender.

Sincerely,
Zimm Construction

INSPECTION REPORT T 90672

File 3-2-1

Date July 2/67 3m Account - Gibbons R.E.A.

Name Lidsonston 22222222 Ltd.

Address 2723-76 St. Lidsonston

Electrical Installation Putting Shed & Greenhouse Inspection (2)
INDICATE NO.

Located 5420 56-23-4

Installed by O. Jones Certified ()

Permit No. C 32536-C

COMMENTS:

Installation appears satisfactory.

ve1

To Electrical Inspection Branch,
Terrace Building,
96th Avenue and 106th Street,
Edmonton, Alberta.

ELECTRICAL PROTECTION ACT
PROVINCE OF ALBERTA

FOR RESIDENTIAL PROPERTY OWNERS ONLY
PLEASE PRINT ALL INFORMATION CLEARLY



I propose to install electrical wiring, apparatus, fittings or alterations, particulars of which are set out below:

1. Name of City, Town, Village or nearest Post Office John Accord
2. Location 101 1/2 - 20 - 54 - 22 W4

R.E.A. _____

(In the above space, state the house address or the direction and distance in blocks from some central business building. On farms, state the legal description of the land or the direction and distance in miles from the Post Office mentioned.)

3. Premises owned by _____
4. Premises occupied by _____
5. Premises used as TRIP HOUSE

6. If temporary power required for a period not exceeding 90 days check here (____).
For the purpose of _____
Separate permit applications are required to cover temporary and permanent installations.

7. If permanent installation:
Building(s) to be wired (Check)
Urban Residence (____) New Installation ()
Farm Residence (____) Rewiring (____)
Trailer (____) Additions (____)
Is meter installed _____
On the _____
Total number of buildings to be wired under _____

8. Details of service equipment to be installed in residence:
(a) Number and size of service entrance conductors _____ Type of Insulation _____
(b) If service entrance cable is not used give size of service conduit _____
(c) Rating of main service equipment (Circuit Breaker or Fuse) _____
(d) Floor area of living space in square feet (including 75% of basement area) _____
(e) Number of Branch circuits _____ Number of outlets _____
(f) Provision for electric range _____
(g) Service grounded to electrode _____ Water Main _____

9. List of farm buildings to be wired and wiring method to be used _____

10. Date expected to be ready for inspection _____

11. While electrical work may be undertaken by qualified electrical workers, do not prohibit a property owner from doing electrical work on his own residential premises for an "owner" to be eligible to obtain a permit to undertake electrical wiring on his own property and resides in the property concerned, and that he intends undertaking the wiring at your convenience the following statement is provided which would confirm the above:
"I hereby state that I am the owner of the building to be wired and that I am residing on the premises and that I intend to do this wiring myself and I will make whatever changes that may be required by the Inspector, to correct any hazardous conditions."

NOTE: This statement must not be signed unless the owner is present.

Signature of Applicant _____
Address _____
Estimated cost of material only \$ _____
Estimate Permit fee \$ _____



No. 82576 S

19

RECEIVED from _____

the sum of _____ Dollars

100

on account of _____

\$ _____

185/24 2.00

BRANCH

EDMONTON NURSERIES LTD.
"Growers of Hardy Trees and Shrubs"
9723 - 76th Street
EDMONTON, ALTA.

March 29th, 1965.

Calgary Power Ltd.,
10121 - 151st Street,
EDMONTON, Alberta.

Dear Sirs,

Enclosed please find check No. 0562 for the
total sum of Three thousand dollars (\$3000)
payment for installation of _____ in the _____ ty
owned by the Edmonton Nurseries _____
Accord, Alberta.

DHS:bas
Encl.

and location

Ed. 20-56

TELEPHONE
428-7161

CALGARY POWER LTD.

900 N.A.R. BUILDING
10012 JASPER AVE.
EDMONTON 15
ALBERTA

OFFICE
00
V2

May 29, 1969

File RNR B2-3B

Edmonton Nurseries Ltd.
9723 - 76 Street
Edmonton, Alberta

Attention: Mr. D. E. Shearer

Dear Sir:

Re: 3 Phase, 120/240 Volt, 4 Wire System
SW 20-56-23-W4, Acct. 603-3802-12401

We understand from Electri-Design that they are now proceeding with rewiring the buildings to the standard 120/240 3 phase system after which our district staff at Morinville will energize the 3 phase system upon receipt of the wiring permit.

The original agreement called for a minimum billing of \$10.00 per month to cover the 3 phase installation costs. This minimum billing was reduced when it was learned that our system could not be utilized due to your wiring.

When the 3 phase bank is re-energized, the \$10.00 per month minimum will once again apply.

We trust this arrangement meets with your approval and look forward to serving you with 3 phase power.

Yours very truly

CALGARY POWER LTD.

J. R. Sloane
J. R. Sloane
Sales Assistant
Edmonton Division

JRS:cio

cc Electri-Design Ltd.
6827 - 104 Street
Edmonton, Alberta



electri-design LTD.

CONSULTING ELECTRICAL ENGINEERS

6827-104 ST.

EDMONTON, ALBERTA

BUSINESS • 439-5137

AFTER HOURS 466-3405

E. W. SAKOWSKY
B.Sc., P.Eng.

B. SAKOWSKY
B.Sc., P. Eng.

FILE NO. 7115812

DATE June 9/1969

Calgary Power Ltd.
300 N.A.R. Building
10012 Jasper Avenue
Edmonton 15, Alberta

Attention: Mr. J.R. Sloane

Dear Sir:

Further to our
of discuss
for your
convenience.

We want
billings since
purposes, which would
convenience.

The project is
Contractor will contact
or reconstructions are ready

COPY

electri-design LTD.

CONSULTING ELECTRICAL ENGINEERS
6827-104 ST. EDMONTON, ALBERTA

434-5929
BUSINESS
AFTER HOURS 466-3405

E. W. SAKOWSKY
B.Sc., P. Eng.

B. SAKOWSKY
B. Sc., P. Eng.

FILE NO. MIM 6819
DATE June 9/1969

Crowle Electric Ltd.
10936 - 97 Street
Edmonton 17, Alberta

Matthews Electric Ltd.
14707 - 119 Avenue
Edmonton 42, Alberta

Cote & Flato Electric Ltd.
12112 - 90 Street
Edmonton 20, Alberta

Gentlemen:

Re: Edmonton Nurseries Ltd. Site

Please find enclosed one copy of plans and specification sheet for the above project, for tender submission by 2:00 pm Wednesday, June 11/1969. We would request a written copy of plans and specification sheet for the above project, for tender submission by 2:00 pm Wednesday, June 11/1969.

In the overall tender price provide for a \$100.00 contingency, it is requested that you may not be indicated till such time as actual work has commenced.

We would request that all tenders be addressed to Edmonton Nurseries Ltd, in care of this office. All tenders will be opened immediately upon receipt of same.

Very truly,
sign LTD. 1,0

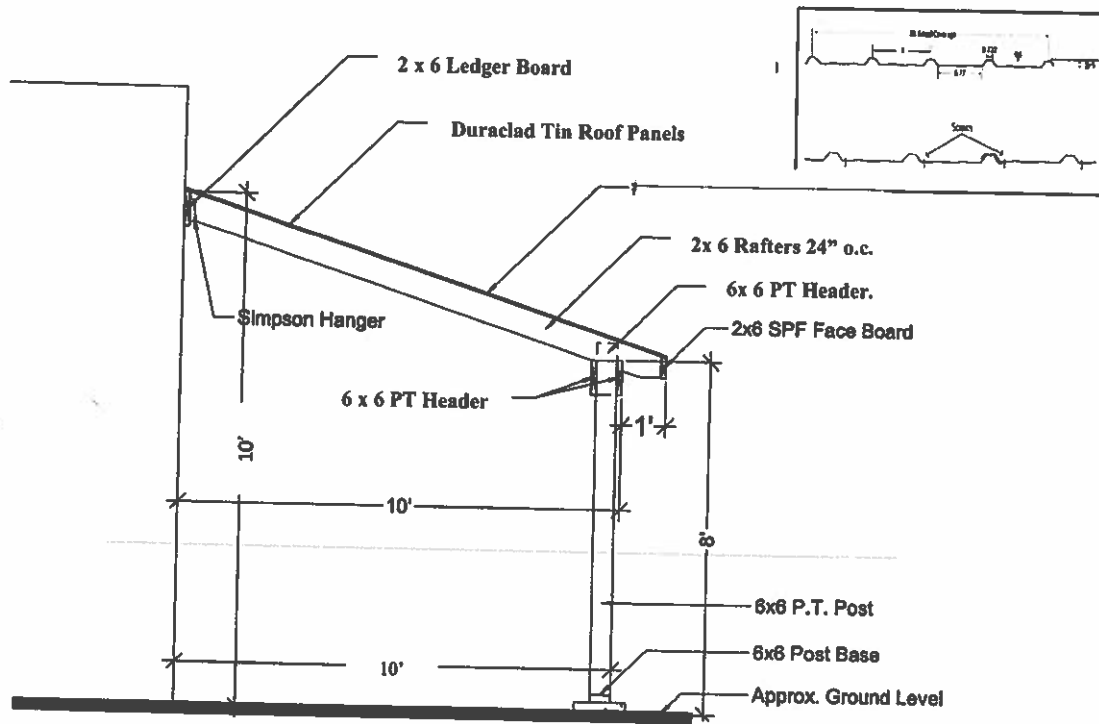
Enclosures (2)

LIGHTING AND
POWER DESIGN
SUPERVISION

MUNICIPAL
INDUSTRIAL
COMMERCIAL
INSTITUTIONAL
DISTRIBUTION

Prairie Gardens RHA Header House Building North Side Overhang

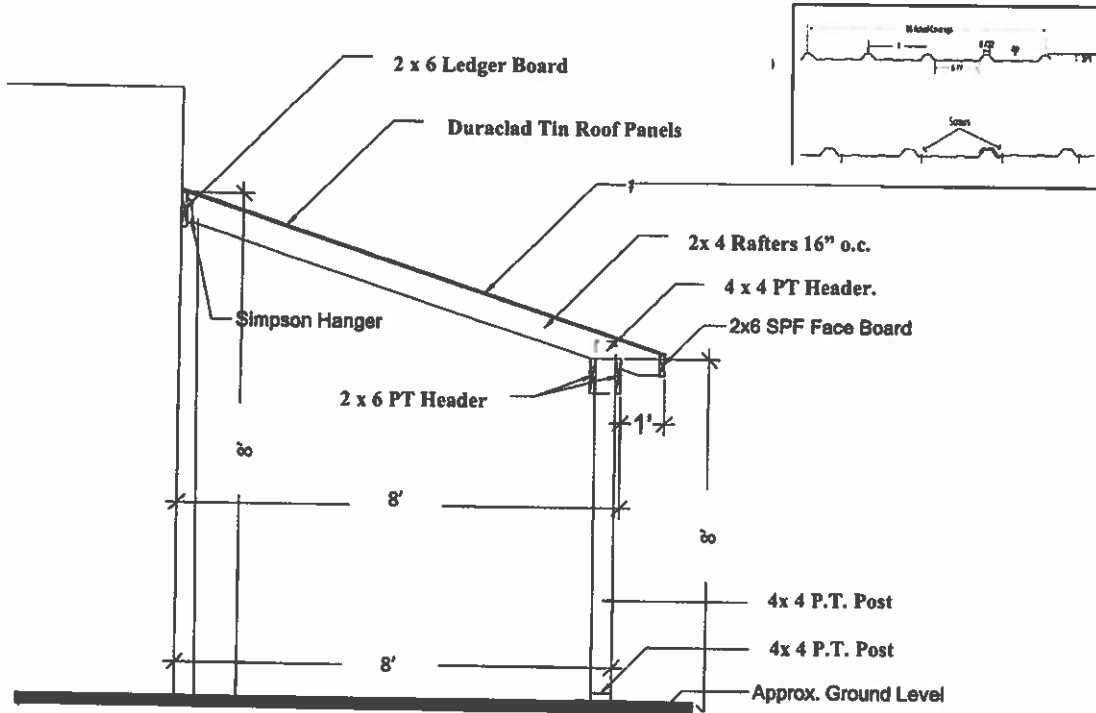
OH 10W' x 34L'



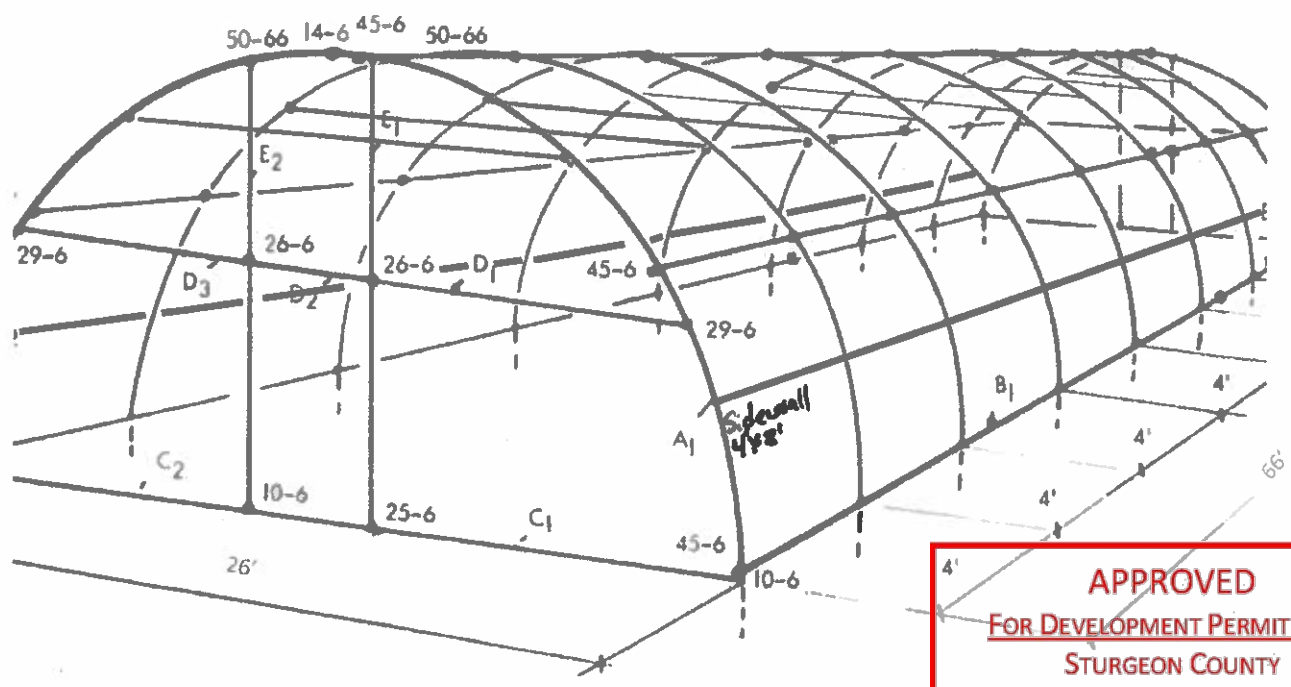
10' WIDE LEAN-TO OVERHANG GABLE DETAILS

Prairie Gardens RHA Header House Building West Side Overhang

OH 8W' x 8'L



FRANKIE GARDENS
Greenhouse 1



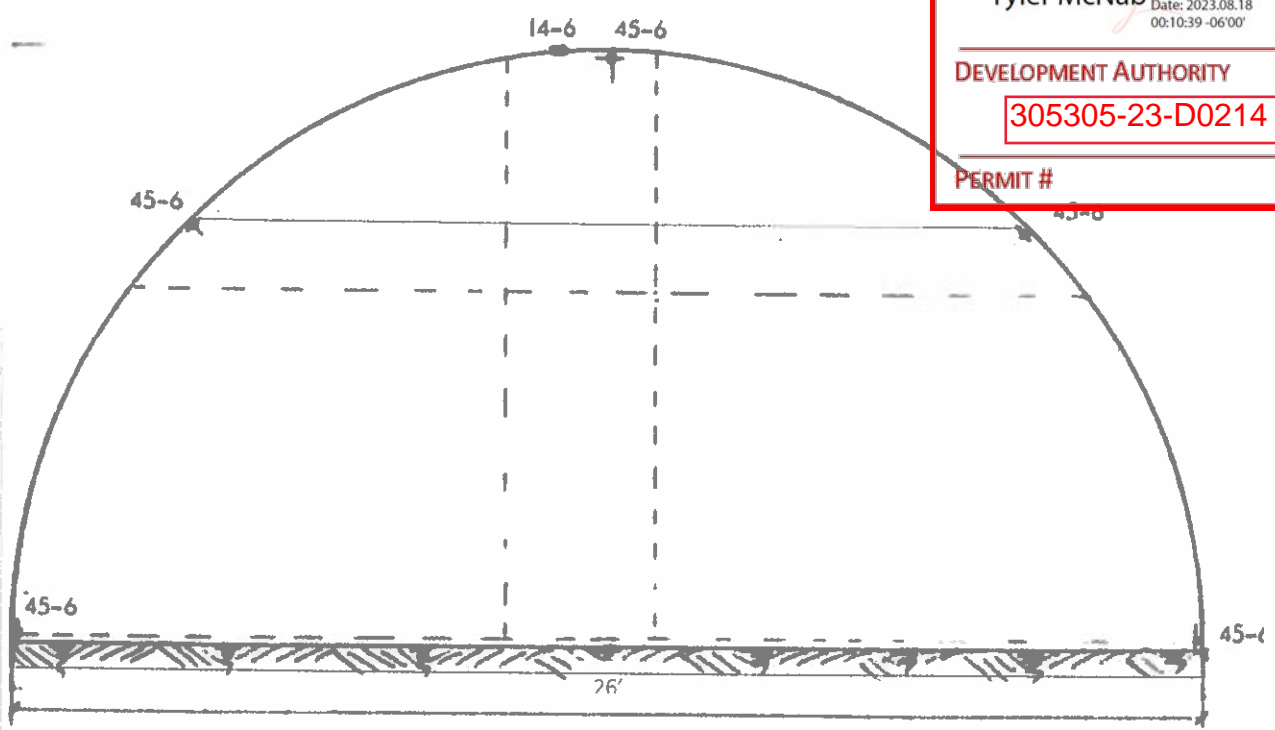
APPROVED
FOR DEVELOPMENT PERMIT ONLY
STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES

Digitally signed by Tyler
 McNab
 Date: 2023.08.18
 00:10:39 -06'00'

DEVELOPMENT AUTHORITY DATE

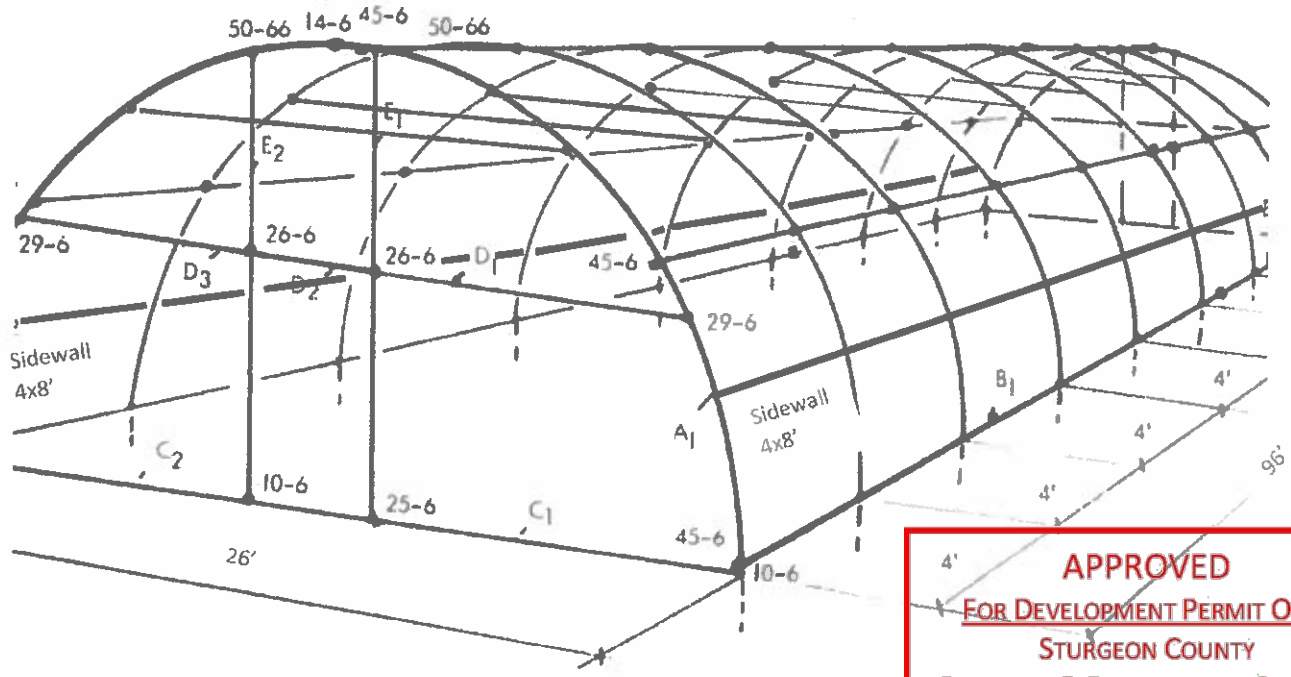
305305-23-D0214

PERMIT #



Prairie Gardens Greenhouse #1 Ball Horticultural BALL QUONSET HOUSE \$1188.00 1973

PRAIRIE GARDENS GREENHOUSE 3



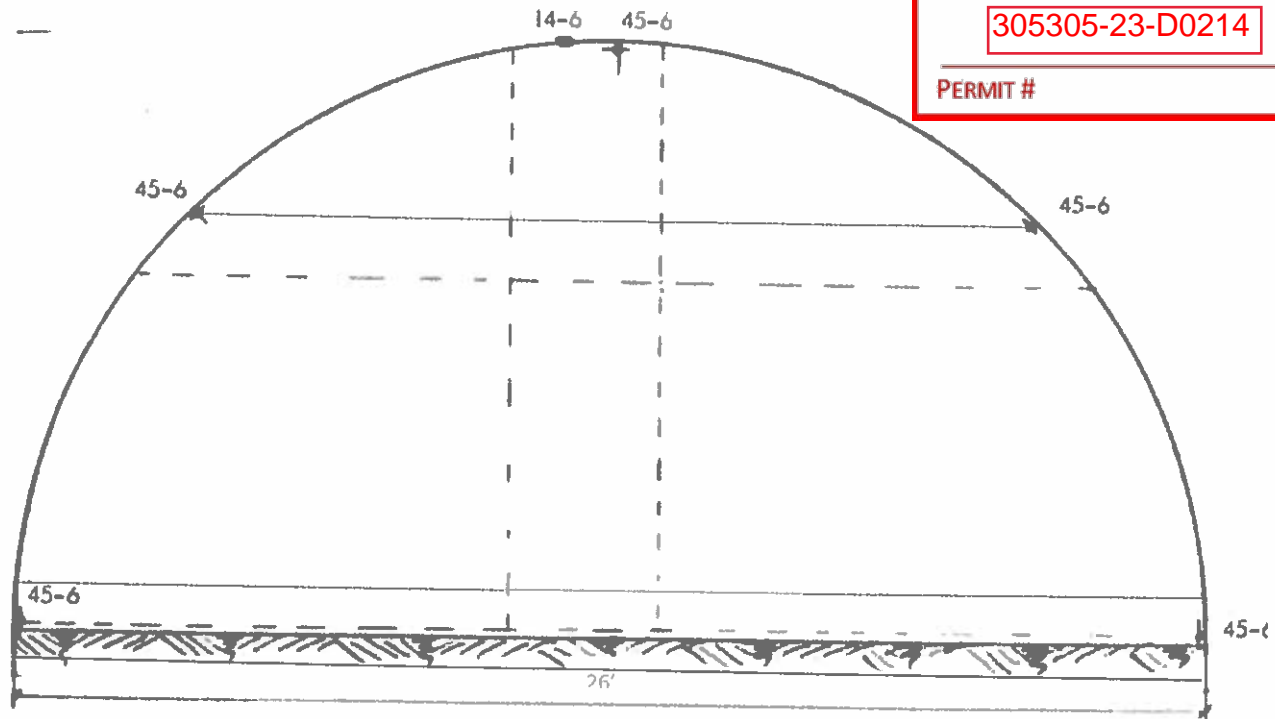
APPROVED
FOR DEVELOPMENT PERMIT ONLY
STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES

Digitally signed by Tyler
 McNab
 Date: 2023.08.18
 00:10:39 -06'00'

DEVELOPMENT AUTHORITY DATE

305305-23-D0214

PERMIT #



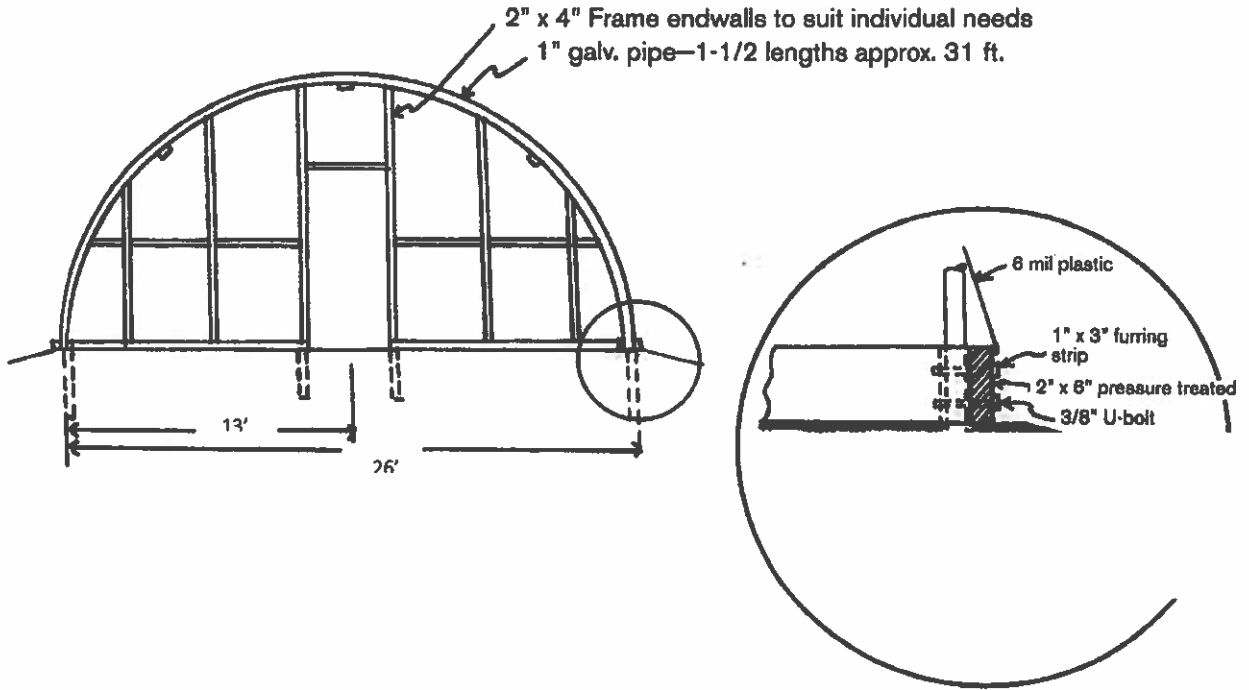
Prairie Gardens & Greenhouse #1 Ball Horticultural BALL QUONSET HOUSE \$1188.00 1973

PRAIRIE GARDENS

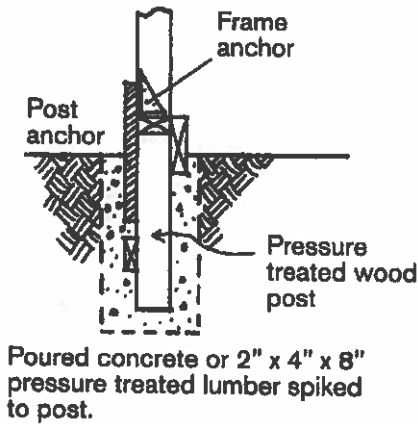
GH-1 & 3

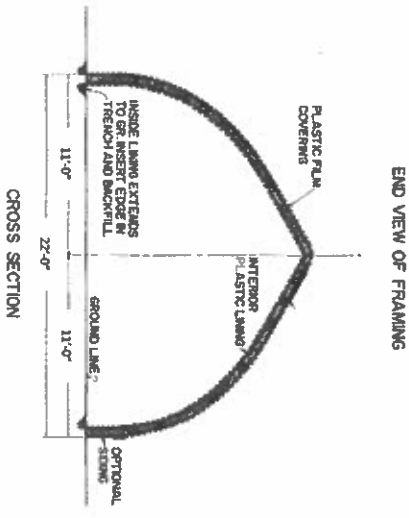
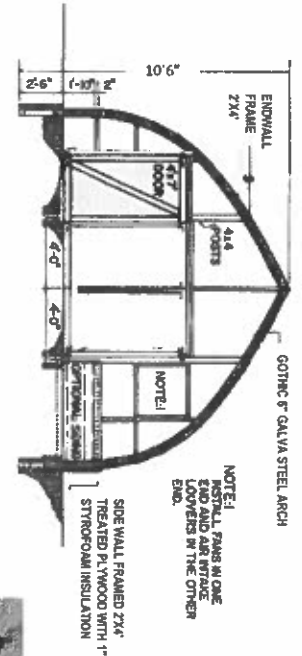
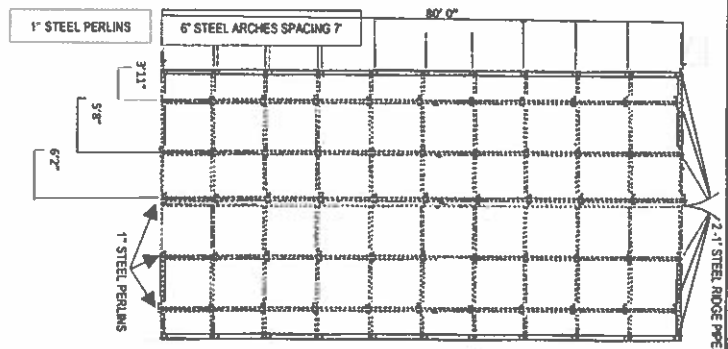
Ball Horticulture Quonset 1973

Plan No. SP 498



C. CONCRETE MASONRY WALL ON POURED CONCRETE FOOTING



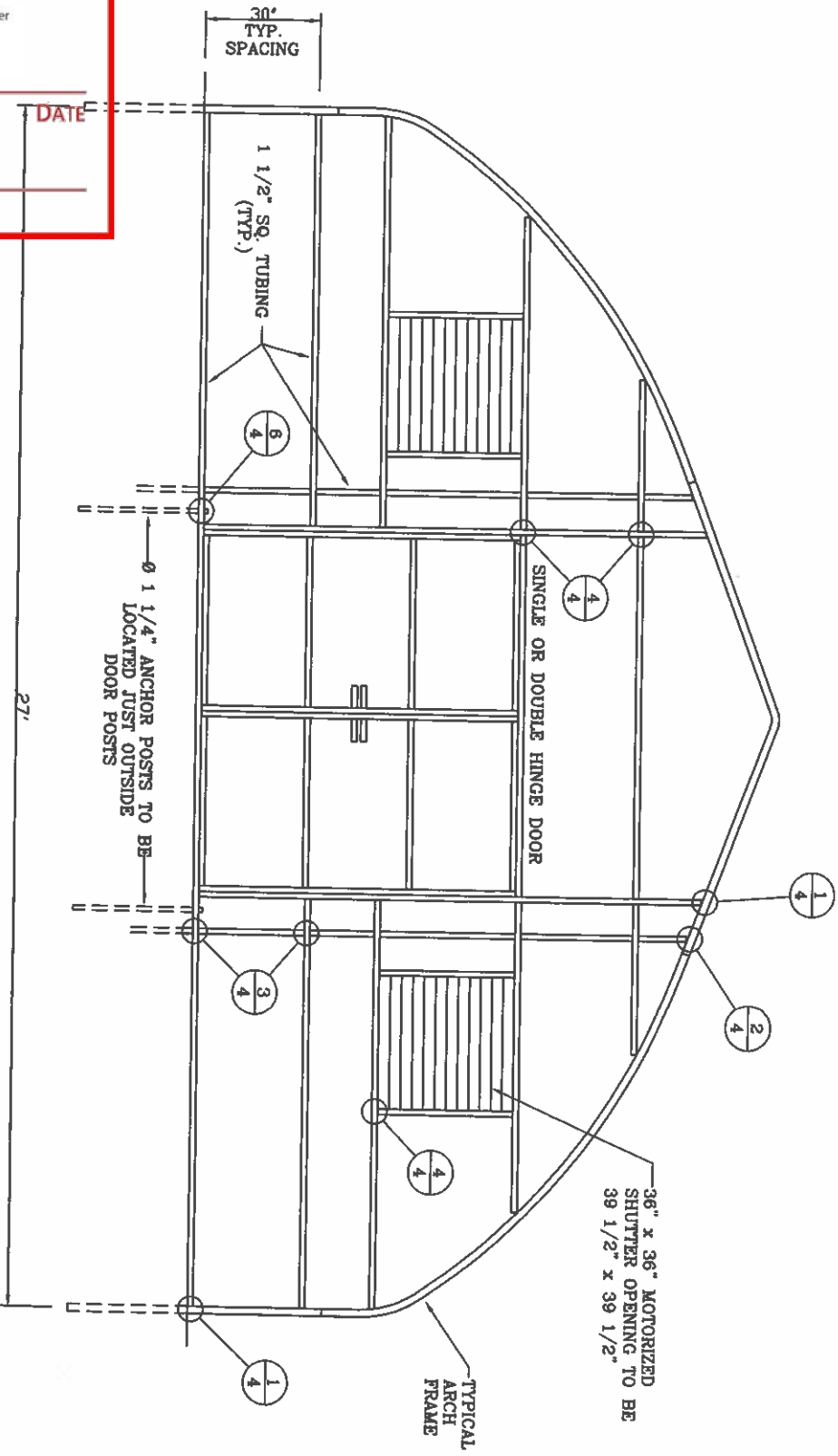


PRAIRIE GARDENS GREENHOUSE #2

PRAIRIE GARDENS	
SCALE: UNLESS OTHERWISE NOTED	
GREENHOUSE NUMBER 2	
GOTHIC POST GREENHOUSE	
VL	78 6298 SHEET 1 OF 1

CHANGE OF USE Permit Dec-2021 FROM WHOLESALE TO RETAIL
 PRAIRIE GARDENS GREENHOUSES
 445

DETAIL REFERENCE	
DETAIL SHOWN	○
DETAIL NUMBER	⑦
DRAWING NUMBER	⑫



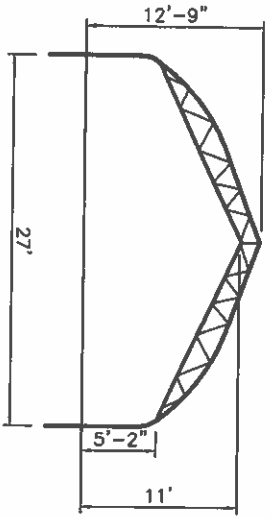
SEE SEPARATE DRAWING FOR DOOR FRAMING DIMENSIONS

APPROVED
FOR DEVELOPMENT PERMIT ONLY
 STURGEON COUNTY
 PLANNING & DEVELOPMENT SERVICES
 Tyler McNab
 Digitally signed by Tyler McNab
 Date: 2023.08.18 00:10:39 -06'00'
 DEVELOPMENT AUTHORITY
305305-23-D0214
 PERMIT #

DESIGNER: 27' FREESTANDING "WIDESPAN" GREENHOUSE GABLE FRAMING ONLY - DOOR SAMPLE	DRAWN BY: F.S.	CHECKED BY: S.E.	DRAWN BY: SEP. 26/03
---	-------------------	---------------------	-------------------------

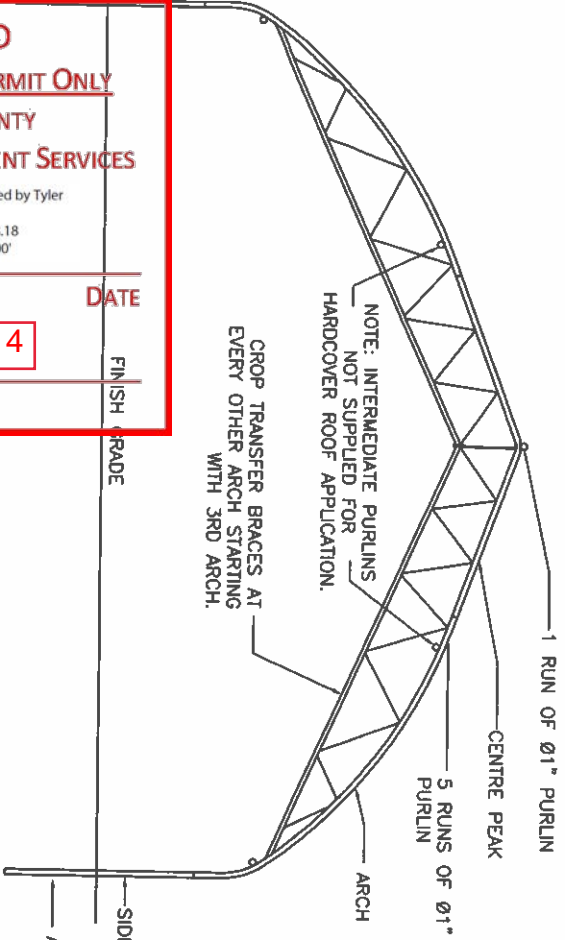
PAUL BOERS Manufacturing
 Tel: 905-562-4411
 Fax: 905-562-5533
 support@paulboers.com

OVERALL LENGTH, GROUND TO GROUND, IS 41'-0"



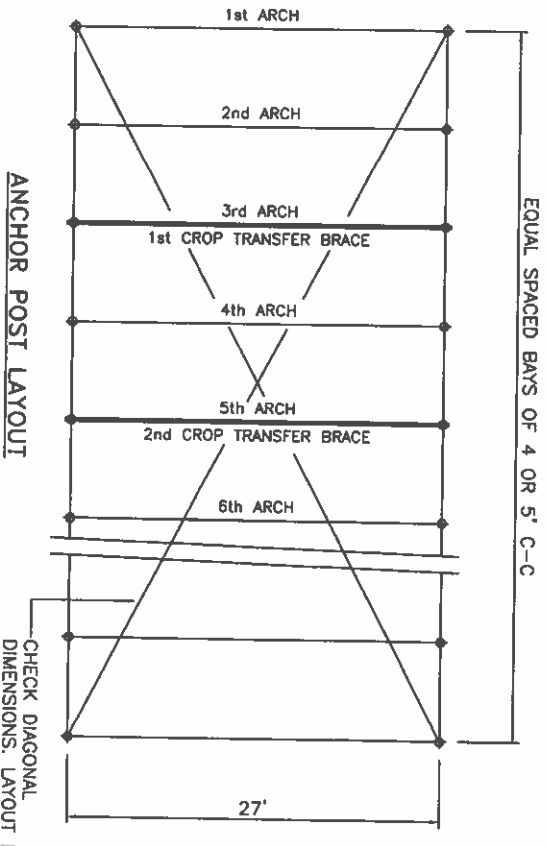
NOTE:
 INSTALLATION OF ANY 4' WIDE CATWALK (STATIONARY/NON-VENT) ON 4' ARCH SPACING WILL REQUIRE ONE OF TWO DESIGNATED ARCHES TO BE MOVED INWARD BY 2" TO CREATE A 46" C-C SPACING, ALLOWING FOR PROPER FASTENING OF 4' WIDE PCSS. SEE DWG.-CW4FS300S.

DESIGN DATA ACC. TO NGA1996
 GROUND SNOW LOAD 40 PSF
 WINDLOAD 70MPH
 CONTINUOUSLY HEATED IN WINTER SEASON.
 ALL STEEL IS 50 KSI MIN. YIELD STRENGTH & GALVALUME COATED.
 MINIMUM GRADE 5 QUALITY HARDWARE IS USED ON STRUCTURAL FRAME.

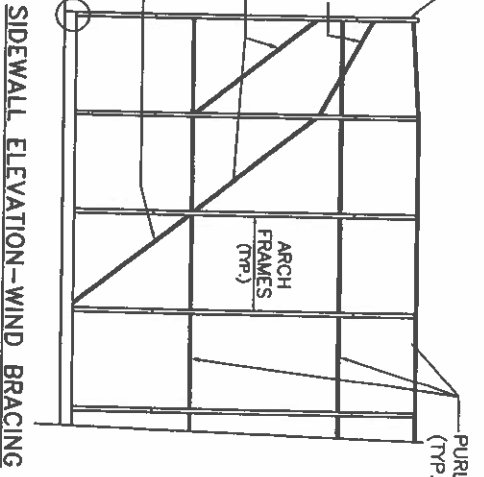


ALL Ø1 1/4" BRACES ARE 16GA

STND 40" SIDE POST	4 A/S Ø1 1/4" X 90 3/4"
UPPER ROOF BRACES	5 A/S Ø1 1/4" X 97 3/4"
LOWER ROOF BRACES	4 A/S Ø1 1/4" X 93 3/8"
WALL BRACES	5 A/S Ø1 1/4" X 85 3/8"



SEE ASSEMBLY DETAIL DRAWING (2-27) FOR BASE OPTION INSTALLATION.



APPROVED
 FOR DEVELOPMENT PERMIT ONLY
 STURGEON COUNTY
 PLANNING & DEVELOPMENT SERVICES

Digitally signed by Tyler McNab
 Date: 2023.08.18
 00:10:39 -06'00'

DEVELOPMENT AUTHORITY DATE

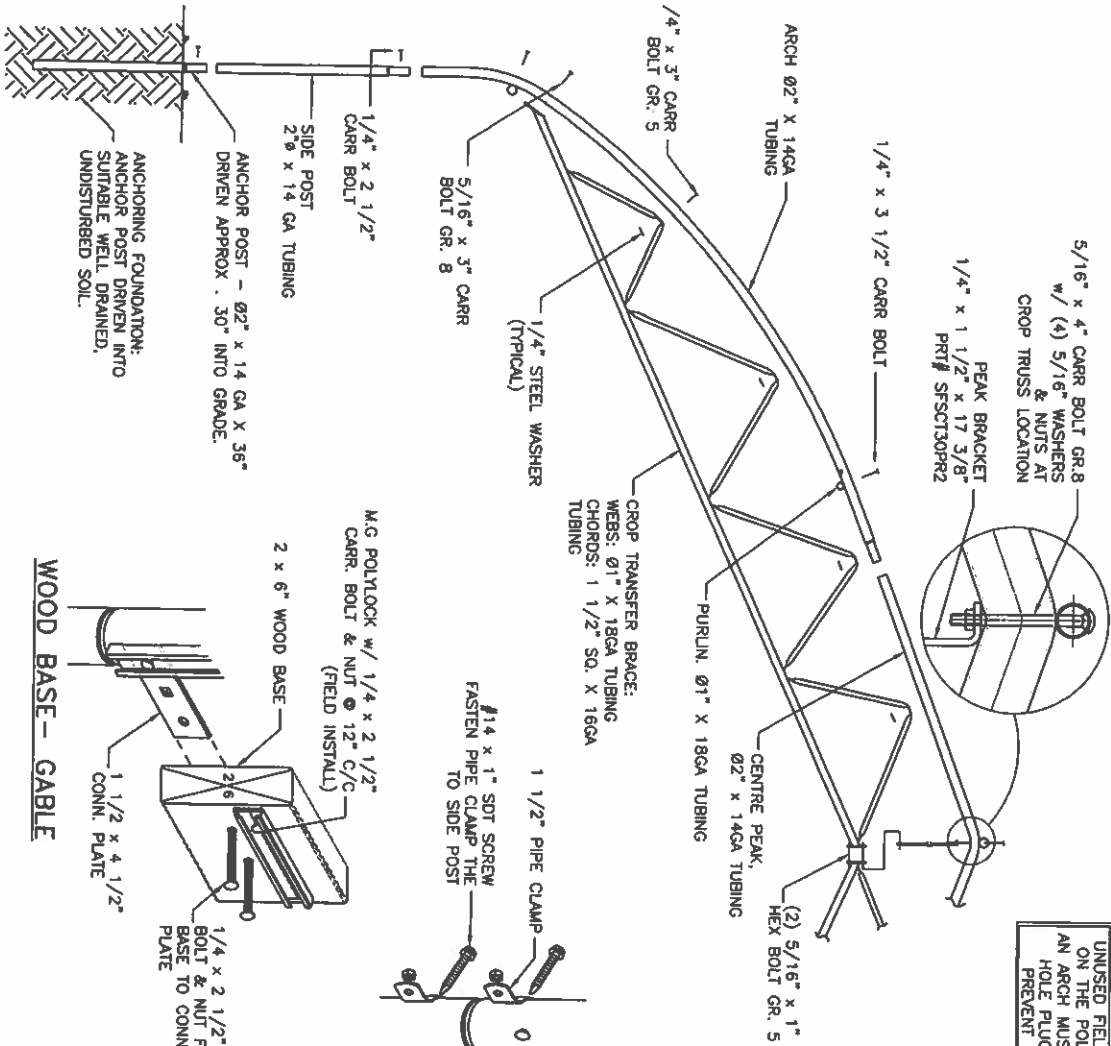
305305-23-D0214

PERMIT #

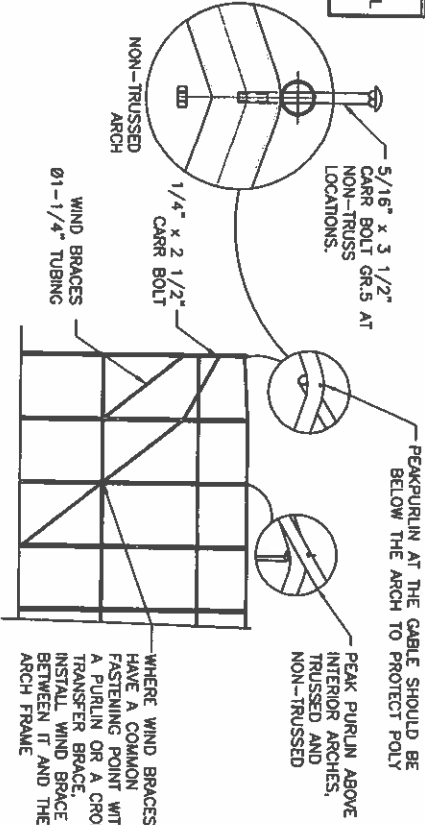
DESCR: 27' FREESTANDING "WIDESPAN" GREENHOUSE LAYOUT

DATE: F.S.
 CUR. SET: NOV 06/21
 DWG. NO.: 1-2745

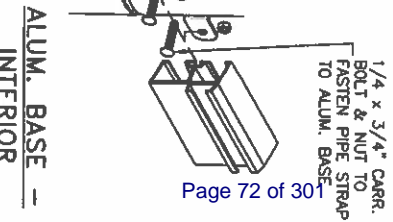
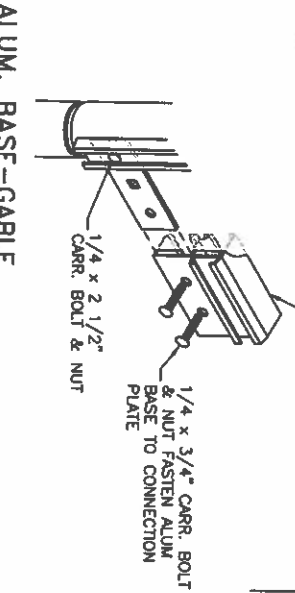
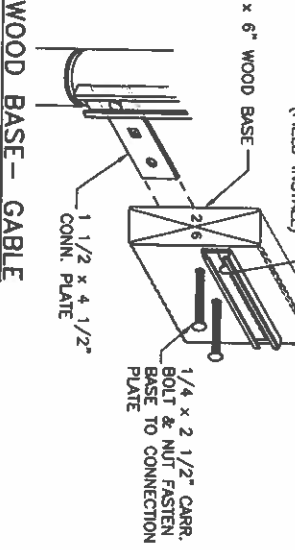
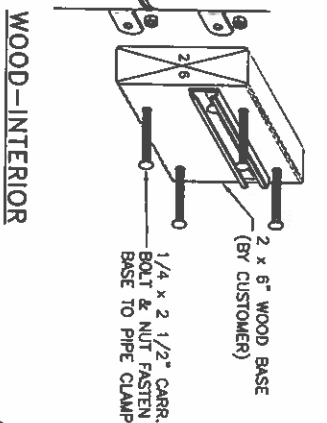
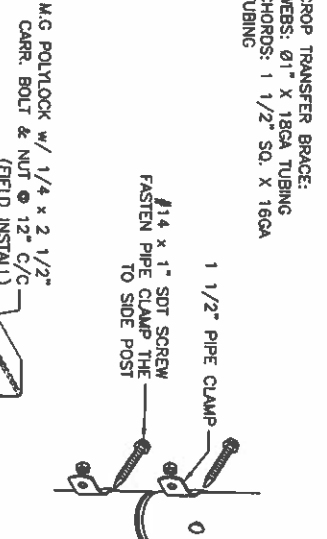
PAUL BOERS Manufacturing
 Tel: 905-562-4411
 Fax: 905-562-5533
 support@paulboers.com



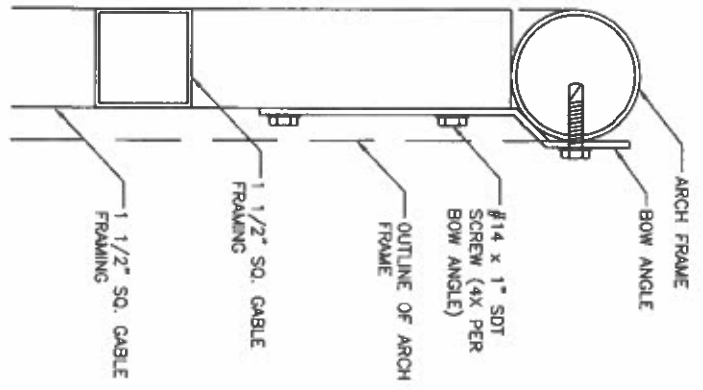
UNUSED FIELD DRILL HOLES
ON THE POLY SIDE OF AN ARCH MUST HAVE A VINYL HOLE PLUG. THIS WILL PREVENT POLY DAMAGE.



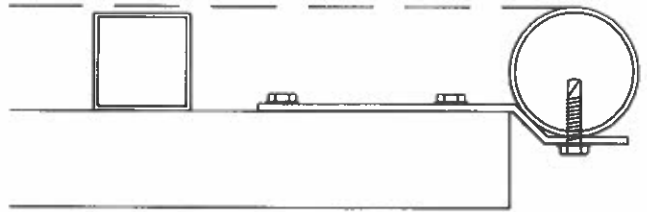
WHERE WIND BRACES HAVE A COMMON FASTENING POINT WITH A PURLIN OR A CROP TRANSFER BRACE, INSTALL WIND BRACE BETWEEN IT AND THE ARCH FRAME.



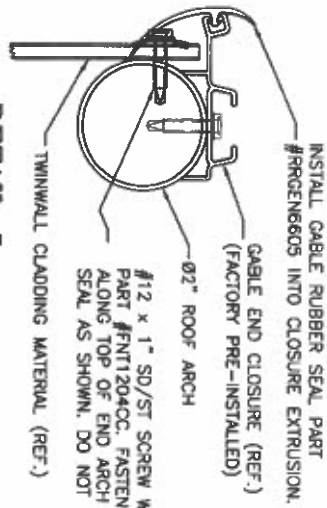
DESIGNER: 27' FREESTANDING "WIDESPAN" GREENHOUSE ASSEMBLY DETAILS	DRAWN BY: F.S.S.	DATE: OCT. 29/13	
	CHECK BY:	DWG NO.: 2-27	
			Tel: 905-562-4411 Fax: 905-562-5533 support@paulboers.com



DETAIL 1

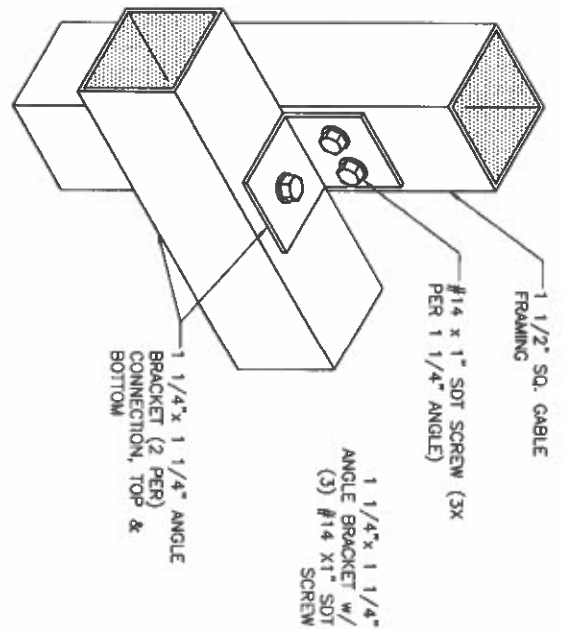


DETAIL 2
SIMILAR TO DETAIL 1

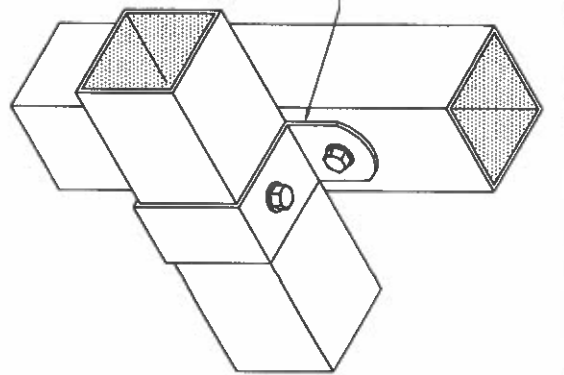


DETAIL 5

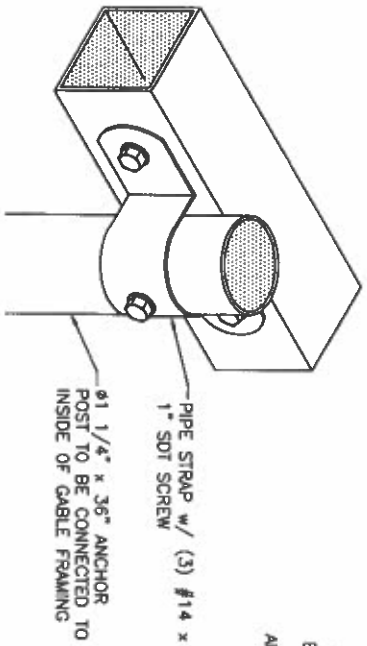
INSTALL GABLE RUBBER SEAL PART #RRGEN609 INTO CLOSURE EXTRUSION.
GABLE END CLOSURE (REF.) (FACTORY PRE-INSTALLED)
#12 x 1" SD/ST SCREW W/BONDED WASHER, PART #FNT1204CC, FASTEN AT 12" CENTERS ALONG TOP OF END ARCH BENEATH RUBBER SEAL AS SHOWN. DO NOT CRUSH CLADDING.
#2" ROOF ARCH
TIN/WALL CLADDING MATERIAL (REF.)



DETAIL 3



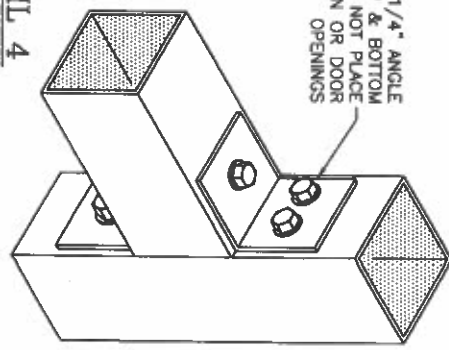
DETAIL 3 (OPTIONAL)



DETAIL 6

PIPE STRAP W/ (3) #14 x 1" SDT SCREW
#1 1/4" x 36" ANCHOR POST TO BE CONNECTED TO INSIDE OF GABLE FRAMING

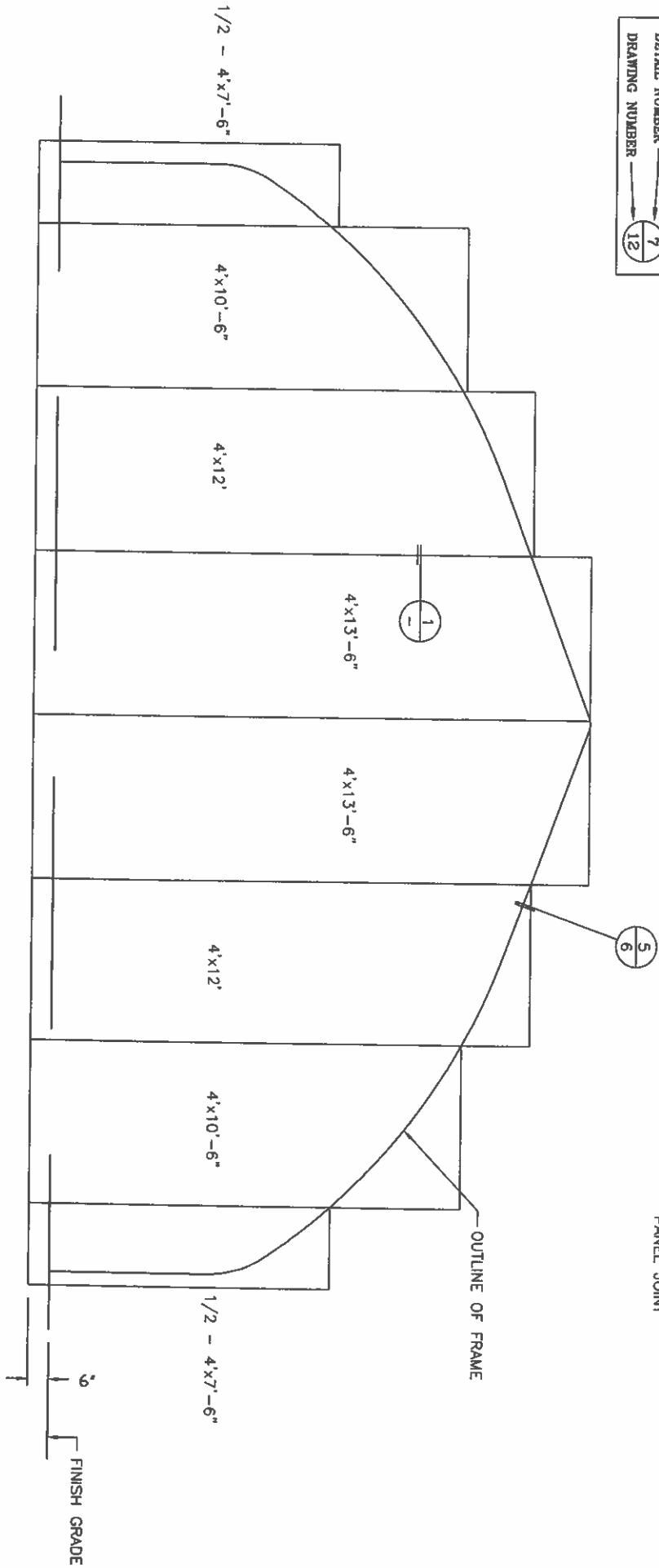
DETAIL 4



1 1/4" x 1 1/4" ANGLE BRACKET TOP & BOTTOM
NOTE: DO NOT PLACE ANGLES IN FAN OR DOOR OPENINGS

DESIGN:		DATE:	
PRESTRANDING "WIDESPAN" GREENHOUSE		OCT. 11/17	
GABLE FRAMING DETAILS		DWG NO: 4	
DWG. BY:	F.S.	DWG. NO.:	4
		Tel: 905-562-4411 Fax: 905-562-5533 support@paulboers.com	

DETAIL REFERENCE	
DETAIL SHOWN	○
DETAIL NUMBER	7
DRAWING NUMBER	12



CONTINUOUS ALUMINUM H-BAR

DETAIL 1
PANEL JOINT

COST:		DESCR:		DWN. BY:		DATE:			Tel: 905-562-4411 Fax: 905-562-5533 support@paulboers.com
		27' FREESTANDING "WIDESPAN" GREENHOUSE GABLE CLADDING- DOUBLE DOOR		F.S.		SEP 19/03			
				CON. BY:		DWG NO:			
						5-27DD			

Prairie Gardens

Greenhouses 4 & 5 Paul Boer 27'x100 Widespan

GH4

GH5

North

APPROVED
FOR DEVELOPMENT PERMIT ONLY
STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES

Digitally signed by Tyler
McNab
Date: 2023.08.18
00:10:39 -06'00'

DEVELOPMENT AUTHORITY DATE

305305-23-D0214

PERMIT #



South





GREENHOUSE CONSTRUCTION LIMITED

MARCH 1992

"I N T R O D U C I N G"

"N E W" - PAUL BOERS 20 Ft. GOTHIC COLDFRAME

- Includes:**
- 1 1/2" O.D. x 36" Anchorposts, Swaged & Drilled
 - 1 1/2" O.D. Gothic Arches, Swaged & Drilled
 - 1 1/2" O.D. Centre Peak, Drilled
 - 3 Runs - 1" O.D. Purlins, Punched
 - 8 Windbraces - 1" O.D., Punched
 - End Arches and End Peaks are 1 1/2" Sq. for easy Gable framing
 - All required Fasteners are Included
 - Postdriver and Construction Drawing

LENGTH	4' CENTRES	6' CENTRES	LENGTH	5' CENTRES
20' x 48'			20' x 45'	
20' x 96'			20' x 95'	
20' x 4 or 6 Ft Section!			5' Section	

OPTIONS:

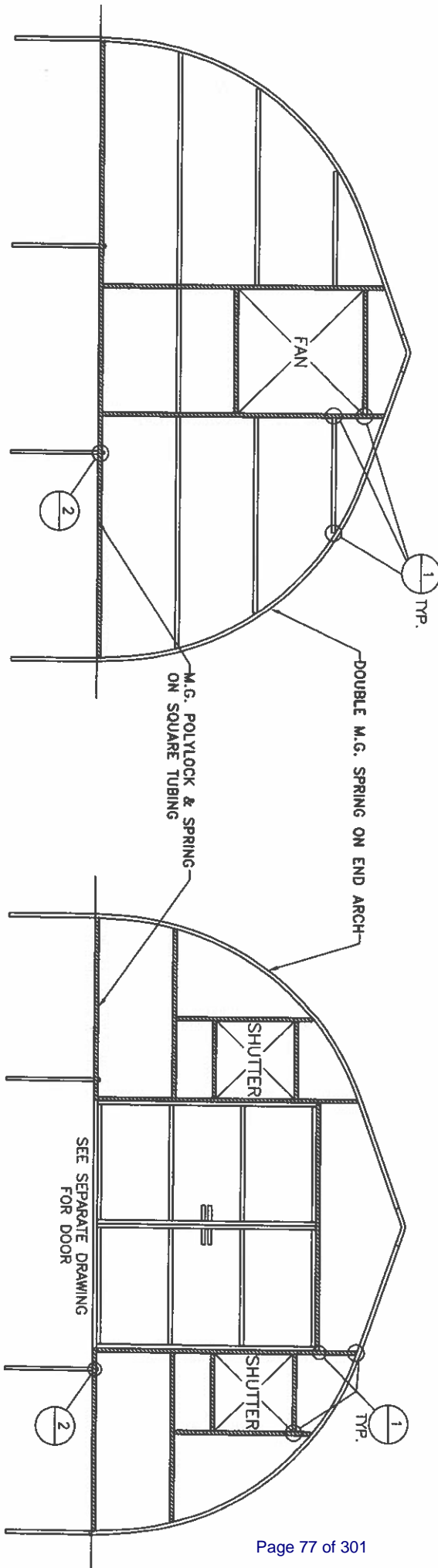
- Inflation Kit
- 32' x 100' D3/6M CIL Plastic
- M.G. Wire Polylock with Fasteners x 20 Ft
- 1 1/2" Sq. Steel Base x 20'-4" Swaged
- M.G. Polylock Installed on 2 End Arches
- M.G. Polylock and Vinyl Angle on 2 End Arches
- Set of Gable Framing - 1 1/2" Sq. Steel
- 4' x 7' Hinged Door (Frame only)
- 8' x 7' Double Door (Frame only)
- Lexan covered set of 2 Gables c/w
M.G. Polylock & Vinyl Angle Installed
- Coroplast covered set of 2 Gables c/w
M.G. Polylock & Vinyl Angle Installed

Prices Subject to Change without Notice.

DETAIL REFERENCE

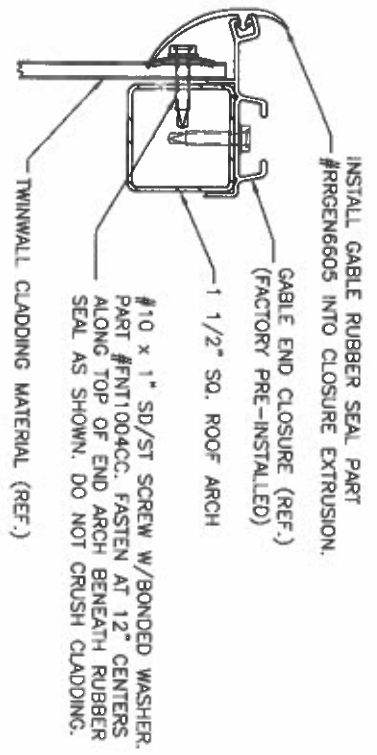
DETAIL SHOWN ———→
 DETAIL NUMBER ———→ 7
 DRAWING NUMBER ———→ 12

REFERENCE DRAWING GCPGFRADDET

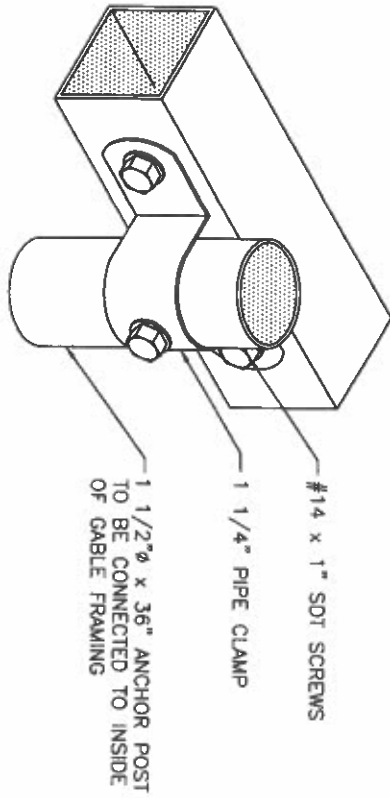


<p>DESIGNER: 20' GOTHIC COLDFRAME GREENHOUSE GABLE FRAMING POLY SAMPLE - SINGL./DBL. DOOR</p>	<p>DRAW. BY: F.S.</p>	<p>DATE: SEP 19/03</p>	<p>PAUL BOERS Manufacturing</p>
<p>DATE: SEP 19/03</p>	<p>CHEK. BY:</p>	<p>DWG. NO.: GCPGFPOLY</p>	

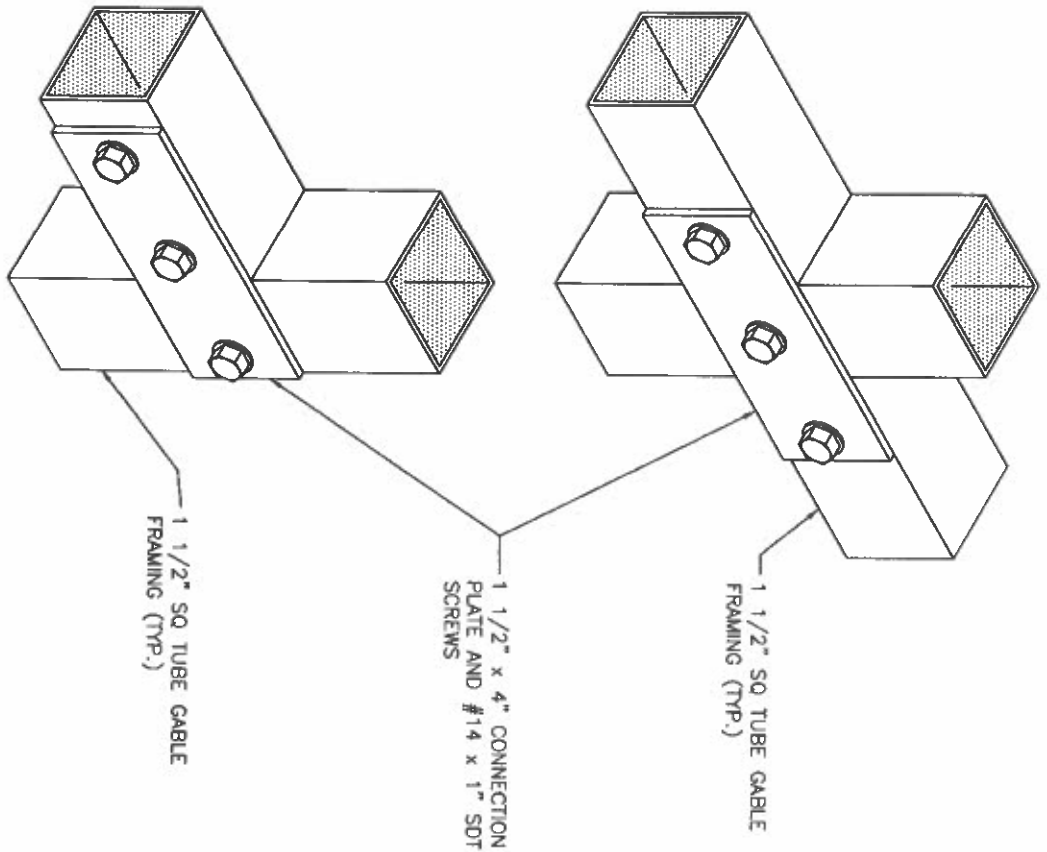
Tel: 905-562-4411
 Fax: 905-562-5533
 support@paulboers.com



DETAIL 3

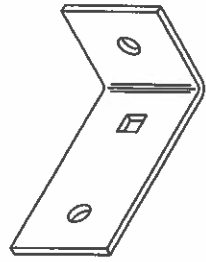


DETAIL 2

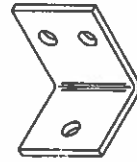


DETAIL 1

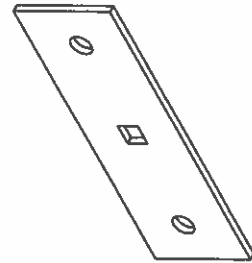
PROJECT: 20' GOTHIC COLDFRAME GREENHOUSE CABLE FRAMING- DETAILS		DATE: F. S. CHK. BY:		DATE: SEP 19/03 DWG NO.: GC03FRAMDET				Tel: 905-562-4411 Fax: 905-562-5533 support@paulboers.com	
---	--	--------------------------------	--	---	--	--	--	---	--



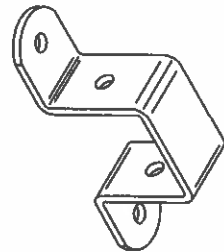
LONG ANGLE CLIP
PT #FSPBL0080



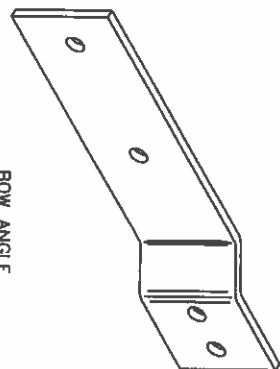
SMALL ANGLE CLIP
PT #FSPBL0022



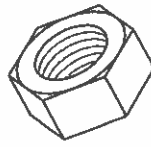
CONNECTION PLATE
PT #FSPBL0017



PURLIN CLIP
PT #FSPBL0020



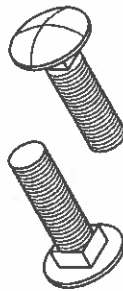
BOW ANGLE
PT #FSPBL0019



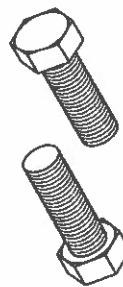
PLAIN HEX NUT OR
NYLON INSERT LOCKNUT
(MANY SIZES AVAILABLE)



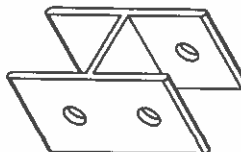
ROUND STEEL WASHER OR
BONDED STEEL/RUBBER WASHER
(MANY SIZES AVAILABLE)



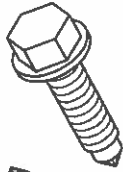
CARRAGE BOLT
(MANY SIZES/LENGTHS AVAILABLE)



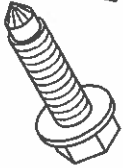
HEX BOLT
(MANY SIZES/LENGTHS AVAILABLE)



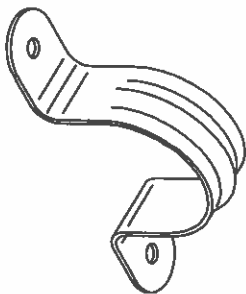
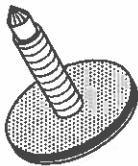
ALUMINUM 'H' SASHBRACKET
PT #VDR0003



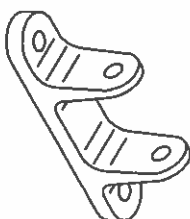
SELF DRILLING/TAPPING SCREW
WITHOUT WASHER
(MANY SIZES/LENGTHS AVAILABLE)



SELF DRILLING/TAPPING SCREW
WITH BONDED RUBBER WASHER
(MANY SIZES/LENGTHS AVAILABLE)



PIPE STRAP
(MANY SIZES AVAILABLE)



RIDDER ALUMINUM SASHBRACKET
PT #VDR0002

REVISIONS
PARTS SHOWN ARE NOT TO SCALE.
YOU MAY NOT RECEIVE ALL PARTS SHOWN.
REFER TO PACKING LIST FOR ALL PARTS.

PART IDENTIFICATION DRAWING

REV. | REV. DATE

DESCRIPTION

APP.

PART IDENTIFICATION

DATE 2012/10/11

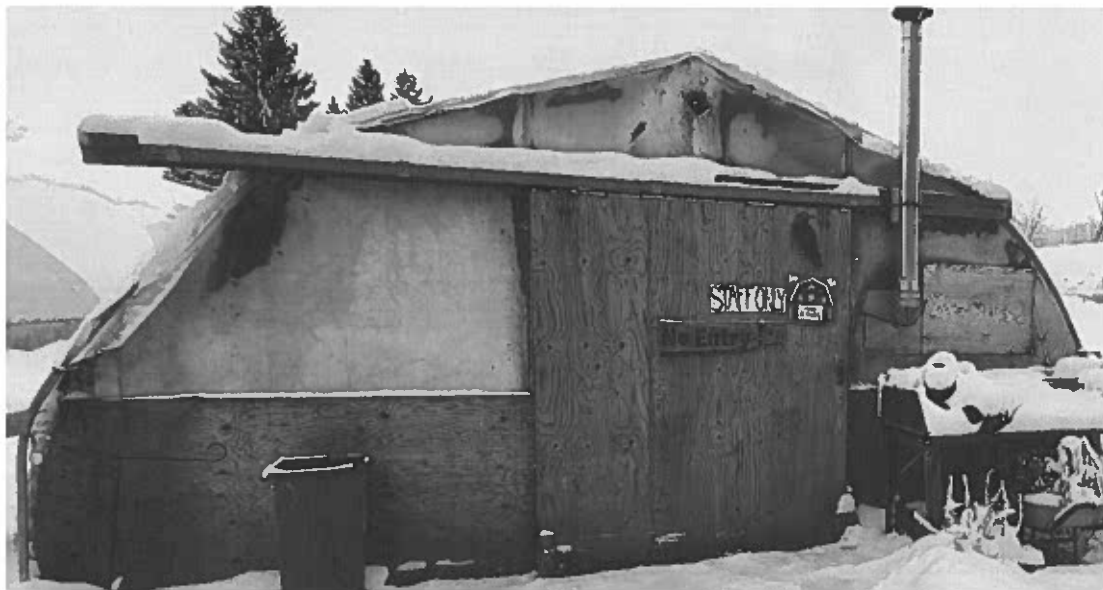
PAGE 1 OF 1



Prairie Gardens

Greenhouse #6

GH6 Paul Boers 20'W x 100' L



Prairie Gardens

Greenhouse # 8

GH8 Paul Boers 20 W x 100 ' L



GH 9, 10, 11, 12, 15



GrowSpan™ Round Cold Frames

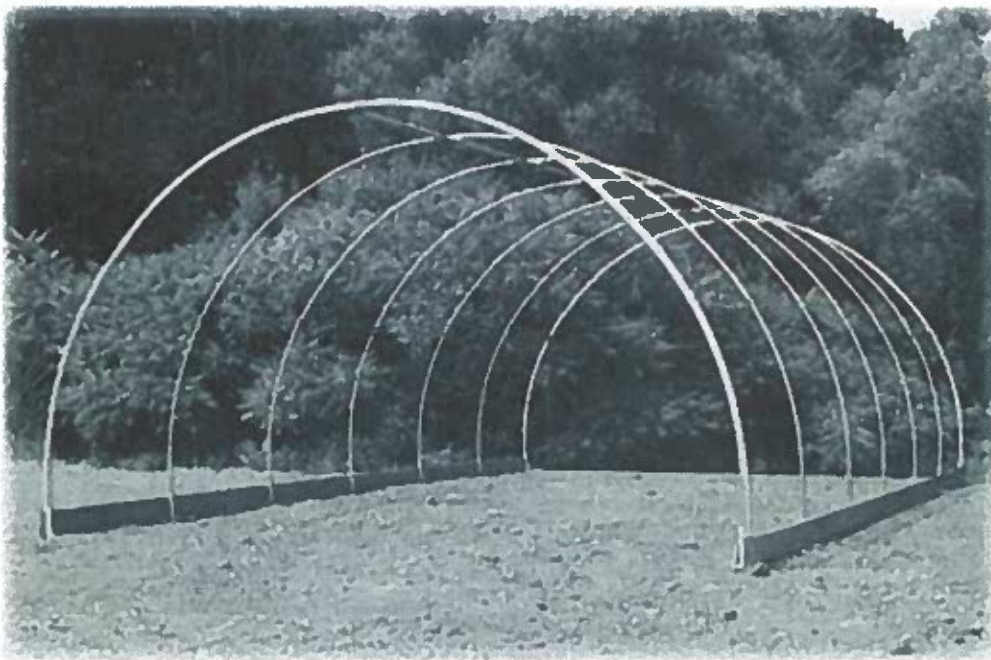


Photo may show a different but similar model.

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is prohibited without permission.



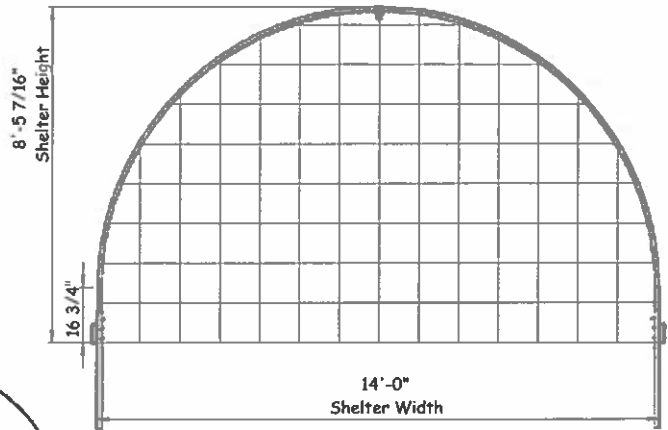
WARNING: Cancer and Reproductive Toxicity - P65Warnings.ca.gov

STK#	DIMENSIONS
105009	14' W x 8' H x 36' L
105010	14' W x 8' H x 60' L
105011	14' W x 8' H x 72' L

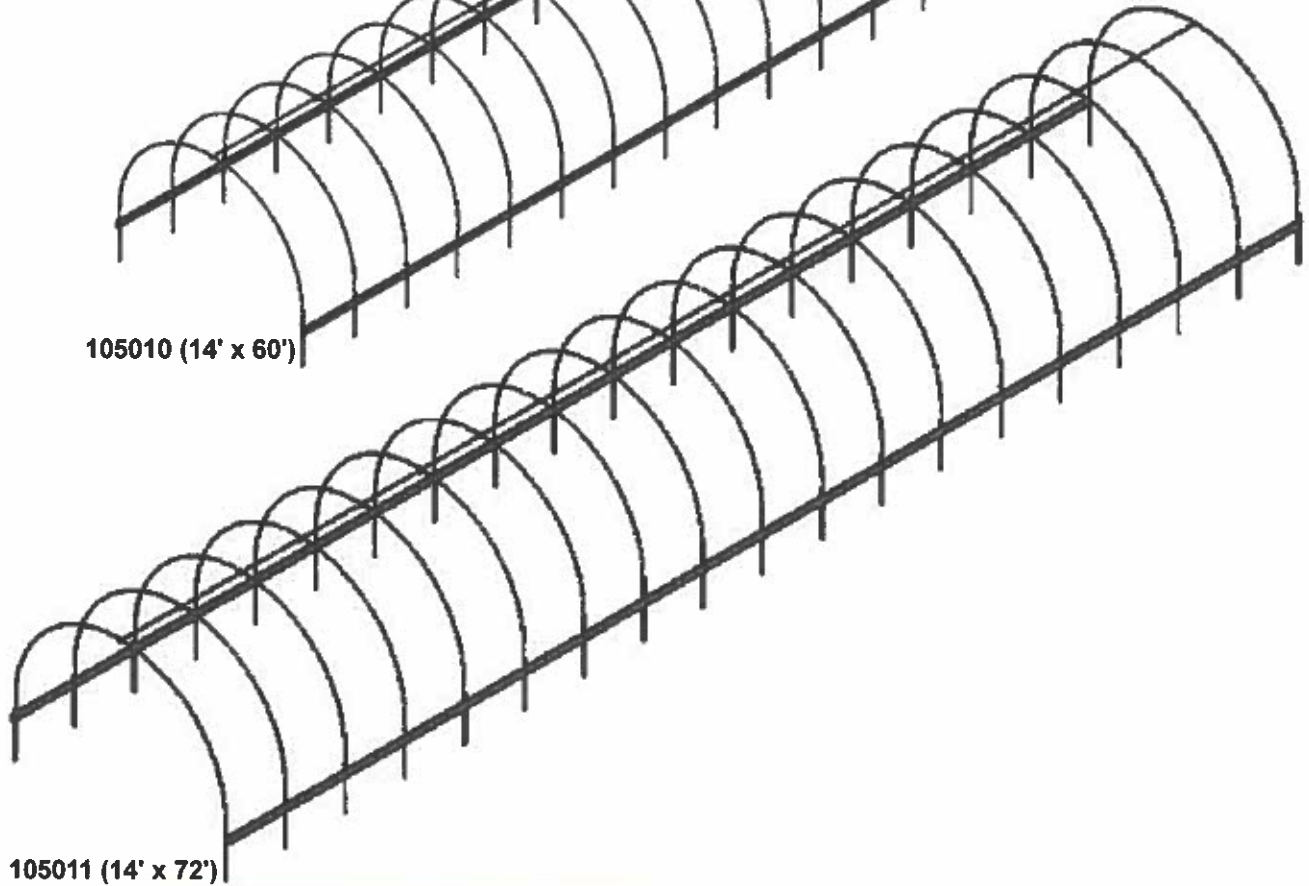
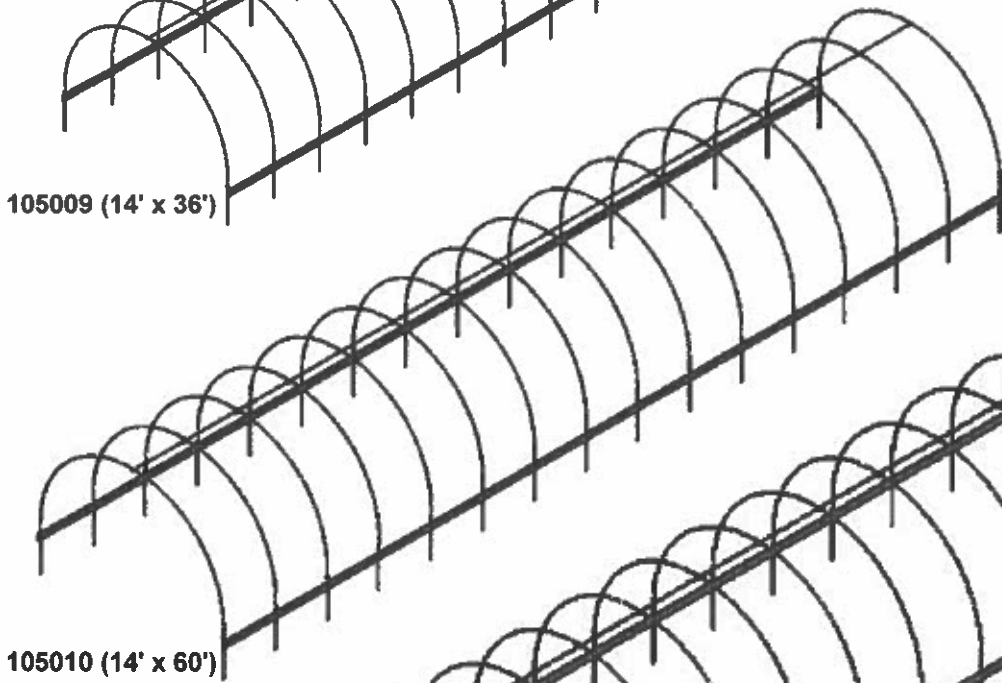
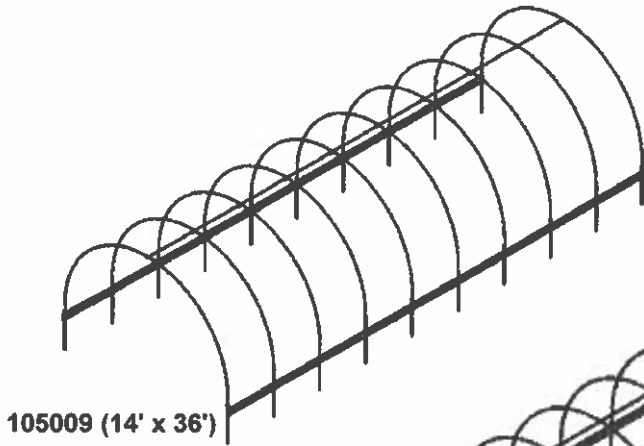


greenhouse structures
QUICK START GUIDE

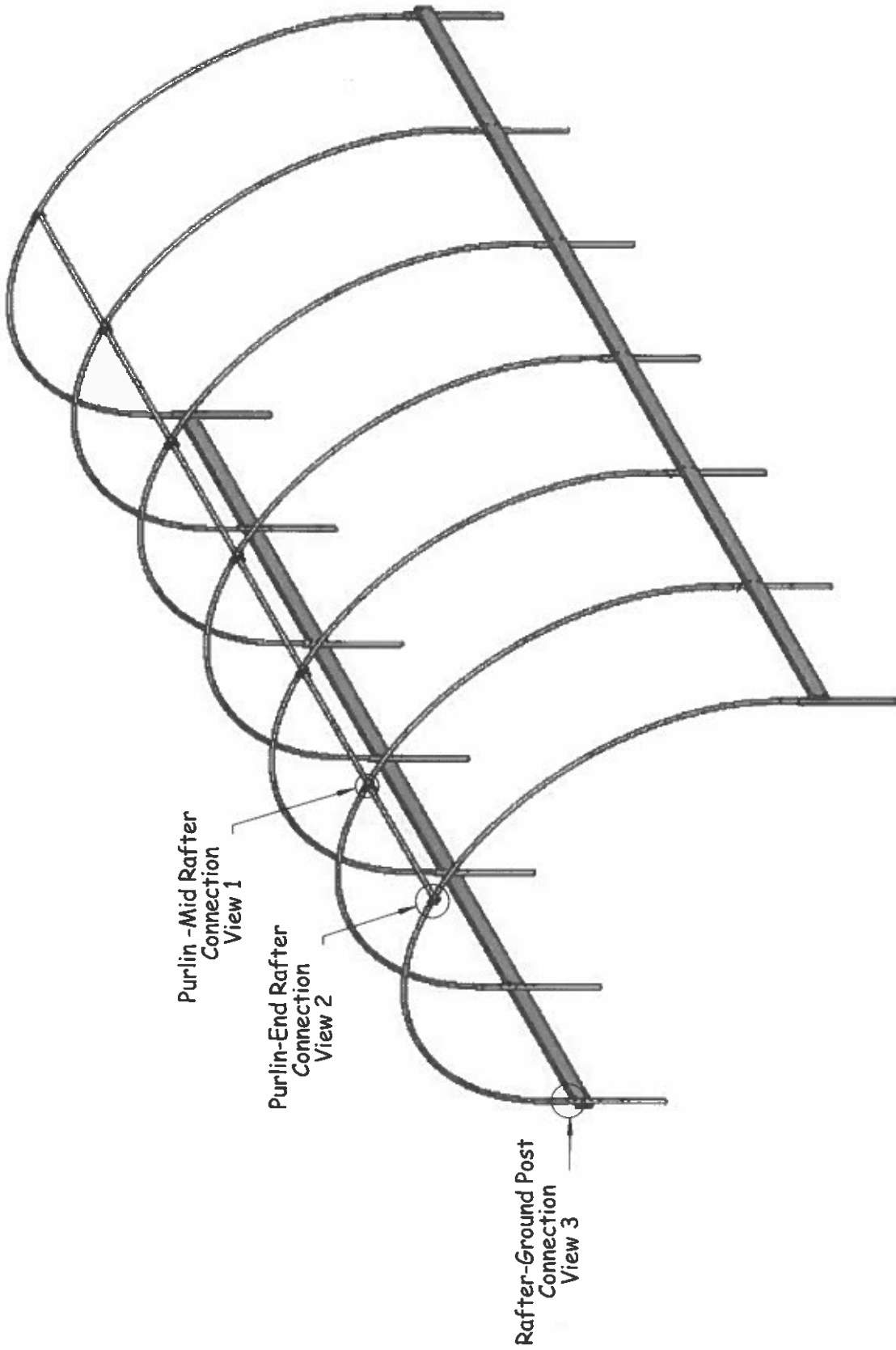
14' Wide Round Cold Frame



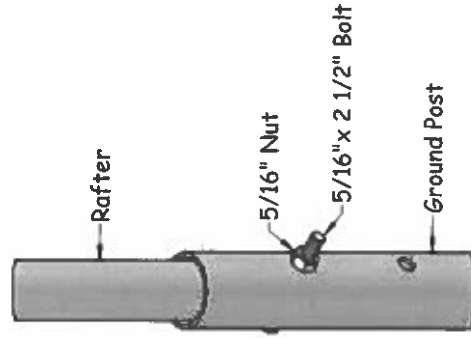
FRONT
Grid Represents 12" Squares



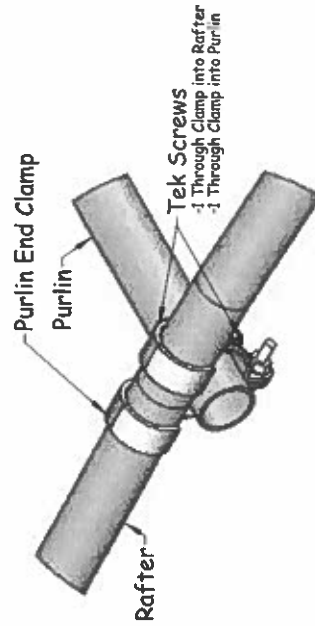
CONNECTIONS



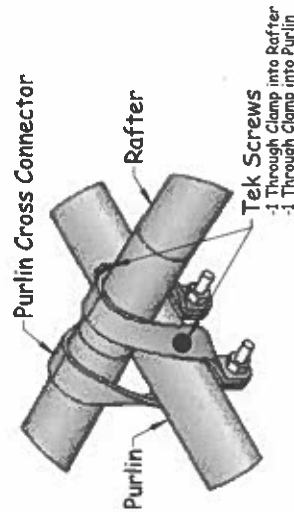
CONNECTION - DETAILS



View 3
Rafter-Ground Post



View 2
Purlin-End Rafter



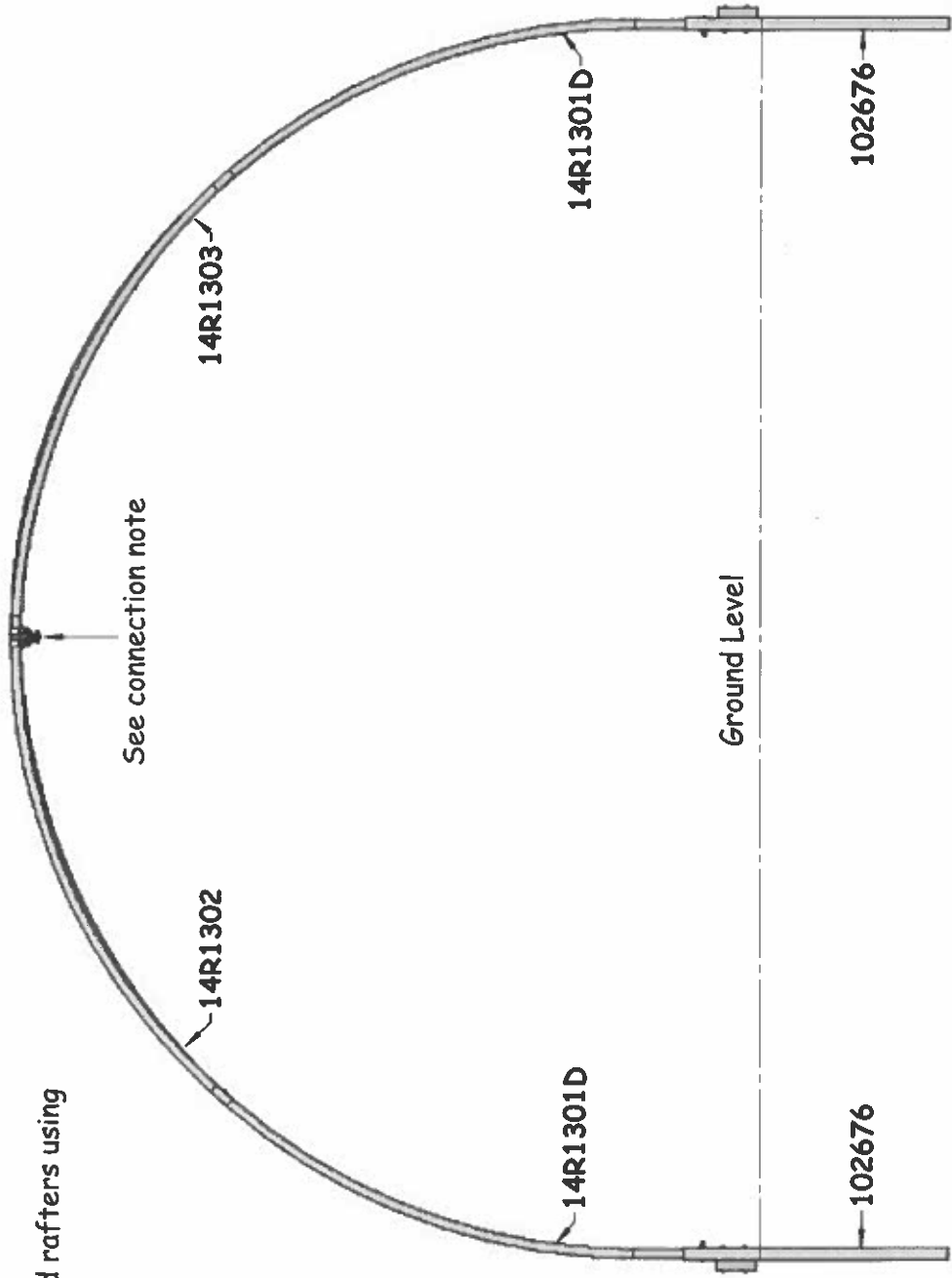
View 1
Purlin-Mid Rafter

FRONT PROFILE

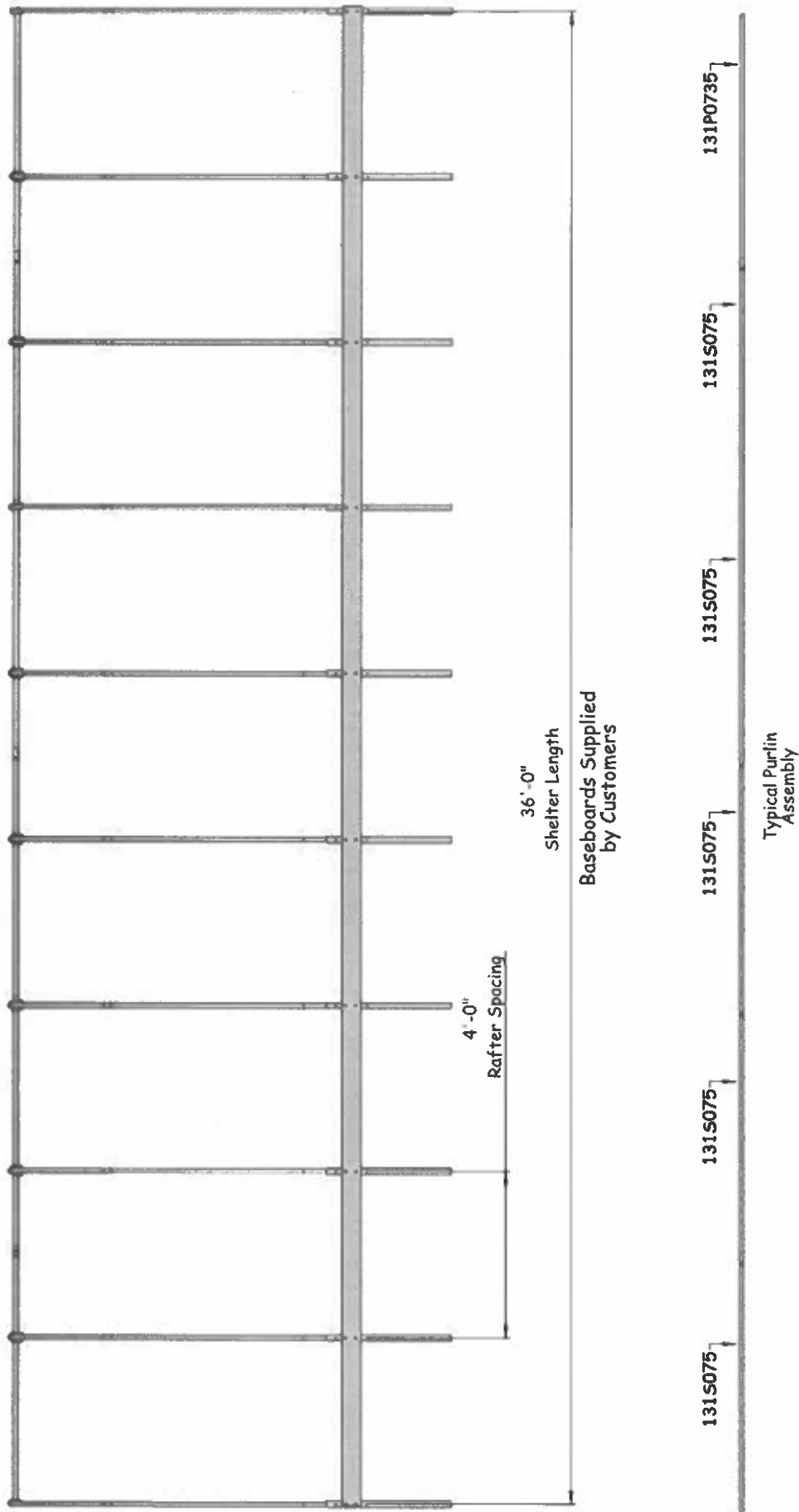
Connection Note

Purlin connected to end rafters using 102855 clamp.

Purlin connected to mid rafters using 102479 clamp.



SIDE PROFILE - 105009





The following graphics and photos will help you identify the different parts and show you how they are used. (Not all parts are shown.)



FA4482B
Tek Screw



QH1072
Post Driver



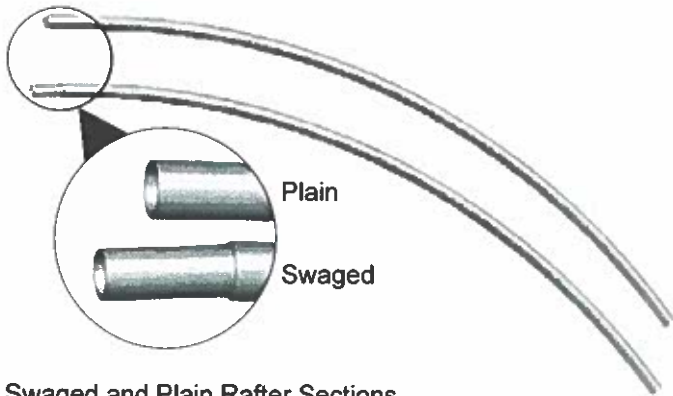
102479
Cross Connector



102855
End Clamp

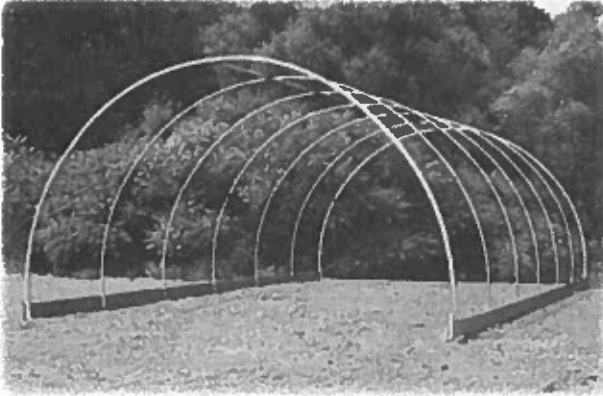


102676
Ground Post



Swaged and Plain Rafter Sections
(not all pieces are shown)

GROWSPAN™ ROUND COLD FRAMES

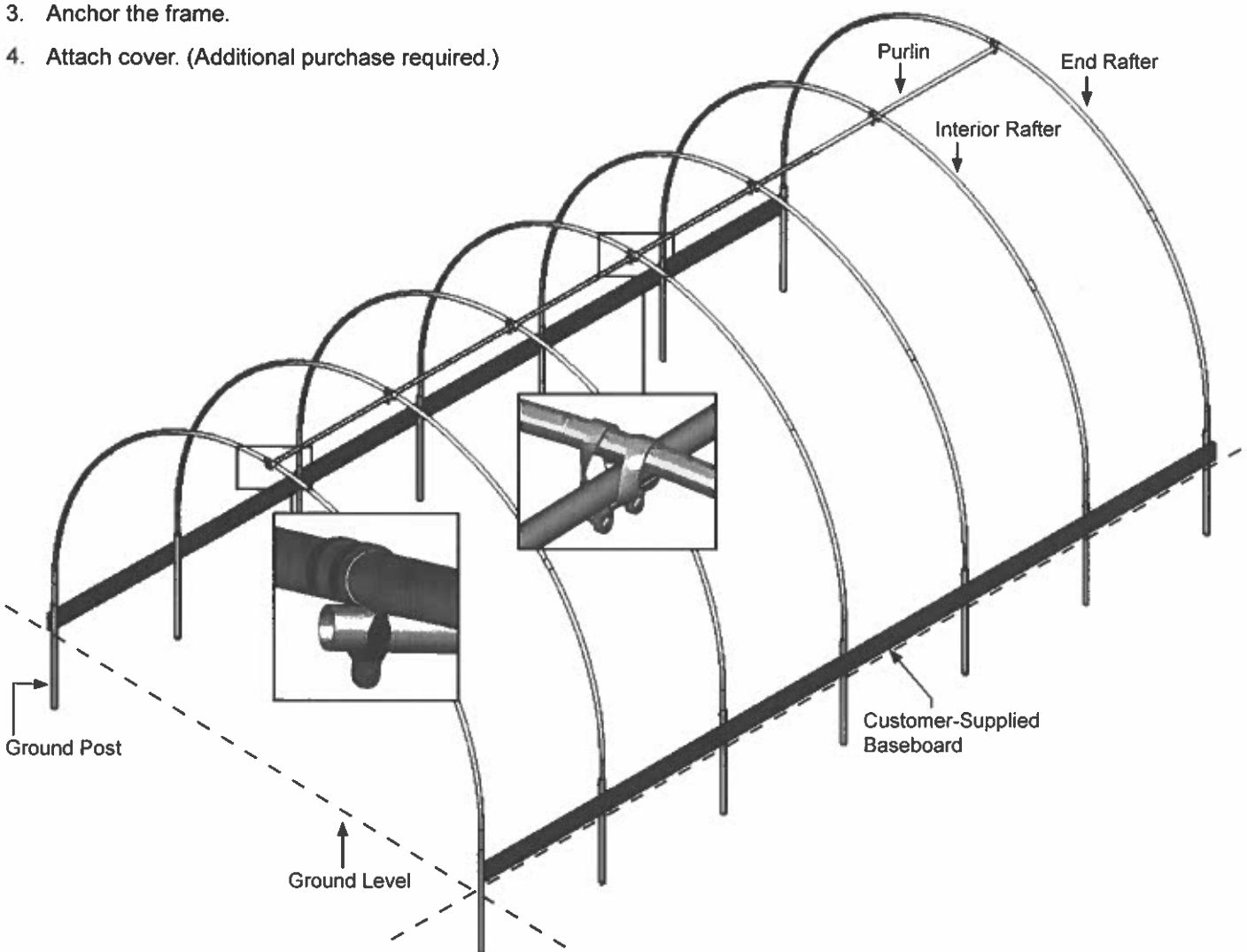


GrowSpan™ Round Cold Frames

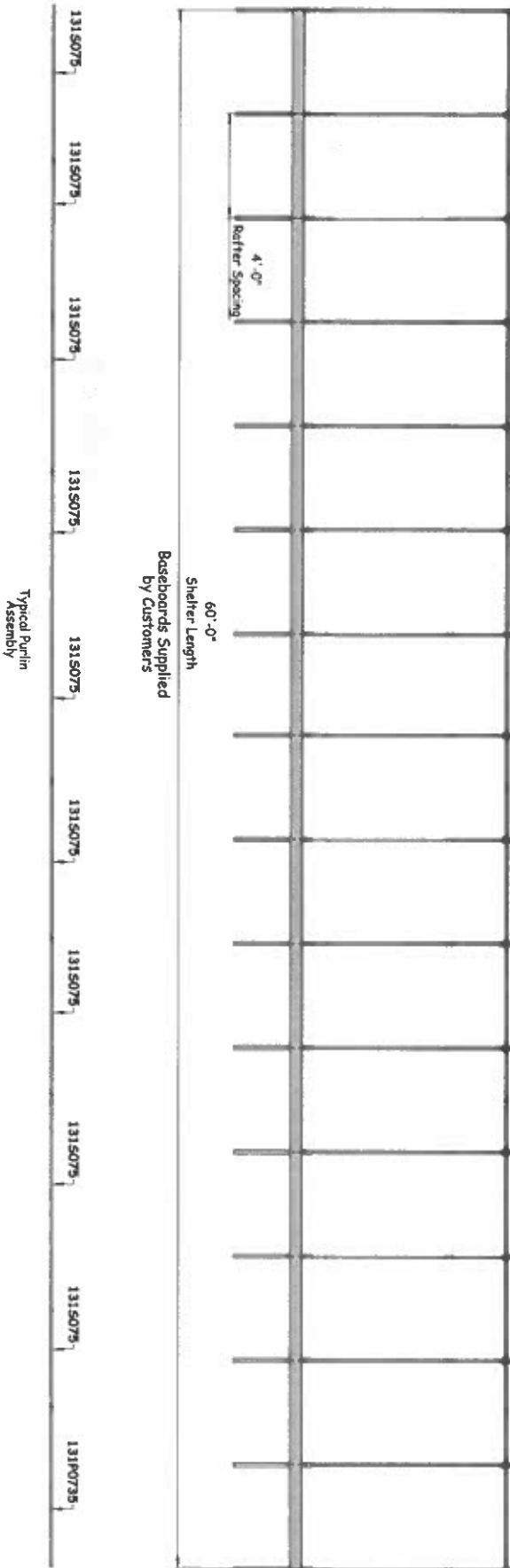
OVERVIEW

This section is an overview of the process for assembling your cold frame. For details, please see section, *Assembling the Cold Frame Components*. See illustration below to identify main parts of the cold frame.

1. Locate the required parts for each assembly procedure.
2. Assemble the rafters and frame.
3. Anchor the frame.
4. Attach cover. (Additional purchase required.)



SIDE PROFILE - 105010



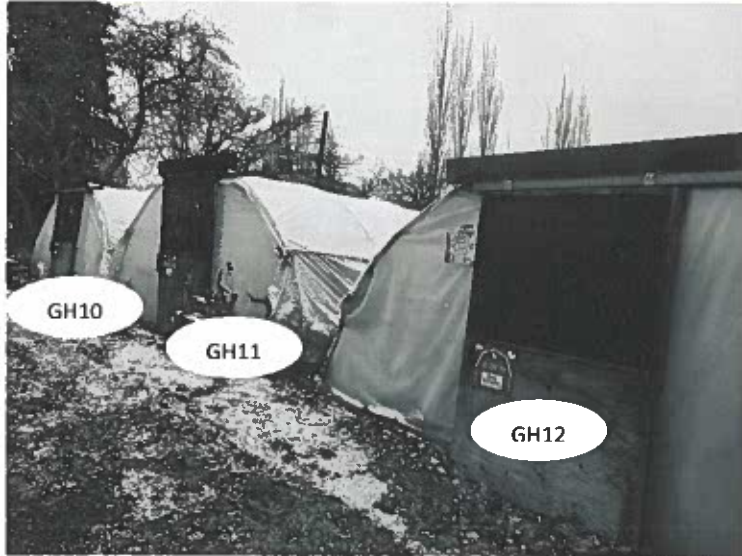
Prairie Gardens

Greenhouse-Hoophouse

GH10 Greenhouse Hoophouse

GH11 Greenhouse Hoophouse Coldframe

GH12 Greenhouse Hoophouse

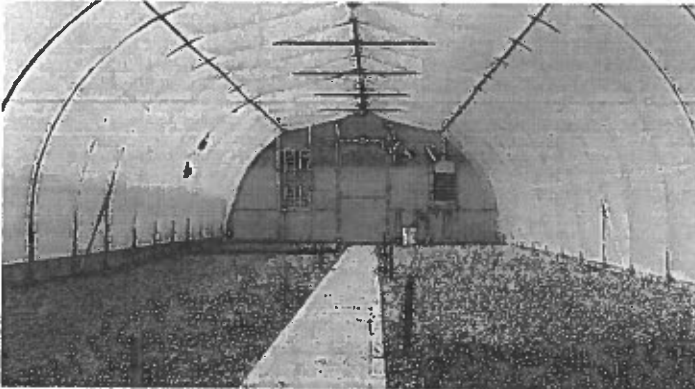


GH 13, GH 14, ~~GH 15~~, GH 16, ~~GH 17~~, GH 18, FAS1

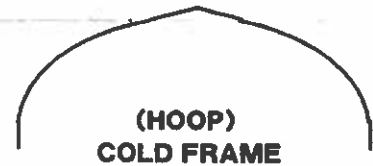
FIRST QUALITY GREENHOUSES



SERVING WESTERN CANADA AND THE U.S. NORTHWEST

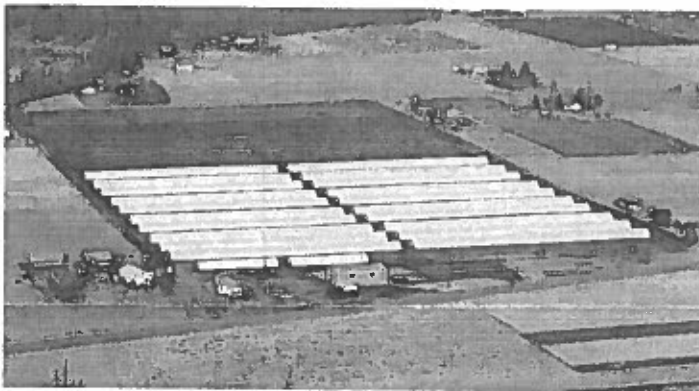


Brooks, Alberta



(HOOP)
COLD FRAME

COLD FRAMES (HOOP HOUSES)



Grand Forks, B.C.

Width: 20', 25'

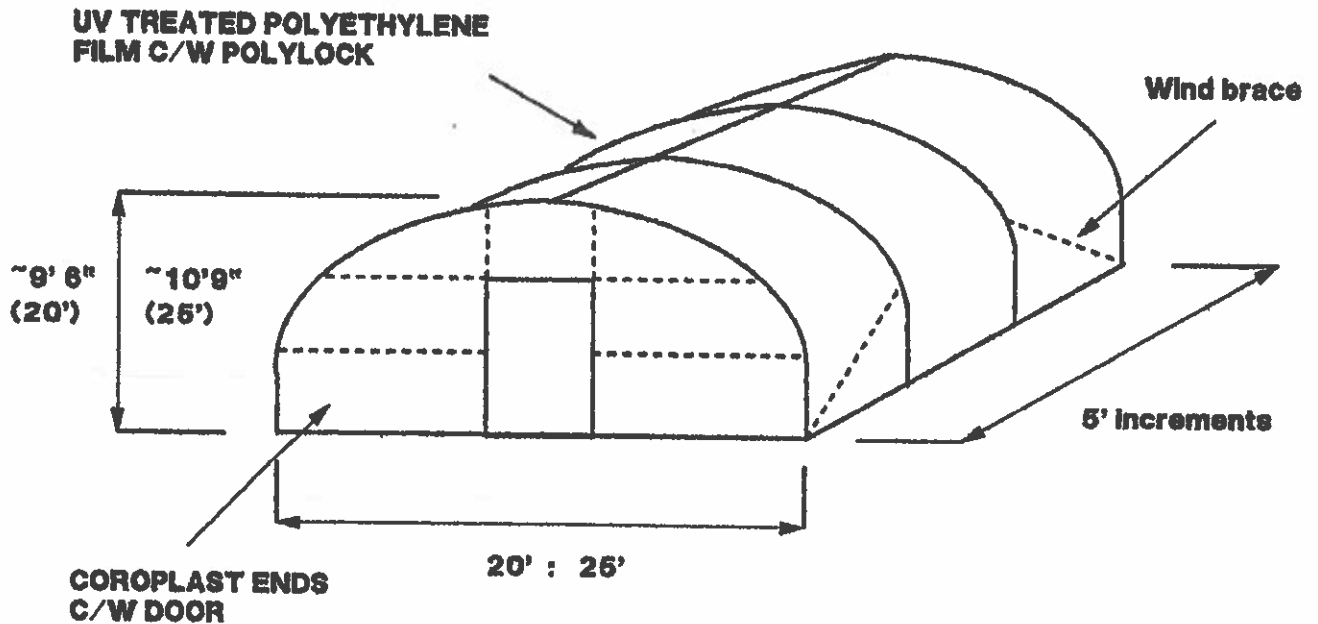
Arches: 4', 5', 6' on center

Height: 9', 11' to peak

- 1 1/2" square tubing

Our cold frames are **VERY** strong, yet simple to erect
due to the use of square tubing and our unique baseplate

HOOP HOUSE / COLD FRAME



SPECIFICATIONS:

- 1 1/2" Galvalume square steel all structural members
- pre-set base member (can be supplied with ground pegs)
- can be finished with poly film or coroplast
- sufficient head room right to side
- can raise structure for additional height with pegs or wall
- all screws and bolts with package
- supplied c/w or without endwalls and doors
- 32' wide poly (20'), 40' wide poly (25')

FIRST QUALITY GREENHOUSES
& SUPPLIES LTD.

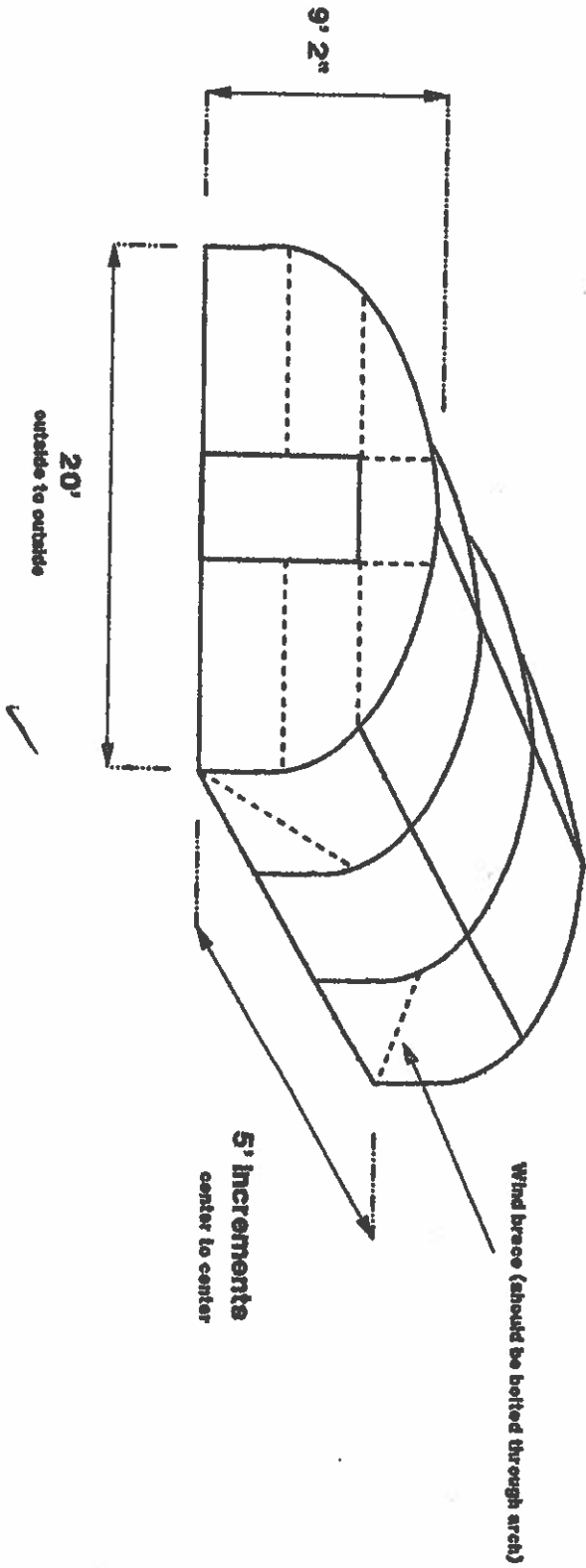
Manufactured in
Calgary, Alberta



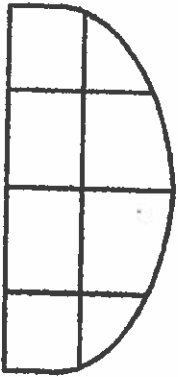
F80-222R 01/10/12

COLD FRAME - ARCH ASSEMBLY

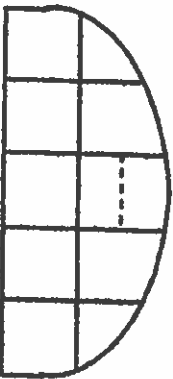
FIRST QUALITY GREENHOUSES
& SUPPLIES LTD.



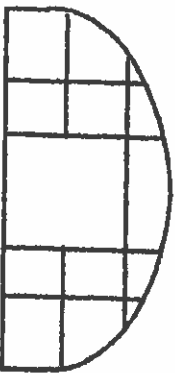
TYPICAL ENDWALL DESIGNS



Endwall
Double Poly



Endwall
Polycarbonate, coroplast
or 4' x 8' sheeting



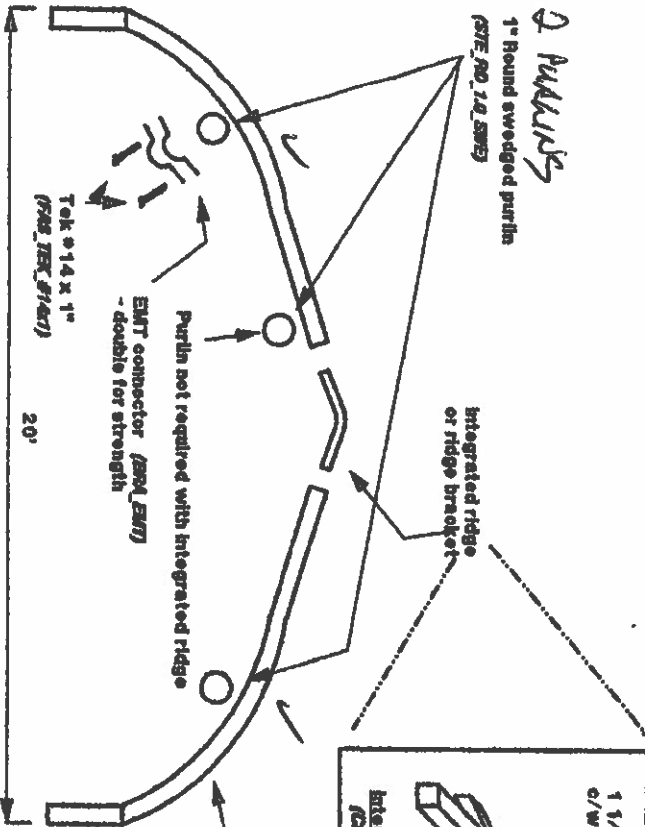
Endwall
Polycarbonate, coroplast
c/w door opening

Drawings not to scale
REV: 01/01/73

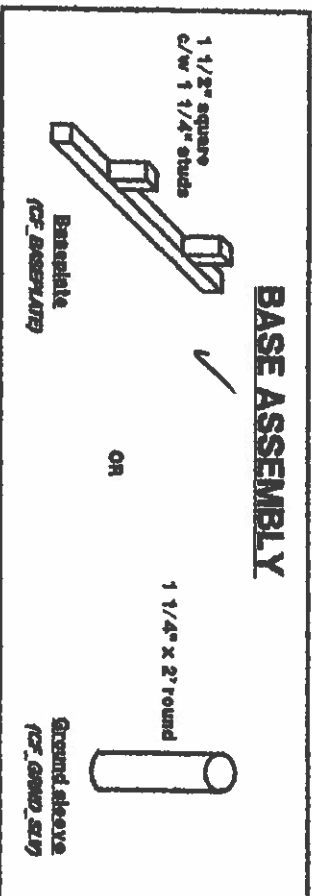
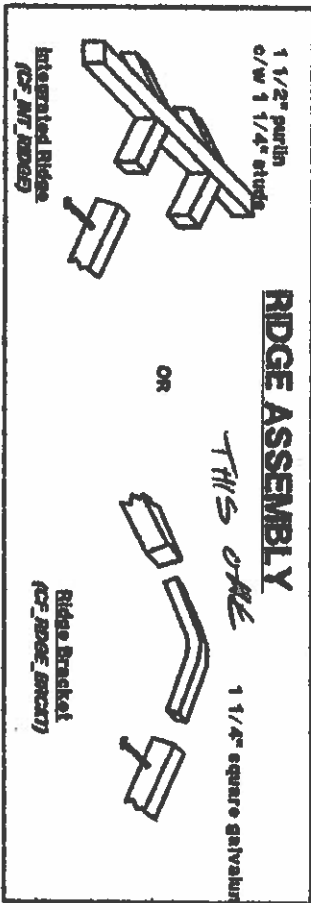
DNVL
FOG-173

COLD FRAME - ARCH ASSEMBLY

FIRST QUALITY GREENHOUSES
& SUPPLIES LTD.

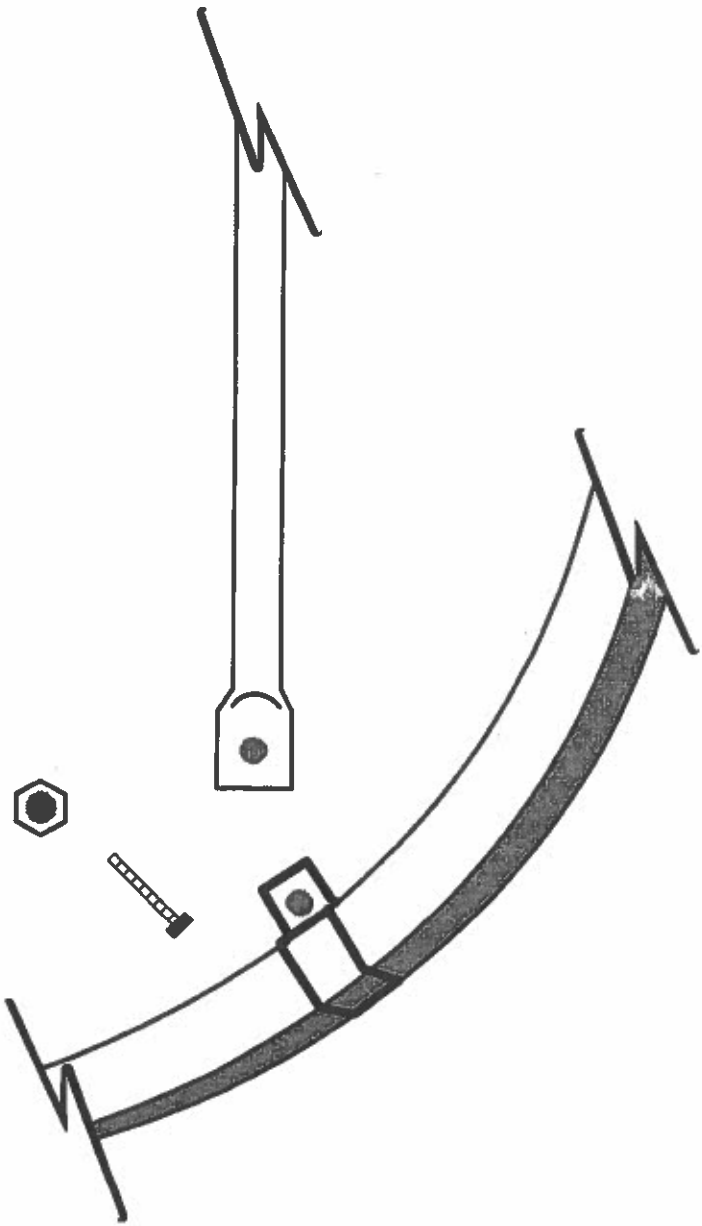


- NOTES:**
- 1/ Bows (arches) should be placed with long straight section to top, short section to base.
 - 2/ Purlin connectors (EMT) should be double for strength; on outside arches use 2 sets of two EMT connectors.



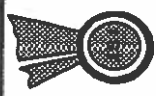
Depending and to order
REQ. 91/11/19

REQ. PQG-172



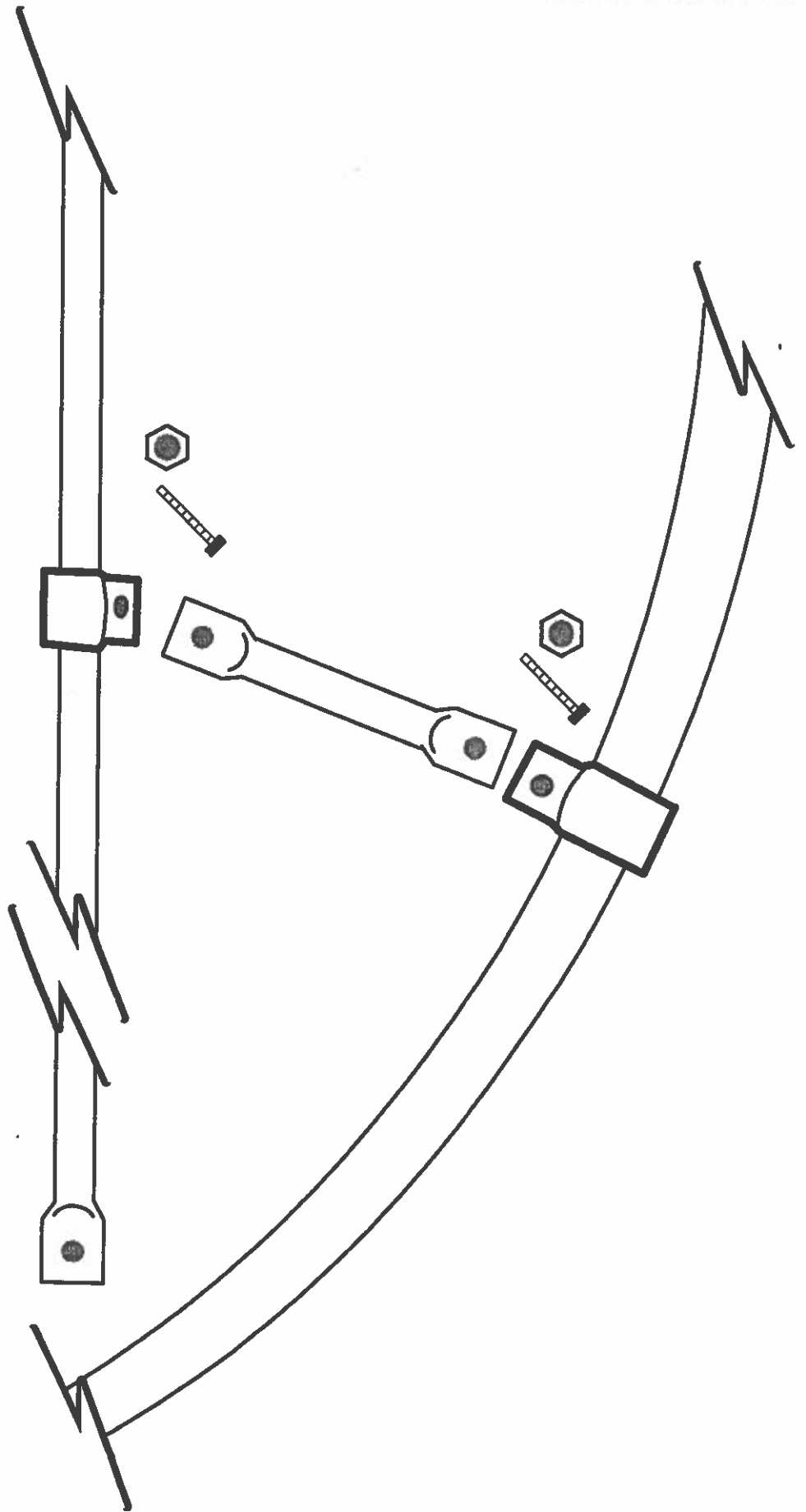
Drawings not to scale

FIRST QUALITY GREENHOUSES
& SUPPLIES LTD.



TYPICAL: CROSS TIE - ARCH CONNECTION

BY:	PGS
DRAWING NO.:	GENL.-17
REV.:	94/3/14



FIRST QUALITY GREENHOUSES
& SUPPLIES LTD.



TYPICAL: ARCH - STRUT CONNECTION

company name

BY:

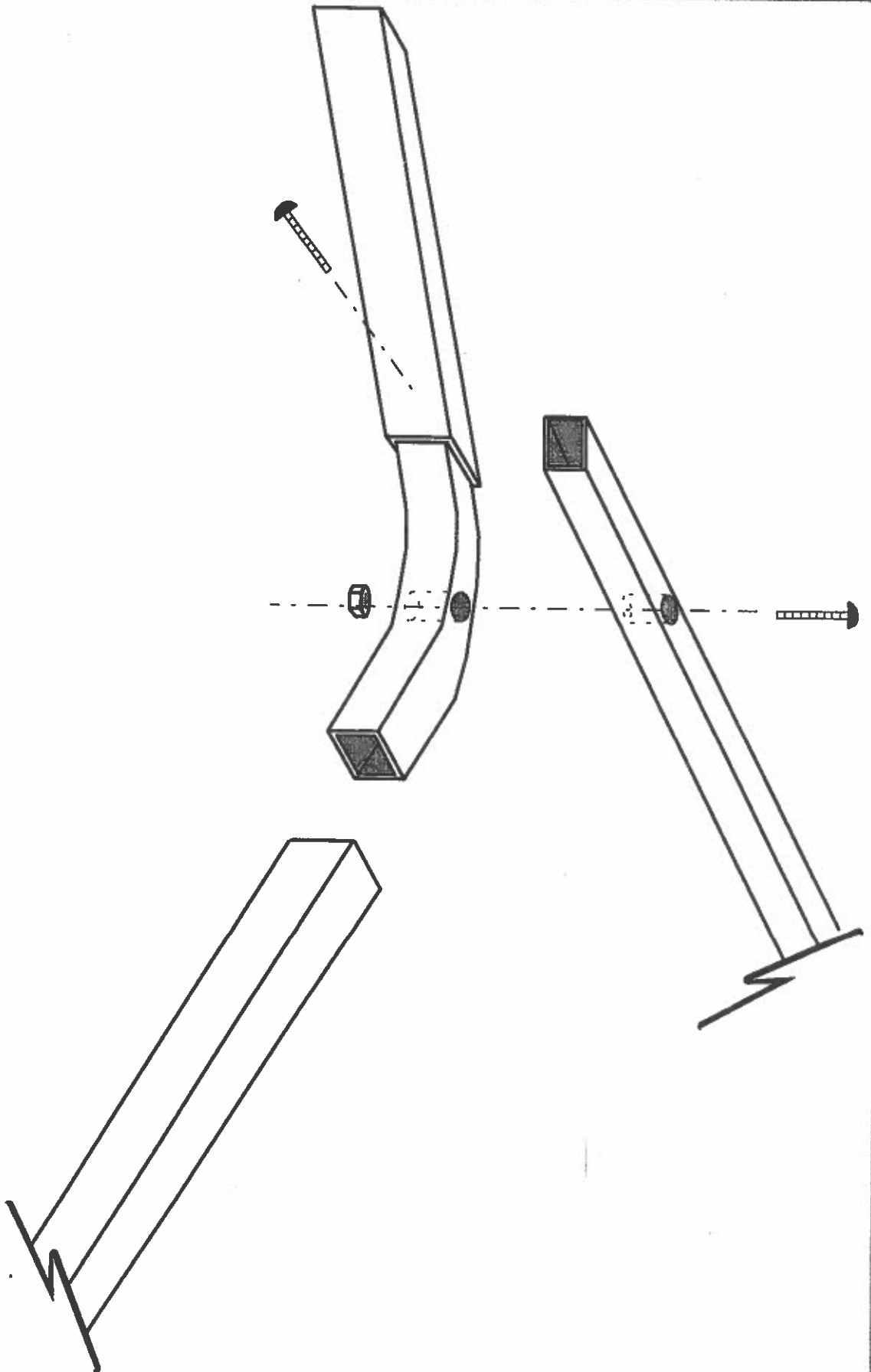
PGS

DRAWING NO.: GENL-18

REV:

94/3/15

Drawings not to scale



FIRST QUALITY GREENHOUSES
& SUPPLIES LTD.



TYPICAL: RIDGE PURLIN CONNECTION

BY:	PGS
DRAWING NO.:	GENL-20
REV.:	94/03/15

Drawings not to scale

Prairie Gardens

Building Numbers:

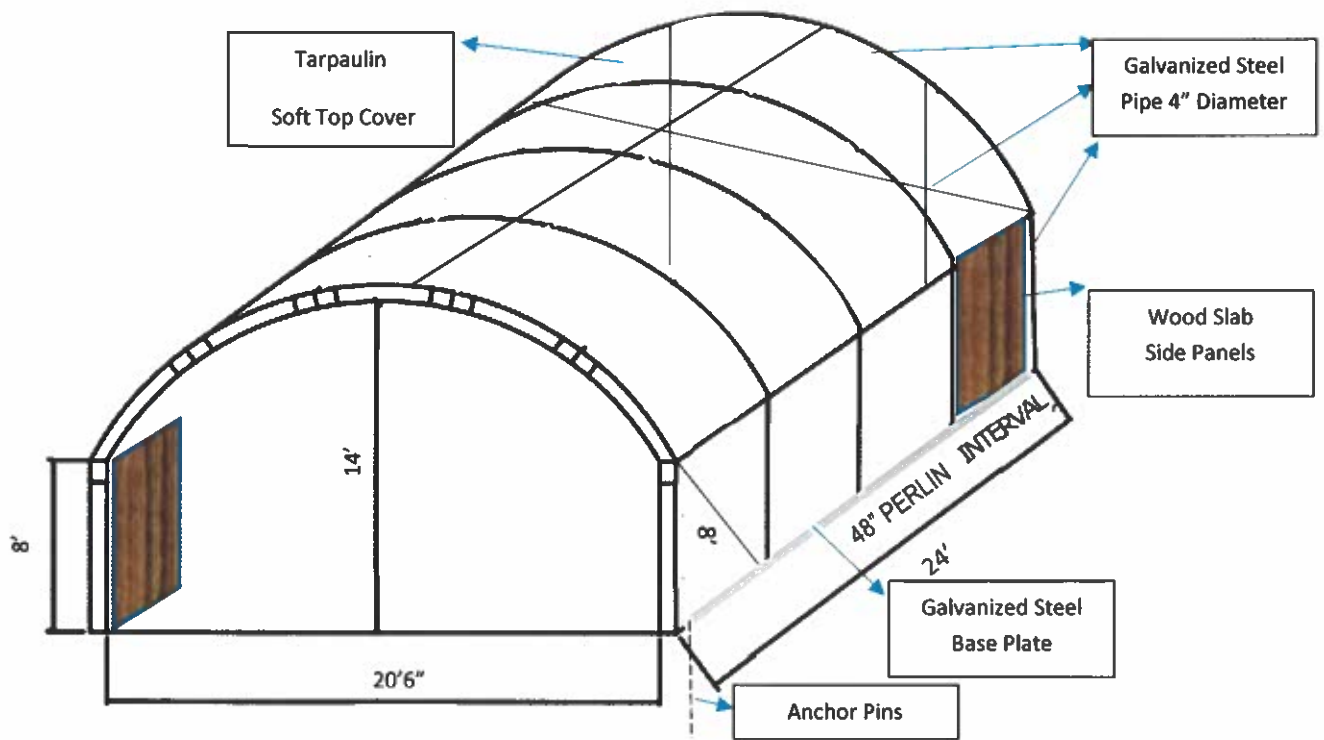
GH16

GH17

Tarpaulin Soft-Top





Straight-Wall Portable Shed

20'6"W x 24'L x 14'T



Prairie Gardens

Greenhouse Coldframe Shelters

Building Number	Photo
GH9	
GH10 GH11- GH12	
GH13	
GH14	









GH15



GH16



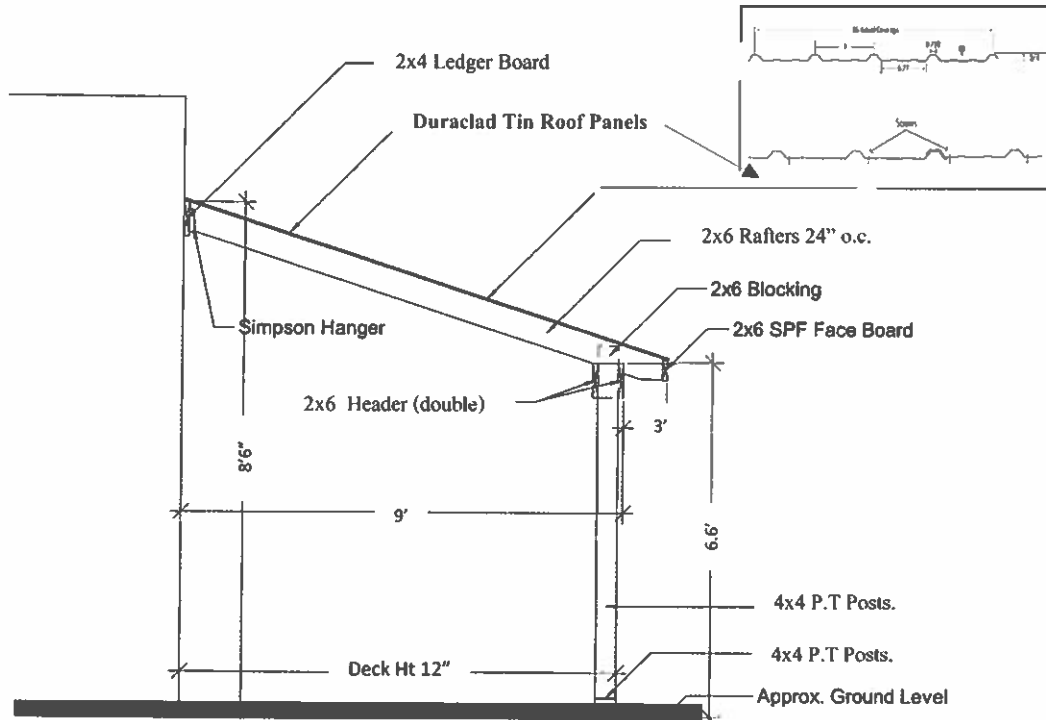
**Prairie Garden's
Equipment Sheds ES1-ES4**

Building Number	Building – Steel Granaries	Notes
TS1		
TS2		
TS2 Overhang South Overhang west		
TS3		

Prairie Gardens

TS2 Building on Skids – Storage Building / Farm Market- South

OH 12W' x 22L'



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STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES

Digitally signed by Tyler
McNab
Date: 2023.08.18
00:10:39 -06'00'

DEVELOPMENT AUTHORITY DATE

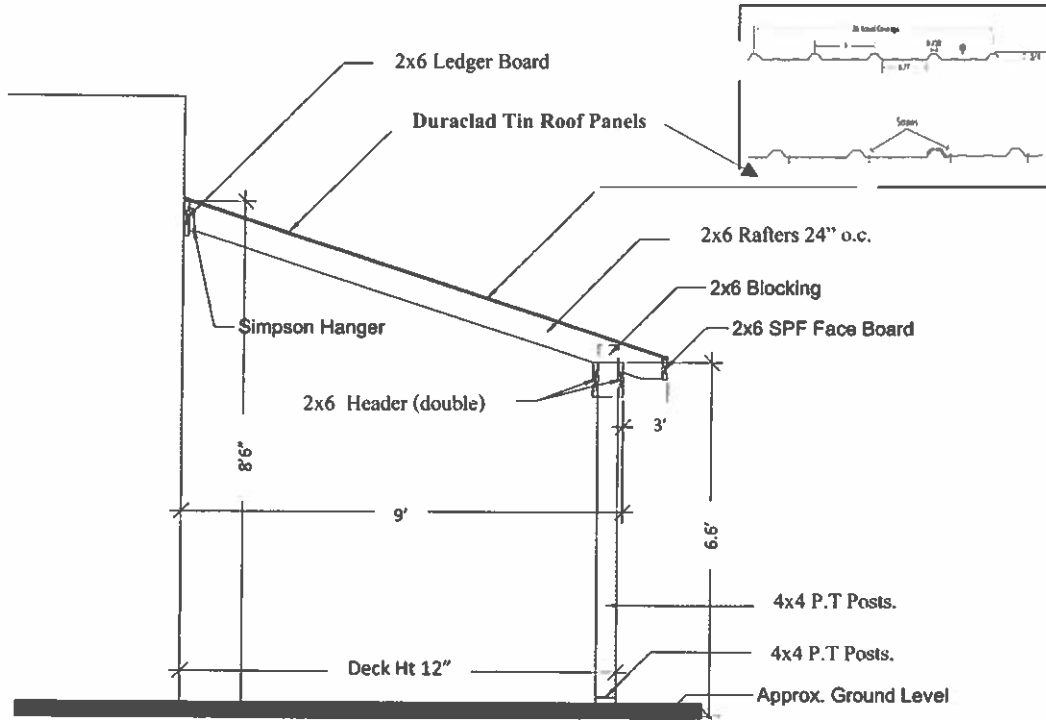
305305-23-D0214

PERMIT #

Prairie Gardens

TS2 Building on Skids – Storage Building / Farm Market- West

OH 12W' x 22L'



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STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES

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McNab
Date: 2023.08.18
00:10:39 -06'00'

Tyler McNab

DEVELOPMENT AUTHORITY DATE

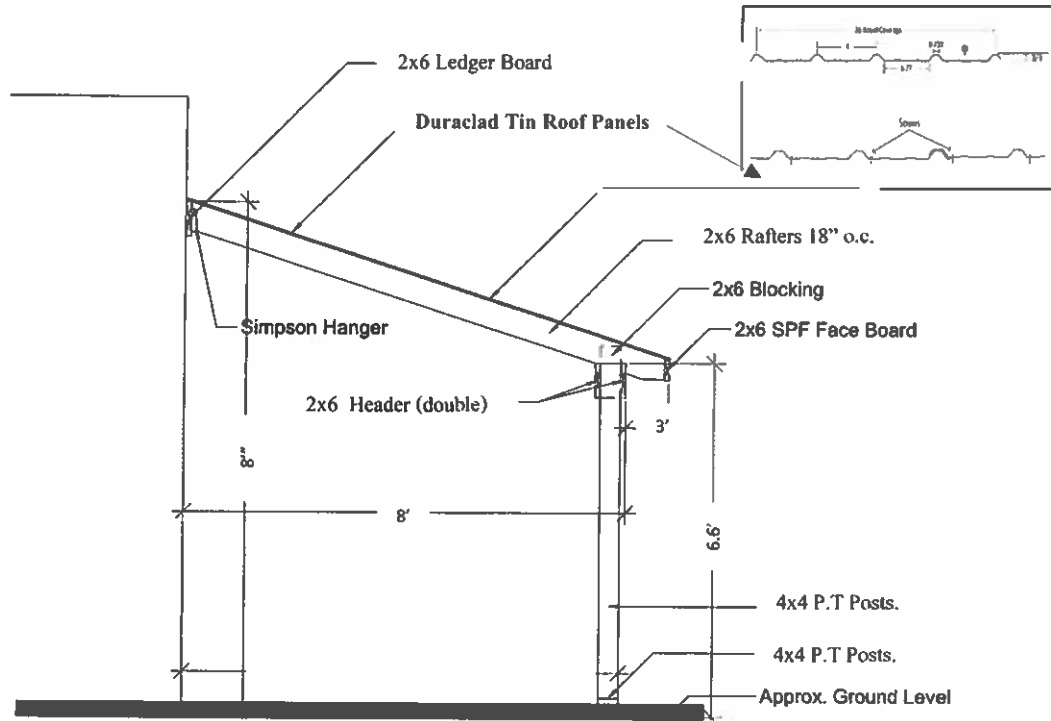
305305-23-D0214

PERMIT #

Prairie Gardens

TS3 Building on Skids – Storage Building / Farm Market- East

OH 12W' x 8L'



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STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES











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McNab
Date: 2023.08.18
00:10:39 -06'00'

DEVELOPMENT AUTHORITY DATE









305305-23-D0214

PERMIT #

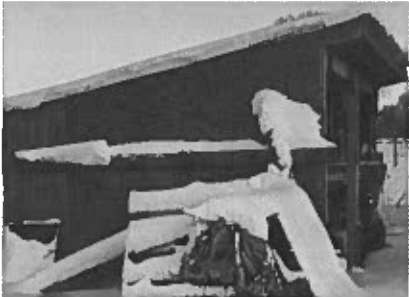



Prairie Gardens' Granaries

Building Number	Building – Wood Granaries	
WG1 		
WG2 		
WG3 		<div style="border: 2px solid red; padding: 10px; text-align: center;"> <p>APPROVED FOR DEVELOPMENT PERMIT ONLY STURGEON COUNTY PLANNING & DEVELOPMENT SERVICES</p> <p>Digitally signed by Tyler McNab Date: 2023.08.18 00:10:39 -06'00'</p> </div>
WG4 		<div style="border: 2px solid red; padding: 10px; text-align: center;"> <p>DEVELOPMENT AUTHORITY DATE</p> <p style="border: 1px solid red; display: inline-block; padding: 2px 10px;">305305-23-D0214</p> <p>PERMIT #</p> </div>





**Prairie Garden's
Wood Granaries WG6 – WG8**

Building Number	Building – Wood Granaries	Notes – All Farm Use
WG6 		
WG7 		
WG8 		<div style="border: 2px solid red; padding: 10px; text-align: center;"> <p>APPROVED</p> <p>FOR DEVELOPMENT PERMIT ONLY</p> <p>STURGEON COUNTY</p> <p>PLANNING & DEVELOPMENT SERVICES</p> <p>Tyler McNab <small>Digitally signed by Tyler McNab Date: 2023.08.18 00:10:39 -06'00'</small></p> <hr/> <p>DEVELOPMENT AUTHORITY DATE</p> <p>305305-23-D0214</p> <hr/> <p>PERMIT #</p> </div>
Sign Pergola Gem Mine 		

**Prairie Garden's
Equipment Sheds ES1-ES4**




Building Number	Building – Steel Granaries	Notes
ES1		
ES2		
ES3		<div style="border: 2px solid red; padding: 10px; text-align: center;"> <p>APPROVED</p> <p><u>FOR DEVELOPMENT PERMIT ONLY</u></p> <p>STURGEON COUNTY</p> <p>PLANNING & DEVELOPMENT SERVICES</p> <p>Tyler McNab <small>Digitally signed by Tyler McNab Date: 2023.08.18 00:10:39 -06'00'</small></p> <hr/> <p>DEVELOPMENT AUTHORITY DATE</p> <p>305305-23-D0214</p> <hr/> <p>PERMIT #</p> </div>
ES4		

**Prairie Garden's
Steel Granaries SG1-SG4**

Building Number	Building – Steel 14' Wide Granaries	Notes
SWG1		Doors are photo op, not attached to granary.
SG2		
SG3		<div style="border: 2px solid red; padding: 10px; text-align: center;"> <p>APPROVED FOR DEVELOPMENT PERMIT ONLY STURGEON COUNTY PLANNING & DEVELOPMENT SERVICES</p> <p>Digitally signed by Tyler McNab Date: 2023.08.18 00:10:39 -06'00'</p> <hr/> <p>DEVELOPMENT AUTHORITY DATE</p> <hr/> <p>305305-23-D0214</p> <hr/> <p>PERMIT #</p> </div>
SG4		







Prairie Garden's

Steel Round Granaries (on skids) GRA 5-GRA 7








Building Number	Building – Steel Granaries	Notes
GRA5		
GRA6		<p>We use this bin for pumpkin weights and sales and to store garden tools. Staff only access.</p>
GRA7		<p>Wood Granary</p>
		<div style="border: 2px solid red; padding: 10px; text-align: center;"> <p>APPROVED FOR DEVELOPMENT PERMIT ONLY STURGEON COUNTY PLANNING & DEVELOPMENT SERVICES</p> <p>Digitally signed by Tyler McNab Date: 2023.08.18 00:10:39 -06'00'</p> <hr/> <p>DEVELOPMENT AUTHORITY DATE</p> <div style="border: 1px solid red; display: inline-block; padding: 2px 10px; margin: 5px 0;">305305-23-D0214</div> <hr/> <p>PERMIT #</p> </div>

Prairie Gardens'

Farm Animal Shelters / Chicken Coops FAS1- FAS6

Building Number	Building – Farm Animal Shelters	
FAS1		
FAS2		
FAS3		
FAS4		
FAS5		
FAS6		

**Prairie Garden's
Other Buildings**

Building Number	Building – Small Sheds	Notes
Woodshed WS1		
WS2		
ES6 Pumphouse		
PH1		
Shelter		

Prairie Gardens

Skid Shack 1



APPROVED
FOR DEVELOPMENT PERMIT ONLY
STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES

Digitally signed by Tyler
McNab
Date: 2023.08.18
00:10:39 -06'00'

Tyler McNab

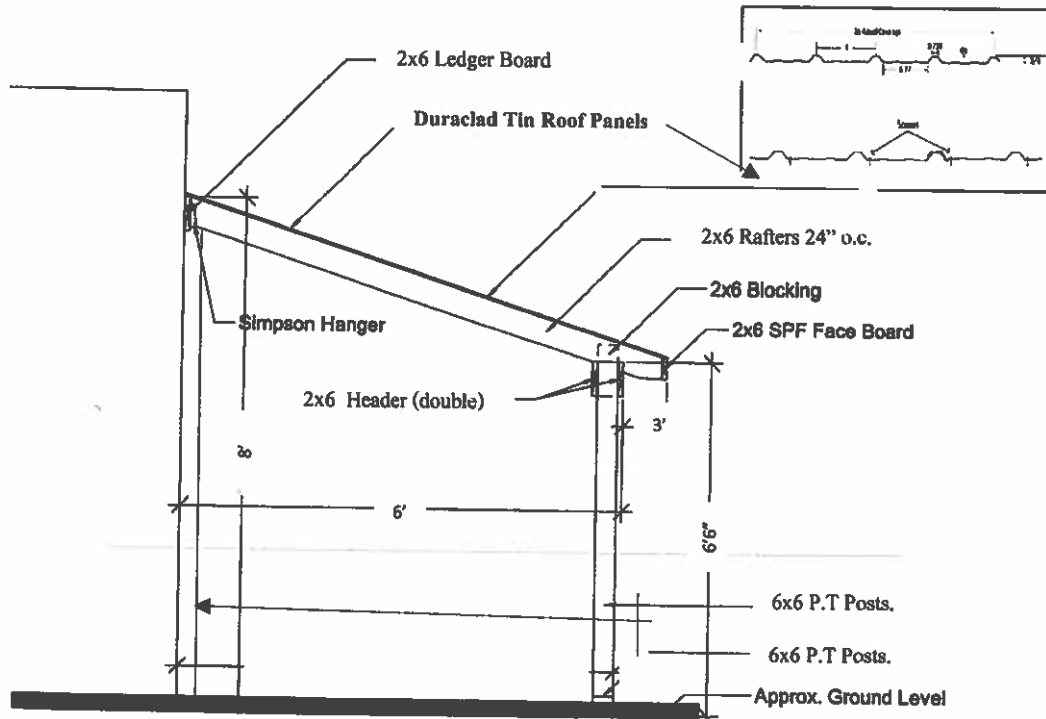
DEVELOPMENT AUTHORITY	DATE
305305-23-D0214	

PERMIT #

Prairie Gardens

Skid Shack – West Overhang

OH 6'4"W x 9L'



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FOR DEVELOPMENT PERMIT ONLY
STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES






Digitally signed by Tyler McNab
Date: 2023.08.18 00:10:39 -06'00'

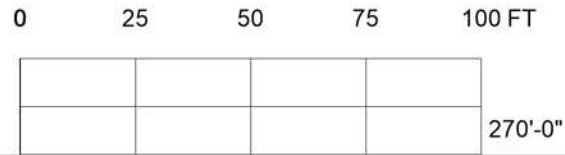
DEVELOPMENT AUTHORITY DATE

305305-23-D0214

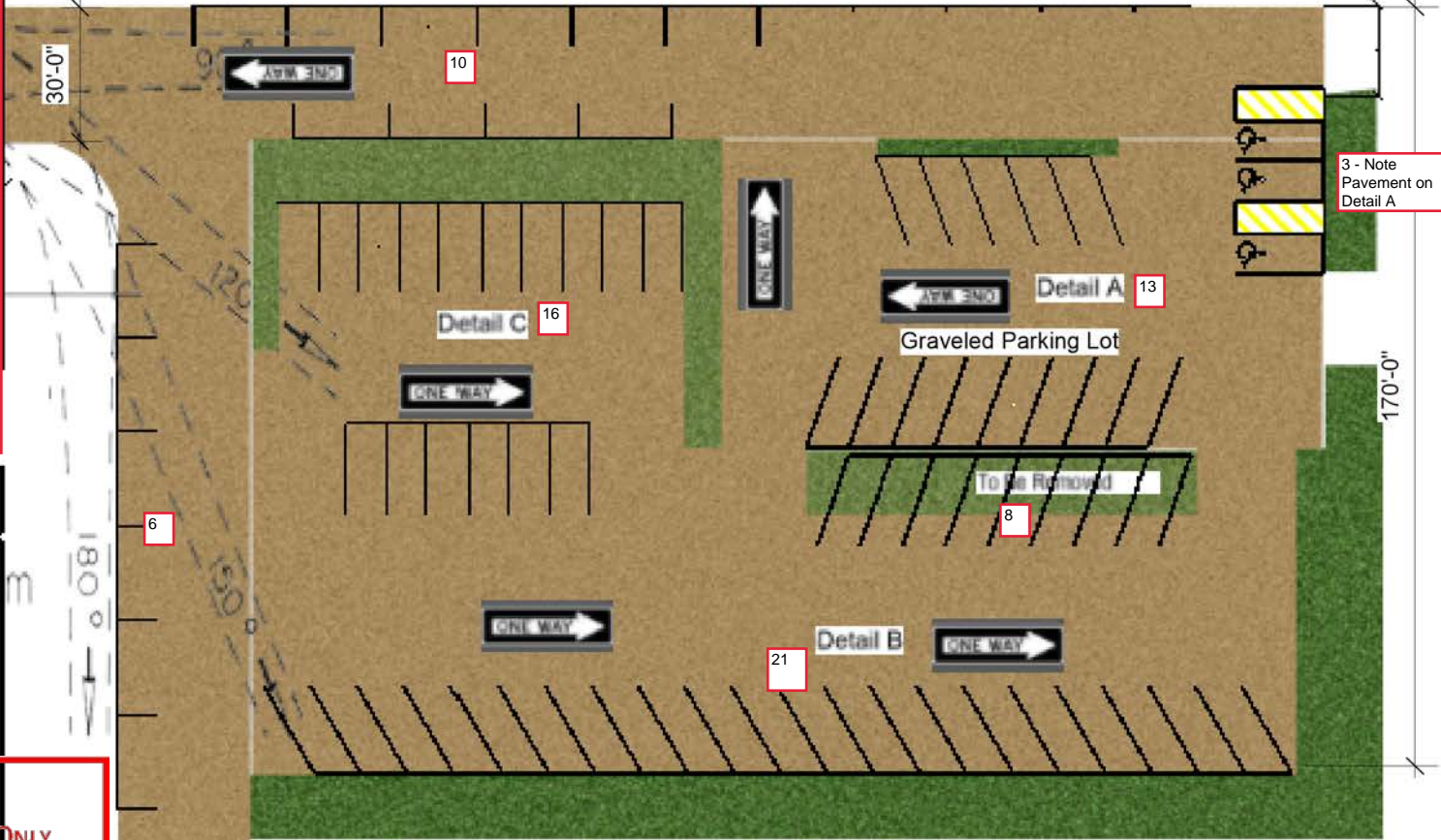
PERMIT #

**Prairie Garden's
Other Buildings**

Building Number	Building –Toilets & Huts	Notes
Toilet		
Toilet		
		Toilets – Portable
FAS7 Bucket Shed		



Access Details not included in Parking Plan Assessment.
Please See Previous Correspondence.

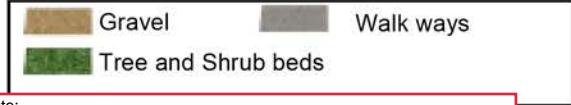


Radius = 12.80 m

APPROVED
FOR DEVELOPMENT PERMIT ONLY
STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES

Digitally signed by Tyler McNab
Date: 2023.03.17 10:17:40 -06'00'

DEVELOPMENT AUTHORITY	DATE
305305-21-D0347	
PERMIT #	

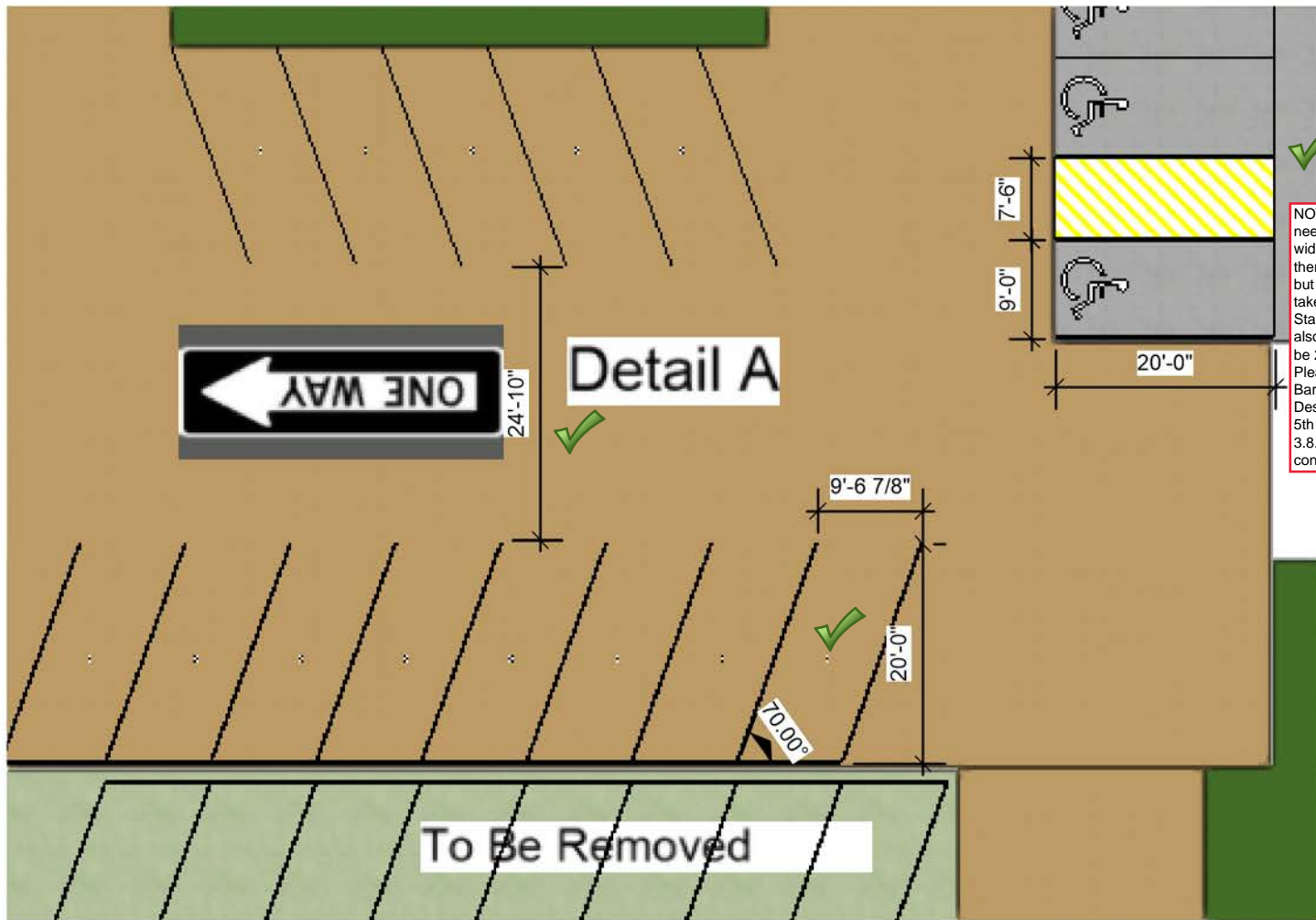


Approval Note:
Parking Plan Approved, Does not include Access and Traffic assessment.


Total number of parking stalls approved is 77 as per diagram, re-submission and reassessment required if increased.

Oneway and Barrier free signs and barrier free pavement markings required as per Land Use Bylaw Part 9 and Barrier Free Design Guide 5th Section 3

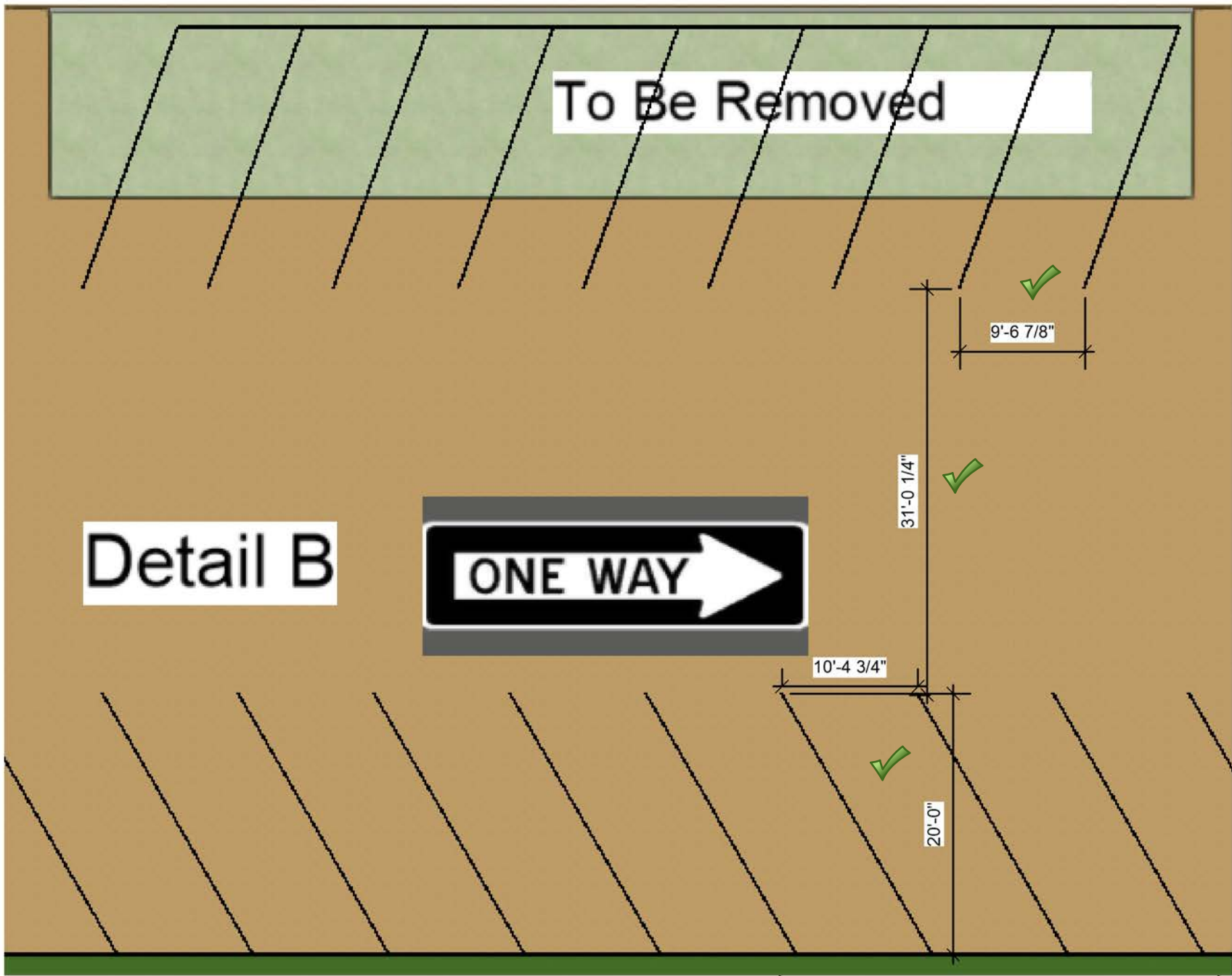
Total number of stalls: 77
Total number of accessible 3
Date: 2023-0-16
Sheet 1
Scale 1:500






NOTE: the Aisle need to be 2.4m wide, (4" wider then proposed) but that 4" can be taken from the Stall as the stall also only needs to be 2.4m wide. Please adhere to Barrier Free Design Guidelines 5th Edition S 3.8.2.2 when construction.

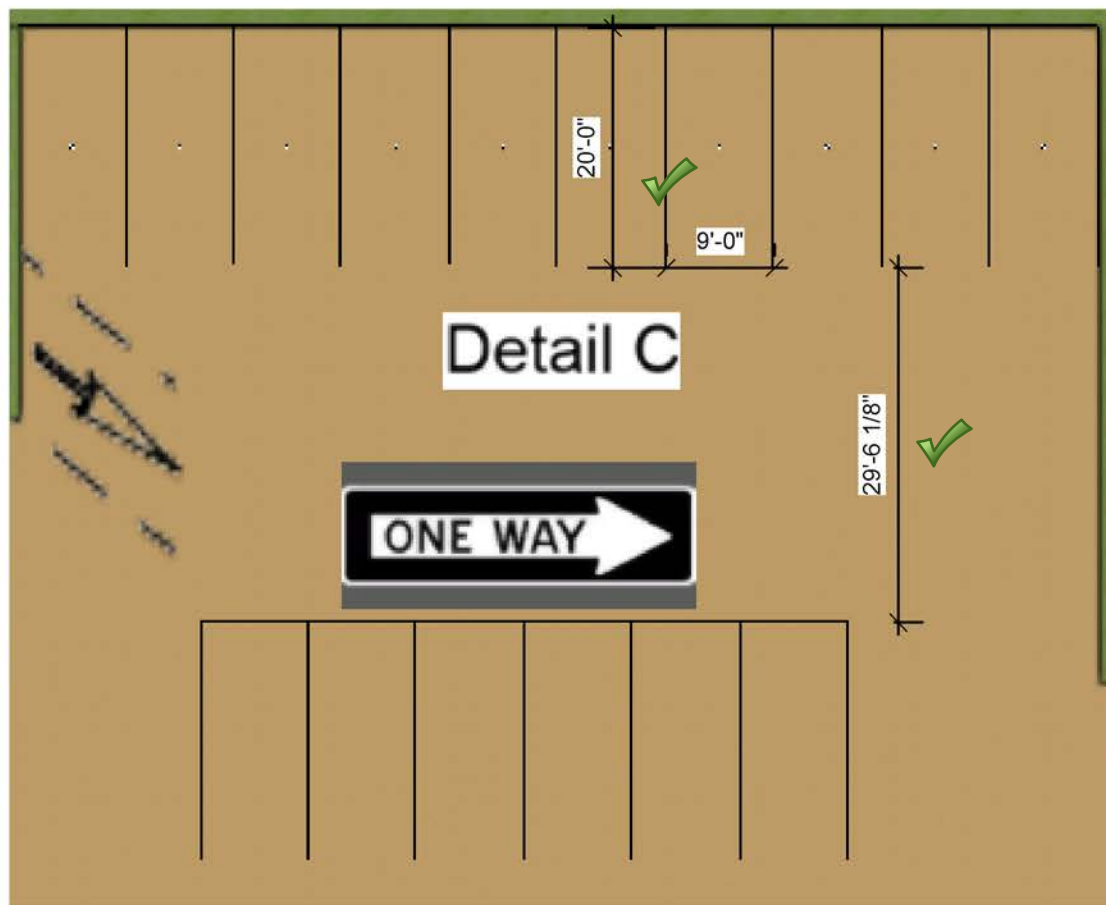
	Gravel		Walking path
	Tree and Shrub beds		

Total number of stalls: 86
 Total number of accessible 3
 Date:2023-03-16
 Sheet 3
 Scale 1/16"=1'






	Gravel		Walking path
	Tree and Shrub beds		

Total number of stalls: 86
Total number of accessible 3
Date: 2023-02-24
Sheet 2
Scale 3/32"=1'



Total number of stalls: 86
Total number of accessible 3
Date: 2023-03-16
Sheet 4
Scale 1/16"=1'
Page 122 of 301

	Gravel		Walking path
	Tree and Shrub beds		

Appeal #2

023-STU-021 Appealing the
Development Authority's
conditional approval of
Development Permit 305305-23-
D0215 to operate an agritourism
operation including agricultural
educational tours, agricultural
culinary experiences, experimental
agritourism, and agricultural
festivals.

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:		Date Received Stamp
Municipal Address of site:	23414 TWP 564	
Legal land description of site: (‘plan, block, lot’ and/or ‘range-township-section-quarter)	SW 29-56-23 W4	
Development Permit number or Subdivision Application number:	305305-23-D0215	
Appellant Information:		
Name:	Tammy and Terrance Andersen	Phone: 780-921-2272 Agent Name: (if applicable)
Mailing Address:	Box 119	City, Province: Bon Accord
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 checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval
<input type="checkbox"/> Refusal	<input type="checkbox"/> Refusal
Stop Order	
<input type="checkbox"/> 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

Concern over loss or permanent damage to good quality farmland for the temporary parking

if these lands are required to be hardsurfaced permanent parking lots.

Mitigation factors include dry time of year, staffed parking areas and cropland or grassland parking to

prevent permanent loss of AB # 1 Topsoil, and mitigate mud tracking or drivability  (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:
FOR OFFICE USE ONLY	
SDAB Appeal Number:	Appeal Fees Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Hearing Date: YYYY/MM/DD



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

ANDERSEN, TAMMY
 BOX 119
 BON ACCORD, AB T0A 0K0

Receipt Number: 202307035
 GST Number: 107747412RT0001
 Date: 2023-09-12
 Initials: TM

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	

September 27, 2023

SDAB File Number: 023-STU-021

Dear Tammy and Terrance Andersen:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property: SW 29-56-23-W4M, 23414 TWP 564
Decision Regarding Proposed Development: Development Permit 305305-23-D0215 approved with conditions to operate an agritourism operation including agricultural educational tours, agricultural culinary experiences, experimental agritourism, and agricultural festivals.

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on September 12, 2023. 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 **October 11, 2023 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta.

The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the hearing this way, please notify the undersigned at least 24 hours prior to the hearing. 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 589 774 312#. 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 submissions should be addressed to the undersigned and sent by email to legislativeservices@sturgeoncounty.ca at least five (5) days prior to the hearing date. **Therefore, written submissions are due to be submitted no later than October 6, 2023.**

SDAB hearings are public in nature. It is understood that an individual writing, submitting items to the Board, or attending the hearing has a reasonable expectation that their 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. Pursuant to Sturgeon County Subdivision and Development Appeal Board Bylaw 1410/18, hearings are recorded. In addition to audio recording, persons attending via videoconference who activate their video cameras will have their images recorded.

Should you require further information, call (780) 939-1377 or (780) 939-8277 or email legislativeservices@sturgeoncounty.ca.

Melodie Steele
Secretary, Subdivision and Development Appeal Board

September 27, 2023

SDAB File Number: 023-STU-021

Dear Resident:

**NOTICE OF
APPEAL BOARD HEARING**

Take notice that a hearing has been scheduled concerning the following proposed development:

Legal Description of Subject Property: SW 29-56-23 W4M
23414 TWP 564

Decision Regarding Proposed Development: Development Permit 305305-23-D0215 approved with conditions to operate an agritourism operation including agricultural educational tours, agricultural culinary experiences, experimental agritourism, and agricultural festivals.

Applicants / Appellants: Tammy and Terrance Andersen

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

- Concern over loss or permanent damage to good quality farmland for temporary parking if these lands are required to be hard-surfaced permanent parking lots.
- Mitigation factors include dry time of year, staff parking areas and cropland or grassland parking to prevent permanent loss of AB # 1 topsoil, and mitigate mud tracking or drivability.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **October 11, 2023 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta.

The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the videoconference this way, please notify the undersigned at least 24 hours prior to the hearing. 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 589 774 312#. This should connect you directly into the hearing.

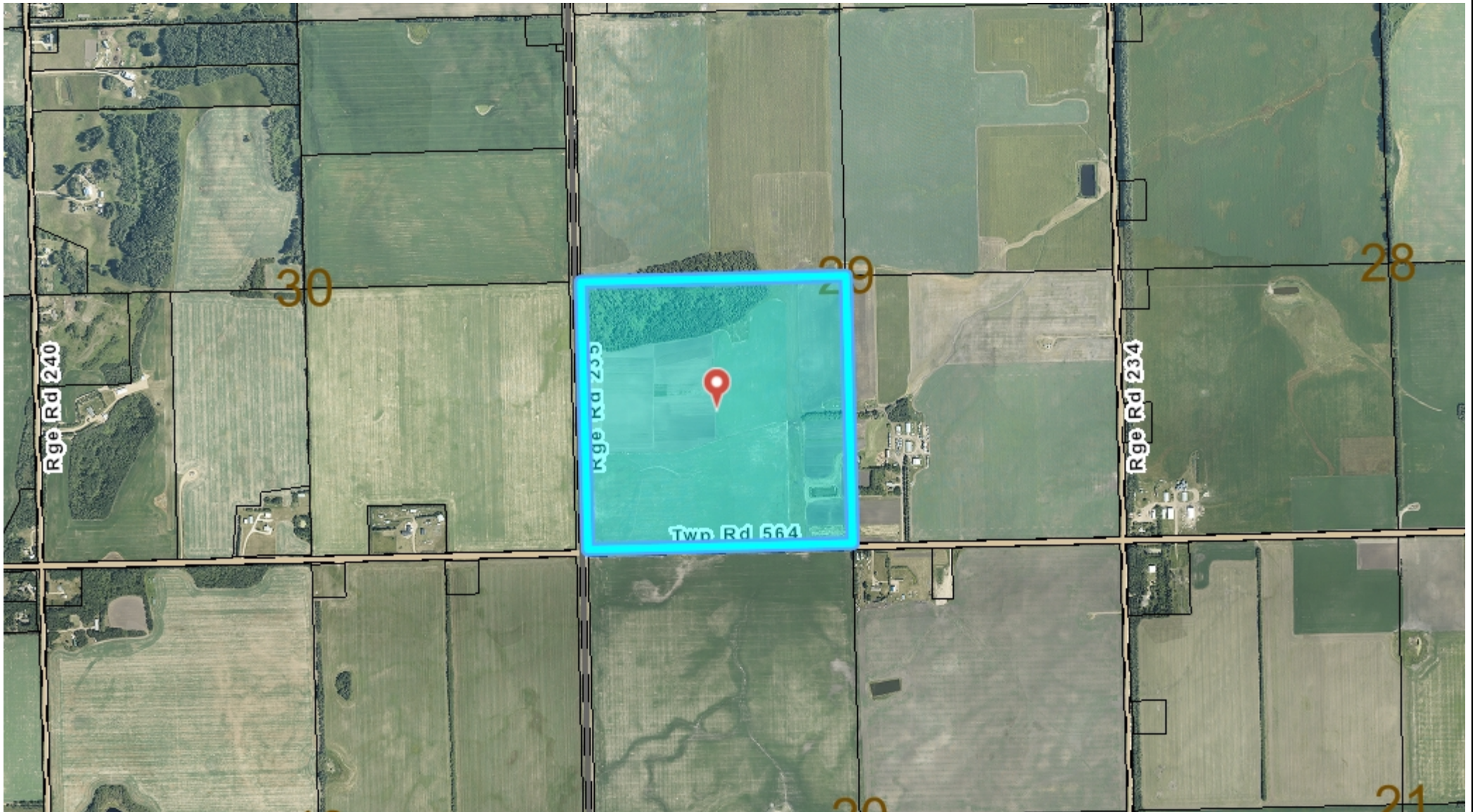
Why am I receiving this information?

When an appeal is received, adjacent landowners have the right to make a written submission, either for or against the appeal prior to the hearing and/or attend the hearing and speak for or against the proposed development. Should you wish to exercise this right, your written submissions should be addressed to the undersigned by email at legislativeservices@sturgeoncounty.ca at least five (5) days prior to the hearing date and must include your current email address. **Therefore, written submissions are due to be submitted no later than October 6, 2023.**

SDAB hearings are public in nature. It is understood that an individual writing, submitting items to the Board, or attending the hearing has a reasonable expectation that their 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. Pursuant to Sturgeon County Subdivision and Development Appeal Board Bylaw 1410/18, hearings are recorded. In addition to audio recording, persons attending via videoconference who activate their video cameras will have their images recorded.

Should you require further information, call (780) 939-1377 or (780) 939-8277 or email legislativeservices@sturgeoncounty.ca.

Melodie Steele
Secretary, Subdivision and Development Appeal Board



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.

NAD_1983_10TM_AEP_Resource
© Sturgeon County

Prepared By: _____
Page 130 of 301





Development Permit**Land Use Bylaw 1385/17**

Permit No.:	305305-23-D0215
Tax Roll No.:	1301000
Decision Date:	Aug 18, 2023
Effective Date:	Sep 8, 2023

Applicant

Name: Andersen, Tammy
Address: Box 119
Bon Accord, AB
TOA OKO
Phone: (780)921-2272
Cell:
Email: office@prairiegardens.org

Owner

Name: Andersen, Tammy
Address: Box 119
Bon Accord, AB
TOA OKO
Phone: (780)921-2272
Cell:
Email: office@prairiegardens.org

Property Description

Severed in line with section 17 of the FOIP Act

Legal Land Description: ; ; ; SE 29-56-23-W4
Land Use Description: AG - Agriculture District
Rural Address: 23414 Twp Rd 564

Description of Work

Diversified Agriculture - operate an agritourism operation including agricultural educational tours, agricultural culinary experiences, experimental agritourism, agricultural festivals.

Fees

Commercial, Industrial, Institutional	\$110.00
---------------------------------------	----------

Permit Conditions

1. The approval is for Diversified Agriculture Use – operate an agritourism operation including agricultural educational tours, agricultural culinary experiences, experimental agritourism, agricultural festivals. The business shall operate in accordance with the approved site plan and as per the business operations provided by the applicant with respect to the number of customer visits, employees, and servicing of the site.
2. The approval limits the daily operation to a cumulative maximum of 50 vehicle trips per day (25 vehicles in and out) for all activities on the property.
3. Operations for the public use may be year-round, and the hours as follows:
Daily: 9am to 11pm
4. Parking for customers and employees shall be provided for onsite in accordance with the approved parking plan. The parking area shall be hard surfaced as per Sturgeon County's General Municipal Servicing Standards (GMSS). At no time shall parking be permitted on a public road and/or road allowances.
5. Signage will be subject to separate Development Permit approval.

6. Adequate sanitary facilities shall be provided for public use in accordance with Alberta Health Services Regulations.
7. Outdoor lighting shall be located and arranged so that no direct or indirect rays of light are directed at or adversely affect any adjacent parcels.
8. The operation shall not generate noise, smoke, steam, dust, odour, fumes exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority.
9. No overnight camping or accommodation is permitted and is subject to a separate Development Permit approval.
10. Adequate garbage receptacles and resources shall be required to contain and remove all garbage from the parcel.
11. Drainage measures undertaken as part of a development shall not negatively impact adjacent parcels by way of flooding or inundation through the redirection of surface water. In the event that the drainage of a development is found to affect adjacent parcels, all mitigating measures required to remedy the problem including drainage structures, drainage easements and retaining walls shall be at the sole expense of the landowner of the parcel where the mitigating measures are required.
12. Should the intensity of the business increase with respect to the hours of operation, number of customer visits, parking requirements, or hosting tours and tastings with food service, a new development permit shall be required.
13. If the development authorized by this permit is not commenced within 12 months from the date of its issuance, or is not carried out with reasonable diligence, the permit approval ceases and the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Approving Authority

Advisory Notes:

1. Diversified Agriculture means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the Extensive livestock or Extensive and Intensive agriculture uses. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life but does not include events that are not primarily agricultural in nature such as weddings, retreats, ceremonies and corporate functions.
2. Weed control on site will be in accordance with the Alberta Weed Control Act.
3. It is the responsibility of the applicant to ensure that all development and activities associated with the development complies with any federal, provincial, or municipal laws/legislation and any required license (Alberta Gaming and Liquor), permit, approval, authorization, regulation, or directive.

If you have any questions or concerns about your application or any conditions listed above, please contact the Current Planning and Development Department at 780-939-8275.

Issued By:

Tyler McNab
Digitally signed by Tyler McNab
Date: 2023.08.18 00:41:48
-06'00'

Tyler McNab
Development Authority

Municipality

Sturgeon County
9613 – 100 Street Morinville, AB T8R 1L9
Phone: (780) 939-8275
Fax: (780) 939-2076
Toll Free: 1-866-939-9303

Appeal Information

Pursuant to Section 685(1) of the Municipal Government Act, an appeal may be commenced by filing a notice of appeal within 21 days of the decision date. If you wish to appeal this decision, please choose the correct appeal body having jurisdiction.

If the application is the subject of a license, permit, approval, or other authorization granted by the Minister of Environment and Parks or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act, or granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission - Appeals shall be filed with the Land and Property Rights Tribunal at lprr.appeals@gov.ab.ca or by mail to 2nd Floor, Summerside Business Center, 1229 91 Street SW, Edmonton, AB, T6X 1E9. Telephone enquiries can be made to 780-427-2444.

All others appeals not subject to the above can be filed with the Secretary of the Subdivision and Development Appeal Board via email at legislativeservices@sturgeoncounty.ca or via mail to Sturgeon County Centre 9613 – 100 Street Morinville, AB, T8R 1L9. Telephone enquiries can be made at 780-939-4321.



RECEIVED

JUL 20 2023

Diversified Agriculture & Agriculture Support Service
STURGEON COUNTY

Diversified Agriculture & Agriculture Support Service Definition

Diversified Agriculture & Agriculture Support Service means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the Extensive livestock or Extensive and Intensive agriculture uses. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life but does not include events that are not primarily agricultural in nature such as weddings, retreats, ceremonies and corporate functions. This use does not include home based business, visitor accommodation, intensive agriculture, event venue, agriculture support services, Cannabis Production and Distribution, or Cannabis Retail Sales

Diversified Agriculture & Agriculture Support Service does not include weddings, corporate retreats or other similar events, it also does not include visitor accommodation use for cabins or campsites. An event venue application, community building or visitor accommodation application will be required in these cases.

Depending on the zoning of your property, Diversified Agriculture & Agriculture Support Service may be discretionary or not permitted. If you need to rezone your parcel, our team will be happy to go over the rezoning steps.

What to consider when applying

- Hours and season of operation;
- Peak site visits;
- Anticipated noise;
- Traffic volume and routing;
- Servicing (ie: water and sanitary);
- Site plan showing existing and proposed buildings, including outdoor areas open to the public
- Signage;
- Occupancy of all current or proposed buildings including temporary buildings and farm buildings;
- Equipment and/or material storage;
- Number of employees;
- Number of commercial vehicles; and
- Any other information that the Development Authority considers necessary.

We welcome you to discuss your plans with our Planning and Development team.



Planning and Development
 9613-100 Street
 Morinville, AB T8R 1L9
 Phone (780) 939-8275
 Fax (780) 939-2076
 Email: PandD@sturgeoncounty.ca

For Office Use	
Permit Number:	<u>305305-23-D0215</u>
Date Received:	<u>26 July 23</u>
Received By:	_____

Development Permit Application for Diversified Agriculture & Agriculture Support Service

Application is hereby made under the provisions of Land Use Bylaw 1385/17 to develop in accordance with the plans and supporting information submitted herewith and which form part of this application.

APPLICANT INFORMATION

Applicant Name	<u>Tam Andersen</u>	Landowner Name	<u>Tam Andersen</u>
Applicant Address	<u>PO BOX 119</u>	If different than applicant	
	Mailing address		
	<u>Bon Accord</u>	<u>Alberta</u>	<u>T0A 0K0</u>
	City/Town	Province	Postal
	<u>780-921-2272</u>		
	Phone	Alternate Phone	Fax
	<u>office@prairiegardens.org</u>		
	Email		

LAND INFORMATION

Severed in line with section 17 of the FOIP Act

Municipal Address	<u>23414 TWP 564</u>	Subdivision	
Legal Description	Lot _____	Block _____	Plan _____
	Quarter <u>SW</u>	Section <u>29</u>	Twp <u>56</u> Rge <u>23</u> W <u>4</u>
Existing Use of Land or Building			

BUSINESS DESCRIPTION

Name of Business Prairie Gardens

Provide a detailed description of the business, operations outline or plan; including number of attendees, peak site visits, hours and season of operation, signage, and servicing (attach a letter if more space is needed)

Tam Andersen owns this working farm. We grow trees, orchard, educational garden,s u-pick strawberry and pumpkin patch and agr-tourism operation. The farm has offered diversified agriculture to remain a sustainable family farm. We welcome customers to lpick their own strawberries, garlic and pumpkins, toearn about how to grow gardens, and where our food comes from., and to nourish themselves and enjoy learning about foraging in our farm forest.

We have diversified into u-pick agri-tourism for the past (23 years - prior to the development of the Diversified Ag permit requirement,) and continue to diversify into agri-tourism with the support of Edmonton Tourism and Travel Alberta, and are considered a market-ready agri-tourism farm, ready to accept international guests to engage in experiential agri-cultural tourism, earthwalks, farm to table dinners,hands-on horticultural experiences, winter wonderf-arm fun, stargazing and aurora borealis watching, and land-based learnings. We often collaborate indigenous elders and indigenous tourism collaborators.

VEHICLES & TRAFFIC

List all vehicle types and equipment associated with your business including; truck size(s), type, and weight, machinery, trailers, ect. (Agricultural Equipment that will not be used for Diversified Agriculture or Agriculture Support Services use may be excluded)	<u>Tractors</u>	<u>Handicap Bus Small</u>
	<u>Hayrack Wagons</u>	<u>Motor Coach (rarely)</u>
	<u>Teamster Wagon</u>	<u>Limos</u>
	<u>One ton truck</u>	<u>School Buses</u>
		<u>Passenger Vehicles</u>
What is the estimated road traffic volume for events? (number of vehicles per day)	<u>50 Maximum</u>	Where is the road traffic being routed from? (Provide Sketch if necessary) <u>Lily Lake Road (From HWY 28)</u>
What road traffic type will be at the event? (Eg. Personal, commercial, buses ect.)	<u>SCHOOL BUS</u> <u>personal</u>	What are the number of on-site parking stalls? <u>85</u> 6

INFRASTRUCTURE

What is the water supply?	<input type="checkbox"/> On-Site (Well) <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Hauled	What type of sanitary service?	<input type="checkbox"/> On-Site (Private) <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Hauled
What is the estimated daily peak water use(m ³)?	<u>2</u>	What is the approximate sanitary daily peak use? (Municipal Servicing Plan required in 25 m ³ or more)	<u>2</u>

VENUE

Are materials and/or equipment related to the business stored outdoors?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	What is being stored and where?	<u>Tractors & Wagons in equipment area</u>
Are deliveries made to the property associated with the business?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	How frequent?	<u>Couriers vary bi-monthly</u>
Is there a proposed sign for your business?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	What is the total size (m ²)?	<u>2.9</u>
What is the proposed maximum occupancy – outdoor area(s)?	<u>450</u>	What is the proposed maximum occupancy – indoor area(s)?	
How many on-site employees?	<u>1.5</u>	How many months is the venue open for public access?	<u>8</u>
Will alcohol be served and/or sold?	<input type="checkbox"/> Yes, AGLC Class D, E, F (Consumption Offsite) <input checked="" type="checkbox"/> Yes, AGLC Class A, B, C (Consumption Onsite) <input type="checkbox"/> No	What are your operational hours? (Weekdays and Weekends/ Holidays)	Weekdays <u>varies</u> Weekends <u>varies</u>

Possible SEL

What is the expected noise? Describe	By Appointment for agri-tourism tours. Hours vary through the season. Weekends 10-6 in the fall for pumpkin picking. Wednesdays and weekends through the summer for strawberry picking. Daytime passenger vehicles, lawn mowers, tractors, people talking, laughing, families having fun Evening quiet as a quiet room, people laughing, singer/songwriters. Sunrise to sunset for field work
What is the expected smoke/steam/dust (including activity from the traffic route)? Describe	No steam. Small Cooking fire wood smoke, pavement to within 100 M of site, not really a dust issue
What is the expected odour/fumes/exhaust? Describe	Canola Flowers and orchards blooming, Wood fire cooking, small petting farm, earth
What is the expected heat/glare/lighting? Describe	Canada's Dark Sky preserve located at Bon Accord. No particular glare or heat. Solar Christmas Lights
What delineation or privacy measures security and privacy are established to adjacent parcels (Eg. Fencing, vegetation)?	Fenced and / or bordered with Trees.

BUSINESS INFORMATION

Where can we find you? We love to follow Sturgeon County Businesses!

Website _____ Facebook _____

Instagram _____ Twitter _____



Other _____

Yes, I would like to receive occasional email updates from Sturgeon County Economic Development

APPLICANT AUTHORIZATION

I/we hereby give my/our authorization to apply for this development permit application and allow authorized persons the right to enter the above land and/or building(s) with respect to this application only. I/we understand and agree that this application and any development permit issued pursuant to this application or any information thereto, is not confidential information and may be released by Sturgeon County.

I/We grant consent for an authorized person of Sturgeon County to communicate information electronically as per Section 608 (1) of the Municipal Government Act, R.S.A. 2000., c.M-26.


Date July 20/23
Signature of Landowner 
Date July 20/23

All landowners listed on title must sign this permit or a letter of authorization. If the land is titled to a company, a copy of the Corporate Registry must be provided.

FOR OFFICE USE ONLY – PERMIT FEES ARE NON-REFUNDABLE
 Fee \$ 110.00 Penalty \$ _____ Receipt # 202305821 Tax Roll # 1248000 Zoning AG
 Paid By: Cash / Cheque / Debit / VISA / MasterCard

PRAIRIE GARDENS
TAM & TERRY ANDERSEN
Tweed Alon

DIVERSIFIED AG
PERMANENT

Trail through Tweed Alon
National Healing Forest (Payhoun)

Div AG Uses

- Pumpkin Cannon
- Hay Rides
- Farm to table Pinner
- Maze
- Tours
- Nature Walks
- Indigenous Education
- Star Gazing (Aurora Borealis Watching)
- U-pick
- Grass seed production

Approval Note:
 Site plan approval takes into consideration variability of outdoor agricultural uses on the parcel.

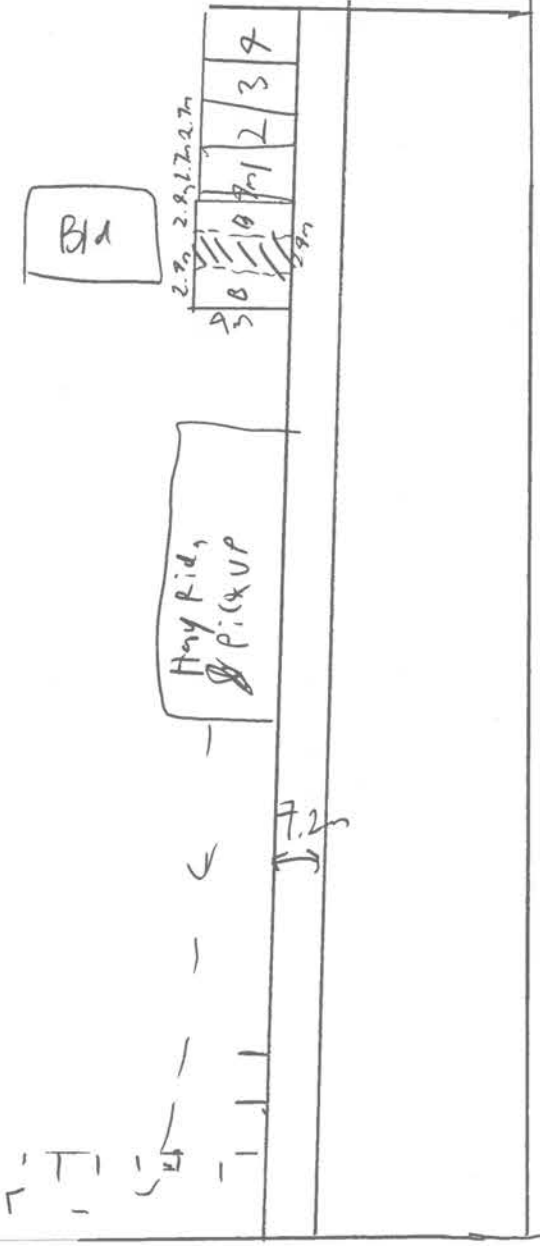
Parking Area includes 6 stalls, Barrier free stalls shall be constructed in accordance of Land Use Bylaw Part 9 and the Barrier Free Design Guide 5th edition including signage and hard surfacing.

APPROVED
 FOR DEVELOPMENT PERMIT ONLY
 STURGEON COUNTY
 PLANNING & DEVELOPMENT SERVICES

Tyler McNab Digitally signed by Tyler McNab
Date: 2023.08.18 00:41:31 -06'00'

DEVELOPMENT AUTHORITY DATE
305305-23-D0215

PERMIT #



NTS

Appeal #3

023-STU-023 Appealing the Development Authority's conditional approval of Development Permit 305305-23-D0216 for Temporary Diversified Agriculture - operate an agritourism operation including agricultural educational tours, agricultural culinary experiences, experimental agritourism, and agricultural festivals.

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:	Date Received Stamp
Municipal Address of site: 56311 Lily Lake Road	
Legal land description of site: ('plan, block, lot' and/or 'range-township-section-quarter') SW 20-56-23 W4 Lot A Plan 2986KS	
Development Permit number or Subdivision Application number: 305305-23-D02016	

Appellant Information:	
Name: Tammy Andersen	Phone: 780-921-2272 Agent Name: (if applicable)
Mailing Address: PO Box 119	City, Province: Bon Accord, AB
Postal Code: T0A 0K0	Email: office@prairiegardens.org

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

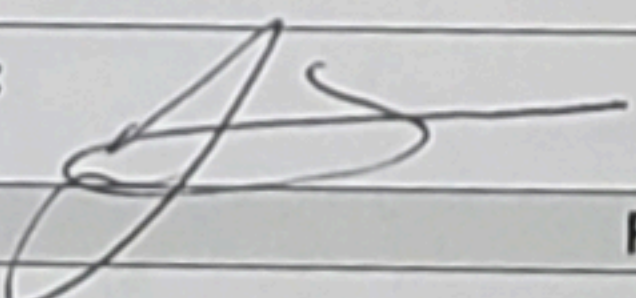
Development Permit	Subdivision Application
<input type="checkbox"/> Approval	<input type="checkbox"/> Approval
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval
<input type="checkbox"/> Refusal	<input type="checkbox"/> Refusal

Stop Order
<input type="checkbox"/> 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

- #2 - Specific dates listed are an inflexible duplication; already within the TAS; under revision
- #4 - Vehicle trips s/b within the TAS. Ample parking available; mitigations effective; ag operation impact
- #5 TAS (A working document to reflect changing weather & conditions); under revision when issued
- #7 Hard surface parking re temporary overflow parking removes takes AB #1 topsoil (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: Sept 18/23
FOR OFFICE USE ONLY	
SDAB Appeal Number:	Appeal Fees Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No Hearing Date: YYYY/MM/DD



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

ANDERSEN, TAM

Receipt Number: 202307230
 GST Number: 107747412RT0001
 Date: 2023-09-21
 Initials: TM

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>
			Mc: \$100.00	
			Total Monies Received: \$100.00	
			Rounding: \$0.00	
			Amount Returned: \$0.00	

September 27, 2023

SDAB File Number: 023-STU-023

Dear Tammy Andersen:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property: SW-20-56-23-W4M, Lot A Plan 2986KS
56311 Lily Lake Road

Decision Regarding Proposed Development: Development Permit 305305-23-D0216 approved with conditions for Temporary Diversified Agriculture - operate an agritourism operation including agricultural educational tours, agricultural culinary experiences, experimental agritourism, and agricultural festivals.

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on September 21, 2023. In accordance with section 680(3) of the *Municipal Government Act*, the SDAB must hold an appeal hearing within 30 days after receipt of a notice of appeal. **The Board acknowledges receipt of your appeal but notes that the Notice of Appeal was received after the appeal deadline of September 14, 2023. The Board will receive submissions regarding this jurisdictional matter at the scheduled merit hearing.**

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **October 11, 2023 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta.

The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the hearing this way, please notify the undersigned at least 24 hours prior to the hearing. 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 589 774 312#. 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 submissions should be addressed to the undersigned and sent by email to legislativeservices@sturgeoncounty.ca at least five (5) days prior to the hearing date. **Therefore, written submissions are due to be submitted no later than October 6, 2023.**

SDAB hearings are public in nature. It is understood that an individual writing, submitting items to the Board, or attending the hearing has a reasonable expectation that their 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. Pursuant to Sturgeon County Subdivision and Development Appeal Board Bylaw 1410/18, hearings are recorded. In addition to audio recording, persons attending via videoconference who activate their video cameras will have their images recorded.

Should you require further information, call (780) 939-1377 or (780) 939-8277 or email legislativeservices@sturgeoncounty.ca.

Melodie Steele
Secretary, Subdivision and Development Appeal Board

September 27, 2023

SDAB File Number: 023-STU-023

Dear Resident:

**NOTICE OF
APPEAL BOARD HEARING**

Take notice that a hearing has been scheduled concerning the following proposed development:

Legal Description of Subject Property: SW-20-56-23-W4M, Lot A Plan 2986KS
56311 Lily Lake Road

Decision Regarding Proposed Development: Development Permit 305305-23-D0216 approved with conditions for Temporary Diversified Agriculture - operate an agritourism operation including agricultural educational tours, agricultural culinary experiences, experimental agritourism, and agricultural festivals.

Applicant / Appellant: Tammy Andersen

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

- Condition 2 – Specific dates listed are an inflexible duplication already noted within the Traffic Accommodation Strategy which is under revision.
- Condition 4 – Vehicle trips should be stipulated within the Traffic Accommodation Strategy. Ample parking will be available with planned mitigations expected to be effective to minimize agricultural operation impacts.
- Condition 5 – The Traffic Accommodation Strategy is a working document to reflect changing weather and other conditions, and was under review when the Development Permit was issued.
- Condition 7 – The requirement for hard surface parking in an area intended for temporary overflow parking may result in the loss of AB # 1 topsoil.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **October 11, 2023 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta.

The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the videoconference this way, please notify the undersigned at least 24 hours prior to the hearing. 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 589 774 312#. This should connect you directly into the hearing.

Why am I receiving this information?

When an appeal is received, adjacent landowners have the right to make a written submission, either for or against the appeal prior to the hearing and/or attend the hearing and speak for or against the proposed development. Should you wish to exercise this right, your written submissions should be addressed to the undersigned by email at legislativeservices@sturgeoncounty.ca at least five (5) days prior to the hearing

date and must include your current email address. **Therefore, written submissions are due to be submitted no later than October 6, 2023.**

SDAB hearings are public in nature. It is understood that an individual writing, submitting items to the Board, or attending the hearing has a reasonable expectation that their 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. Pursuant to Sturgeon County Subdivision and Development Appeal Board Bylaw 1410/18, hearings are recorded. In addition to audio recording, persons attending via videoconference who activate their video cameras will have their images recorded.

Should you require further information, call (780) 939-1377 or (780) 939-8277 or email legislativeservices@sturgeoncounty.ca.

Melodie Steele
Secretary, Subdivision and Development Appeal Board



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.

NAD_1983_10TM_AEP_Resource
© Sturgeon County

Prepared By: _____
Page 146 of 301





Planning and Development
9613-100 Street
Morinville, AB T8R 1L9
Phone (780) 939-8275
Fax (780) 939-2076
Email: PandD@sturgeoncounty.ca

Notification of Decision Letter

Date: 23 August 2023

Permit Number: 305305-23-D0216

To: Andersen, Tammy
Box 119
Bon Accord, AB
T0A 0K0

Re: Decision of the Development Officer

Dear Sir or Madam:

Please be advised that development permit #305305-23-D0216 was approved with conditions on 23 August 2023.

This decision or a condition of this permit, may be appealed to the Subdivision and Development Appeal Board within 21 days after the date on which a person qualified to appeal is notified. The 21-day appeal period, from the date of issuance, must lapse before the Development Permit becomes effective.

If you have any questions regarding the development permit, please contact the undersigned at (780) 939-8275 or toll free at 1-866-939-9303.

Regards,

A handwritten signature in cursive script that reads 'Tyler McNab'.

Development Officer



Development Permit**Land Use Bylaw 1385/17**

Permit No.:	305305-23-D0215
Tax Roll No.:	1302000
Decision Date:	Aug 23, 2023
Effective Date:	Sep 14, 2023

Applicant

Name: Andersen, Tammy
Address: Box 119
Bon Accord, AB
TOA OKO
Phone: (780)921-2272
Cell:
Email: office@prairiegardens.org

Owner

Name: Andersen, Tammy
Address: Box 119
Bon Accord, AB
TOA OKO
Phone: (780)921-2272
Cell:
Email: office@prairiegardens.org

Property Description

Severed in line with section 17 of the FOIP Act

Legal Land Description: ; ; ; SW 29-56-23-W4

Land Use Description: AG - Agriculture District

Rural Address: 23414 Twp Rd 564

Description of Work

Temporary Diversified Agriculture - operate an agritourism operation including agricultural educational tours, agricultural culinary experiences, experimental agritourism, agricultural festivals.

Fees

Commercial, Industrial, Institutional	\$110.00
---------------------------------------	----------

Permit Conditions

1. The approval is for Diversified Agriculture Use – operate an agritourism operation including agricultural educational tours, agricultural culinary experiences, experimental agritourism, agricultural festivals. The business shall operate in accordance with the approved site plan and as per the business operations provided by the applicant with respect to the number of customer visits, employees, and servicing of the site.
2. The approval is limited to the following dates:
 - a. Sept 16-17, 2023
 - b. Sept 23-24, 2023
 - c. Oct 7-9, 2023
 - d. Oct 14-15, 2023
 - e. Oct 21-22, 2023
 - f. Oct 28-29, 2023

3. This permit approval expires on October 30th 2023.
4. The approval limits the daily operation to a cumulative maximum of 200 vehicle trips per day (100 vehicles in and out) for all activities on the property.
5. The developer must adhere to the approved Traffic Accommodation Plan as approved by Engineering Services and shall adjust the Traffic Accommodation Plan as required.
6. Operations for the public use hours as follows:
Daily: 9am to 11pm
7. Parking for customers and employees shall be provided for onsite in accordance with the approved parking plan. The parking area shall be hard surfaced as per Sturgeon County's General Municipal Servicing Standards (GMSS). At no time shall parking be permitted on a public road and/or road allowances.
8. Signage will be subject to separate Development Permit approval.
9. Adequate sanitary facilities shall be provided for public use in accordance with Alberta Health Services Regulations.
10. Outdoor lighting shall be located and arranged so that no direct or indirect rays of light are directed at or adversely affect any adjacent parcels.
11. The operation shall not generate noise, smoke, steam, dust, odour, fumes exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority.
12. No overnight camping or accommodation is permitted and is subject to a separate Development Permit approval.
13. Adequate garbage receptacles and resources shall be required to contain and remove all garbage from the parcel.
14. Drainage measures undertaken as part of a development shall not negatively impact adjacent parcels by way of flooding or inundation through the redirection of surface water. In the event that the drainage of a development is found to affect adjacent parcels, all mitigating measures required to remedy the problem including drainage structures, drainage easements and retaining walls shall be at the sole expense of the landowner of the parcel where the mitigating measures are required.
15. Should the intensity of the business increase with respect to the hours of operation, number of customer visits, parking requirements, or hosting tours and tastings with food service, a new development permit shall be required.
16. If the development authorized by this permit is not commenced on the dates as per condition 2, or is not carried out with reasonable diligence, the permit approval ceases and the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Approving Authority

Advisory Notes:

1. Diversified Agriculture means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the Extensive livestock or Extensive and Intensive agriculture uses. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life but does not include events that are not primarily agricultural in nature such as weddings, retreats, ceremonies and corporate functions.
2. Weed control on site will be in accordance with the Alberta Weed Control Act.
3. It is the responsibility of the applicant to ensure that all development and activities associated with the development complies with any federal, provincial, or municipal laws/legislation and any required license (Alberta Gaming and Liquor), permit, approval, authorization, regulation, or directive.

If you have any questions or concerns about your application or any conditions listed above, please contact the Current Planning and Development Department at 780-939-8275.

Issued By:

Tyler McNab
Digitally signed by Tyler McNab
Date: 2023.08.23 09:14:29
-06'00'
Tyler McNab
Development Authority

Municipality

Sturgeon County
9613 – 100 Street Morinville, AB T8R 1L9
Phone: (780) 939-8275
Fax: (780) 939-2076
Toll Free: 1-866-939-9303

Appeal Information

Pursuant to Section 685(1) of the Municipal Government Act, an appeal may be commenced by filing a notice of appeal within 21 days of the decision date. If you wish to appeal this decision, please choose the correct appeal body having jurisdiction.

If the application is the subject of a license, permit, approval, or other authorization granted by the Minister of Environment and Parks or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act, or granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission - Appeals shall be filed with the Land and Property Rights Tribunal at lp.rta.appeals@gov.ab.ca or by mail to 2nd Floor, Summerside Business Center, 1229 91 Street SW, Edmonton, AB, T6X 1E9. Telephone enquiries can be made to 780-427-2444.

All others appeals not subject to the above can be filed with the Secretary of the Subdivision and Development Appeal Board via email at legislativeservices@sturgeoncounty.ca or via mail to Sturgeon County Centre 9613 – 100 Street Morinville, AB, T8R 1L9. Telephone enquiries can be made at 780-939-4321.



Diversified Agriculture & Agriculture Support Service

Diversified Agriculture & Agriculture Support Service Definition

Diversified Agriculture & Agriculture Support Service means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the Extensive livestock or Extensive and Intensive agriculture uses. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life but does not include events that are not primarily agricultural in nature such as weddings, retreats, ceremonies and corporate functions. This use does not include home based business, visitor accommodation, intensive agriculture, event venue, agriculture support services, Cannabis Production and Distribution, or Cannabis Retail Sales

Diversified Agriculture & Agriculture Support Service does not include weddings, corporate retreats or other similar events, it also does not include visitor accommodation use for cabins or campsites. An event venue application, community building or visitor accommodation application will be required in these cases.

Depending on the zoning of your property, Diversified Agriculture & Agriculture Support Service may be discretionary or not permitted. If you need to rezone your parcel, our team will be happy to go over the rezoning steps.

What to consider when applying

- Hours and season of operation;
- Peak site visits;
- Anticipated noise;
- Traffic volume and routing;
- Servicing (ie: water and sanitary);
- Site plan showing existing and proposed buildings, including outdoor areas open to the public
- Signage;
- Occupancy of all current or proposed buildings including temporary buildings and farm buildings;
- Equipment and/or material storage;
- Number of employees;
- Number of commercial vehicles; and
- Any other information that the Development Authority considers necessary.

We welcome you to discuss your plans with our Planning and Development team.



Planning and Development
 9613-100 Street
 Morinville, AB T8R 1L9
 Phone (780) 939-8275
 Fax (780) 939-2076
 Email: PandD@sturgeoncounty.ca

For Office Use	
Permit Number:	<u>305305-23-D0216</u>
Date Received:	<u>26 July 23</u>
Received By:	_____

Development Permit Application for Diversified Agriculture & Agriculture Support Service

Application is hereby made under the provisions of Land Use Bylaw 1385/17 to develop in accordance with the plans and supporting information submitted herewith and which form part of this application.

APPLICANT INFORMATION

Applicant Name	Tam Andersen	Landowner Name	Tam Andersen
Applicant Address	PO BOX 119	If different than applicant	
	Mailing address		
	Bon Accord	Alberta	T0A 0K0
	City/Town	Province	Postal
	780-921-2272		
	Phone	Alternate Phone	Fax
	office@prairiegardens.org		
	Email		

Severed in line with section 17 of the FOIP Act

LAND INFORMATION

Municipal Address	23414 TWP 564	Subdivision	
Legal Description	Lot _____	Block _____	Plan _____
	Quarter <u>SW</u>	Section <u>29</u>	Twp <u>56</u> Rge <u>23</u> W <u>4</u>
Existing Use of Land or Building			

BUSINESS DESCRIPTION

Name of Business Prairie Gardens

Provide a detailed description of the business, operations outline or plan; including number of attendees, peak site visits, hours and season of operation, signage, and servicing (attach a letter if more space is needed)

Tam Andersen owns this working farm. We grow trees, orchard, educational garden, s u-pick strawberry and pumpkin patch and agr-tourism operation. The farm has offered diversified agriculture to remain a sustainable family farm. We welcome customers to lpick their own strawberries, garlic and pumpkins, toearn about how to grow gardens, and where our food comes from., and to nourish themselves and enjoy learning about foraging in our farm forest.

We have diversified into u-pick agri-tourism for the past (23 years - prior to the development of the Diversified Ag permit requirement,) and continue to diversify into agri-tourism with the support of Edmonton Tourism and Travel Alberta, and are considered a market-ready agri-tourism farm, ready to accept international guests to engage in experiential agri-cultural tourism, earthwalks, farm to table dinners,hands-on horticultural experiences, winter wonderf-arm fun, stargazing and aurora borealis watching, and land-based learnings. We often collaborate indigenous elders and indigenous tourism collaborators.

a list of exact dates and a proposed traffic accommodation strategy is attached,

VEHICLES & TRAFFIC

List all vehicle types and equipment associated with your business including; truck size(s), type, and weight, machinery, trailers, ect. (Agricultural Equipment that will not be used for Diversified Agriculture or Agriculture Support Services use may be excluded)	Tractors	Handicap Bus Small
	Havrack Wagons	Motor Coach (rarely)
	Teamster Wagon	Limos
	One ton truck	School Buses
		Passenger Vehicles
What is the estimated road traffic volume for events? (number of vehicles per day)	300	Where is the road traffic being routed from? (Provide Sketch if necessary)
		Lily Lake Road (From HWY 28)
What road traffic type will be at the event? (Eg. Personal, commercial, buses ect.)	SCHOOL BUS personal	What are the number of on-site parking stalls?
		85

INFRASTRUCTURE

What is the water supply?	<input type="checkbox"/> On-Site (Well) <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Hauled	What type of sanitary service?	<input type="checkbox"/> On-Site (Private) <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Hauled
What is the estimated daily peak water use(m ³)?	2	What is the approximate sanitary daily peak use? (Municipal Servicing Plan required in 25 m ³ or more)	2

VENUE

Are materials and/or equipment related to the business stored outdoors?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	What is being stored and where?	Tractors & Wagons in equipment area
Are deliveries made to the property associated with the business?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	How frequent?	Couriers vary bi-monthly
Is there a proposed sign for your business?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	What is the total size (m ²)?	Temporary XXXXXX banner on gate
What is the proposed maximum occupancy – outdoor area(s)?	450	What is the proposed maximum occupancy – indoor area(s)?	n/a
How many on-site employees?	1.5	How many months is the venue open for public access?	8
Will alcohol be served and/or sold?	<input type="checkbox"/> Yes, AGLC Class D, E, F (Consumption Offsite) <input type="checkbox"/> Yes, AGLC Class A, B, C (Consumption Onsite) <input type="checkbox"/> No	What are your operational hours? (Weekdays and Weekends/ Holidays)	Weekdays varies Weekends varies

Possible infrequent
Farm Dinner w/ chef Caterers License
or Private License

What is the expected noise? Describe	By Appointment for agri-tourism tours. Hours vary through the season. Weekends 10-6 in the fall for pumpkin picking. Wednesdays and weekends through the summer for strawberry picking. Daytime passenger vehicles, lawn mowers, tractors, people talking, laughing, families having fun Evening quiet as a quiet room, people laughing, singer/songwriters. Sunrise to sunset for field work
What is the expected smoke/steam/dust (including activity from the traffic route)? Describe	No steam. Small Cooking fire wood smoke, pavement to within 100 M of site, not really a dust issue
What is the expected odour/fumes/exhaust? Describe	Canola Flowers and orchards blooming, Wood fire cooking, small petting farm, earth
What is the expected heat/glare/lighting? Describe	Canada's Dark Sky preserve located at Bon Accord. No particular glare or heat. Solar Christmas Lights
What delineation or privacy measures security and privacy are established to adjacent parcels (Eg. Fencing, vegetation)?	Fenced and / or bordered with Trees.

BUSINESS INFORMATION

Where can we find you? We love to follow Sturgeon County Businesses!

Website _____ Facebook _____

Instagram _____ Twitter _____

Other _____

Yes, I would like to receive occasional email updates from Sturgeon County Economic Development

APPLICANT AUTHORIZATION

I/we hereby give my/our authorization to apply for this development permit application and allow authorized persons the right to enter the above land and/or building(s) with respect to this application only. I/we understand and agree that this application and any development permit issued pursuant to this application or any information thereto, is not confidential information and may be released by Sturgeon County.

I/We grant consent for an authorized person of Sturgeon County to communicate information electronically as per Section 608 (1) of the Municipal Government Act, R.S.A. 2000., c.M-26.

Signature of Authorized Applicant(s) _____ Date July 13/23 Signature of Landowner _____ Date July 13/23

All landowners listed on title must sign this permit or a letter of authorization. If the land is titled to a company, a copy of the Corporate Registry must be provided.

Signature of Landowner _____ Date _____

FOR OFFICE USE ONLY – PERMIT FEES ARE NON-REFUNDABLE

Fee \$ 110.00 Penalty \$ _____ Receipt # 202305821 Tax Roll # 1248000 Zoning AG

Paid By: Cash / Cheque / Debit / VISA / MasterCard

Diversified Agriculture & Agriculture Support Service Application Checklist

Completed Development Permit Application Form

Completed in full and signed by all registered landowners or person authorized on their behalf.

Land Title Certificate

Searched within 30 days prior to the application. If the parcel is titled to a company name, you will also be required to provide a Corporate Registry. These documents can be obtained at any Provincial Registry Office or online at www.spin.gov.ab.ca.

Site Plan

Drawing that depicts site details of your development. A surveyed plot plan may be required depending on scale of operations.

Construction Drawings

N/A

Complete construction drawings for any proposed buildings or site work.

Complete Building Permit Application(s)

Available at www.sturgeoncounty.ca

or

Farm Building Confirmation(s)

N/A

No public access & limited to low occupancy farm storage.

Abandoned Oil Well Declaration Form Map

N/A

Required for all building developments greater than 505ft² (46.9m²)

Utility Applications

N/A

Required for all parcels with Municipal Servicing, including for most parcels within a subdivision.

Alberta Transportation Approval

N/A

300 m from a provincial right-of-way or 800 m of the centerline of a highway and public road intersection

Approach Application/Deposit

N/A

Required where no access to the parcel exists or the upgrade of the access required to meet Sturgeon County minimum standards.

Please ensure that all documentation listed forms part of your application.

Following review of the application, additional information may be requested in accordance with the Land Use Bylaw.

PERMIT FEES ARE NON-REFUNDABLE and SUBJECT TO CHANGE

All development and construction that occurs prior to permit issuance is subject to a penalty of double the current permit fee.

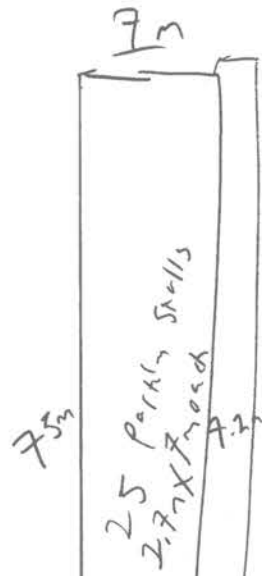
The personal information provided will be used to process the Development Permit application and is collected under the authority of Section 642 of the Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. Personal information you provide may be recorded in the minutes of Municipal Planning Commission. 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.

Tiled Area

National Healing Forest

Div AG Uses

- Pumpin Cannon
- Hay Rides
- Farm table Printers
- Tours
- Nature walk
- Indigenous Education
- Star Gazing / Aurora Borealis Watching
- Picnics
- Cropwalks. Upick



APPROVED	
<u>FOR DEVELOPMENT PERMIT ONLY</u>	
STURGEON COUNTY PLANNING & DEVELOPMENT SERVICES	
<i>Tyler McNab</i>	
DEVELOPMENT AUTHORITY	DATE
305305-23-D0216	
PERMIT #	

Area
Based on Permit # 305305-23-D0216
As per Application
→

Appeal #4

023-STU-024 Appealing the Development Authority's conditional approval of Development Permit 305305-23-D0212 for Temporary Diversified Agriculture - operate an agritourism operation including a garden centre, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, and pony and hay rides.

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:		Date Received Stamp
Municipal Address of site:	23414 TWP 564	
Legal land description of site: (‘plan, block, lot’ and/or ‘range-township-section-quarter)	SW 29-56-23 W4	
Development Permit number or Subdivision Application number:	305305-23-D0212	
Appellant Information:		
Name:	Terry & Tammy Andersen	Phone: 780-921-2272 Agent Name: (if applicable)
Mailing Address:	PO Box 119	City, Province: Bon Accord, AB
Postal Code:	T0A 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 checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval
<input type="checkbox"/> Refusal	<input type="checkbox"/> Refusal

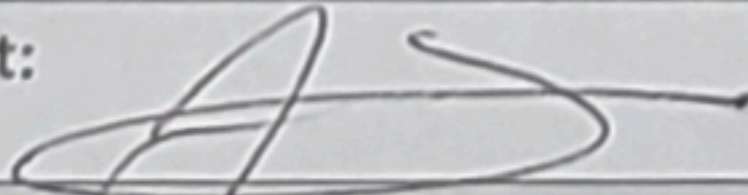
Stop Order

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

- #3 - Specific dates listed are inflexible & a duplication as are already within the TAS; under revision
- #5 - TAS vehicle cumulative visits; Ample parking available; mitigations effective. Ag operation impact
- #6 - TAS (A working document to reflect changing weather & conditions); revisions requested when issued
- #7 Hard surface parking re temporary overflow parking removes takes AB #1 topsoil (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: Sept 18/23

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

ANDERSEN, TAM

Receipt Number: 202307231
 GST Number: 107747412RT0001
 Date: 2023-09-21
 Initials: TM

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>
			Mc: \$100.00	
			Total Monies Received: \$100.00	
			Rounding: \$0.00	
			Amount Returned: \$0.00	

September 27, 2023

SDAB File Number: 023-STU-024

Dear Terry and Tammy Andersen:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property: SW 29-56-23-W4M, 23414 TWP 564
Decision Regarding Proposed Development: Development Permit 305305-23-D0212 approved with conditions for Temporary Diversified Agriculture - operate an agritourism operation including a garden centre, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, and pony and hay rides.

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on September 21, 2023. In accordance with section 680(3) of the *Municipal Government Act*, the SDAB must hold an appeal hearing within 30 days after receipt of a notice of appeal. **The Board acknowledges receipt of your appeal but notes that the Notice of Appeal was received after the appeal deadline of September 14, 2023. The Board will receive submissions regarding this jurisdictional matter at the scheduled merit hearing.**

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **October 11, 2023 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta.

The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the hearing this way, please notify the undersigned at least 24 hours prior to the hearing. 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 589 774 312#. 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 submissions should be addressed to the undersigned and sent by email to legislativeservices@sturgeoncounty.ca at least five (5) days prior to the hearing date. **Therefore, written submissions are due to be submitted no later than October 6, 2023.**

SDAB hearings are public in nature. It is understood that an individual writing, submitting items to the Board, or attending the hearing has a reasonable expectation that their 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. Pursuant to Sturgeon County Subdivision and Development Appeal Board Bylaw 1410/18, hearings are recorded. In addition to audio recording,

persons attending via videoconference who activate their video cameras will have their images recorded.

Should you require further information, call (780) 939-1377 or (780) 939-8277 or email legislativeservices@sturgeoncounty.ca.

Melodie Steele
Secretary, Subdivision and Development Appeal Board

September 27, 2023

SDAB File Number: 023-STU-024

Dear Resident:

**NOTICE OF
APPEAL BOARD HEARING**

Take notice that a hearing has been scheduled concerning the following proposed development:

Legal Description of Subject Property: SW 29-56-23 W4M
23414 TWP 564

Decision Regarding Proposed Development: Development Permit 305305-23-D0212 approved with conditions for Temporary Diversified Agriculture - operate an agritourism operation including a garden centre, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, and pony and hay rides.

Applicants / Appellants: Terry and Tammy Andersen

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

- Condition 3 – Specific dates listed are an inflexible duplication already noted within the Traffic Accommodation Strategy which is under revision.
- Condition 5 – Cumulative vehicle visits should be stipulated within the Traffic Accommodation Strategy. Ample parking will be available with planned mitigations expected to be effective to minimize agricultural operation impacts.
- Condition 6 – The Traffic Accommodation Strategy is a working document to reflect changing weather and other conditions, and was under review when the Development Permit was issued.
- Condition 7 – The requirement for hard surface parking in an area intended for temporary overflow parking may result in the loss of AB # 1 topsoil.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **October 11, 2023 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta.

The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the videoconference this way, please notify the undersigned at least 24 hours prior to the hearing. 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 589 774 312#. This should connect you directly into the hearing.

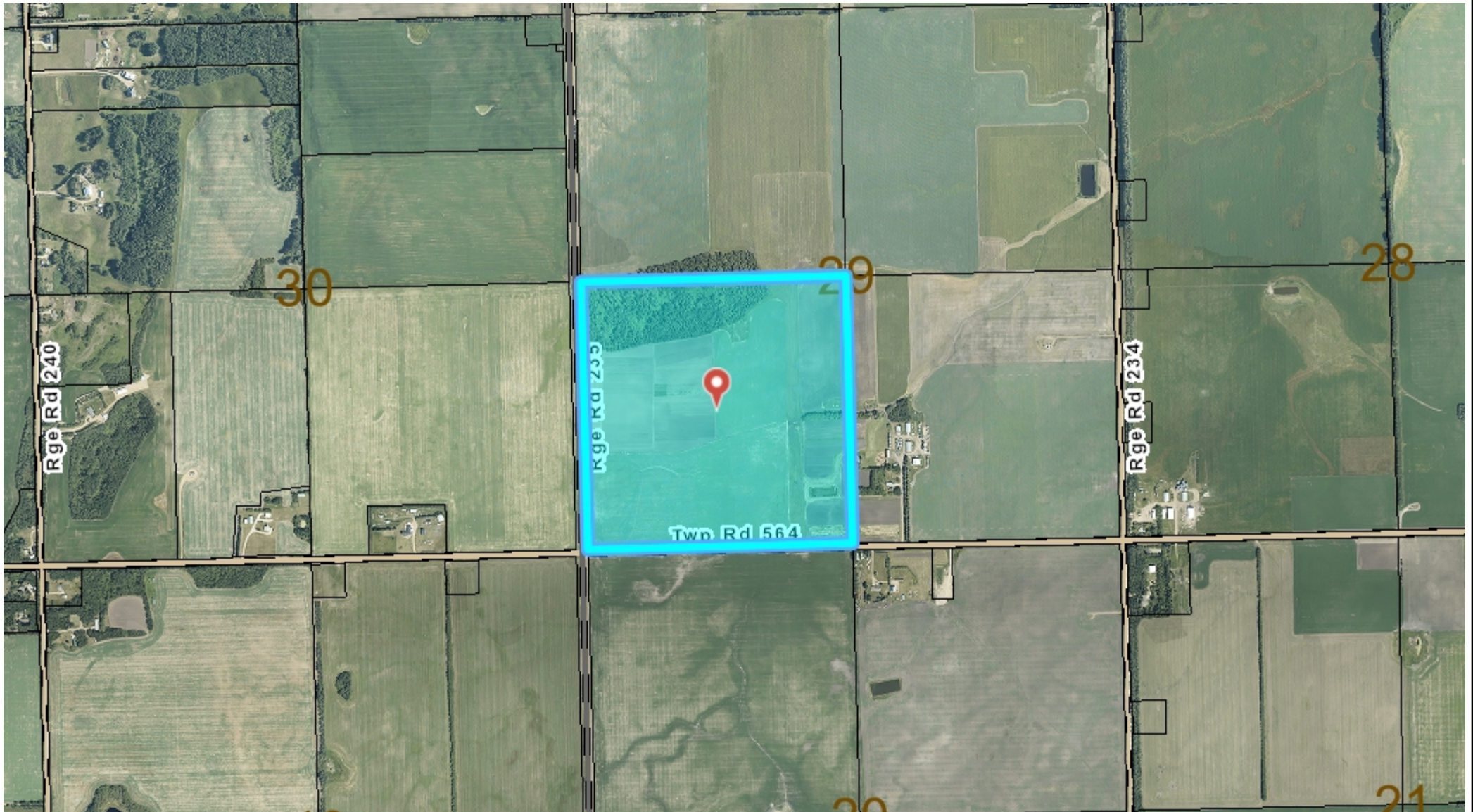
Why am I receiving this information?

When an appeal is received, adjacent landowners have the right to make a written submission, either for or against the appeal prior to the hearing and/or attend the hearing and speak for or against the proposed development. Should you wish to exercise this right, your written submissions should be addressed to the undersigned by email at legislativeservices@sturgeoncounty.ca at least five (5) days prior to the hearing date and must include your current email address. **Therefore, written submissions are due to be submitted no later than October 6, 2023.**

SDAB hearings are public in nature. It is understood that an individual writing, submitting items to the Board, or attending the hearing has a reasonable expectation that their 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. Pursuant to Sturgeon County Subdivision and Development Appeal Board Bylaw 1410/18, hearings are recorded. In addition to audio recording, persons attending via videoconference who activate their video cameras will have their images recorded.

Should you require further information, call (780) 939-1377 or (780) 939-8277 or email legislativeservices@sturgeoncounty.ca.

Melodie Steele
Secretary, Subdivision and Development Appeal Board



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.

NAD_1983_10TM_AEP_Resource
© Sturgeon County

Prepared By: _____
Page 164 of 301





Planning and Development
9613-100 Street
Morinville, AB T8R 1L9
Phone (780) 939-8275
Fax (780) 939-2076
Email: PandD@sturgeoncounty.ca

Notification of Decision Letter

Date: 23 August 2023

Permit Number: 305305-23-D0212

To: Andersen, Tammy
Box 119
Bon Accord, AB
T0A 0K0

Re: Decision of the Development Officer

Dear Sir or Madam:

Please be advised that development permit #305305-23-D0212 was approved with conditions on 23 August 2023.

This decision or a condition of this permit, may be appealed to the Subdivision and Development Appeal Board within 21 days after the date on which a person qualified to appeal is notified. The 21-day appeal period, from the date of issuance, must lapse before the Development Permit becomes effective.

If you have any questions regarding the development permit, please contact the undersigned at (780) 939-8275 or toll free at 1-866-939-9303.

Regards,

Tyler McNab

Development Officer



Development Permit**Land Use Bylaw 1385/17**

Permit No.:	305305-23-D0212
Tax Roll No.:	1248000
Decision Date:	Aug 23, 2023
Effective Date:	Sept 14, 2023

Applicant

Name: Andersen, Tammy
Address: Box 119
Bon Accord, AB
TOA OKO
Phone: (780)921-2272
Cell:
Email: office@prairiegardens.org

Owner

Name: Andersen, Tammy
Address: Box 119
Bon Accord, AB
TOA OKO
Phone: (780)921-2272
Cell:
Email: office@prairiegardens.org

Property Description

Severed in line with section 17 of the FOIP Act

Legal Land Description: 2986KS; ; A ; ---
Land Use Description: AG - Agriculture District
Rural Address: 56311 Lily Lake Rd

Description of Work

- Temporary Diversified Agriculture - operate an agritourism operation including a garden centre, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides
-

Fees

Commercial, Industrial, Institutional	\$110.00
---------------------------------------	----------

Permit Conditions

1. The approval is for Diversified Agriculture Use – to operate an agritourism operation including a garden centre, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides. The business shall operate in accordance with the approved site plan and as per the business operations provided by the applicant with respect to the number of customer visits, employees, and servicing of the site.
2. Operations for the public use hours as follows:
Daily: 9am to 11pm
3. The approval is limited to the following dates:
 - a. Sept 16-17, 2023
 - b. Sept 23-24, 2023
 - c. Oct 7-9, 2023
 - d. Oct 14-15, 2023

- e. Oct 21-22, 2023
 - f. Oct 28-29, 2023
4. This permit approval expires on October 30th 2023.
 5. The approval limits the daily operation to a cumulative maximum of 400 vehicle trips per day (200 vehicles in and out) for all activities on the property.
 6. The developer must adhere to the approved Traffic Accommodation Plan as approved by Engineering Services and shall adjust the Traffic Accommodation Plan as required.
 7. Parking for customers and employees shall be provided for onsite in accordance with the approved parking plan. The parking area shall be hard surfaced as per Sturgeon County's General Municipal Servicing Standards (GMSS). At no time shall parking be permitted on a public road and/or road allowances.
 8. Adequate sanitary facilities shall be provided for public use in accordance with Alberta Health Services Regulations.
 9. Outdoor lighting shall be located and arranged so that no direct or indirect rays of light are directed at or adversely affect any adjacent parcels.
 10. The operation shall not generate noise, smoke, steam, dust, odour, fumes exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority.
 11. No overnight camping or accommodation is permitted and is subject to a separate Development Permit approval.
 12. Adequate garbage receptacles and resources shall be required to contain and remove all garbage from the parcel.
 13. Drainage measures undertaken as part of a development shall not negatively impact adjacent parcels by way of flooding or inundation through the redirection of surface water. In the event that the drainage of a development is found to affect adjacent parcels, all mitigating measures required to remedy the problem including drainage structures, drainage easements and retaining walls shall be at the sole expense of the landowner of the parcel where the mitigating measures are required.
 14. Should the intensity of the business increase with respect to the hours of operation, number of customer visits, parking requirements, or hosting tours and tastings with food service, a new development permit shall be required.
 15. If the development authorized by this permit is not commenced on the dates as per condition 3, or is not carried out with reasonable diligence, the permit approval ceases and the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Approving Authority

Advisory Notes:

1. Diversified Agriculture means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the Extensive livestock or Extensive and Intensive agriculture uses. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life but does not include events that are not primarily agricultural in nature such as weddings, retreats, ceremonies and corporate functions.
2. Weed control on site will be in accordance with the Alberta Weed Control Act.
3. It is the responsibility of the applicant to ensure that all development and activities associated with the development complies with any federal, provincial, or municipal laws/legislation and any required license (Alberta Gaming and Liquor), permit, approval, authorization, regulation, or directive.

If you have any questions or concerns

If you have any questions or concerns about your application or any conditions listed above, please contact the Current Planning and Development Department at 780-939-8275.

Issued By:

Tyler McNab

Digitally signed by Tyler
McNab
Date: 2023.08.23 08:50:28
-06'00'

Tyler McNab
Development Authority

Municipality

Sturgeon County
9613 – 100 Street Morinville, AB T8R 1L9
Phone: (780) 939-8275
Fax: (780) 939-2076
Toll Free: 1-866-939-9303

Appeal Information

Pursuant to Section 685(1) of the Municipal Government Act, an appeal may be commenced by filing a notice of appeal within 21 days of the decision date. If you wish to appeal this decision, please choose the correct appeal body having jurisdiction.

If the application is the subject of a license, permit, approval, or other authorization granted by the Minister of Environment and Parks or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act, or granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission - Appeals shall be filed with the Land and Property Rights Tribunal at lprr.appeals@gov.ab.ca or by mail to 2nd Floor, Summerside Business Center, 1229 91 Street SW, Edmonton, AB, T6X 1E9. Telephone enquiries can be made to 780-427-2444.

All others appeals not subject to the above can be filed with the Secretary of the Subdivision and Development Appeal Board via email at legislativeservices@sturgeoncounty.ca or via mail to Sturgeon County Centre 9613 – 100 Street Morinville, AB, T8R 1L9. Telephone enquiries can be made at 780-939-4321.



Diversified Agriculture & Agriculture Support Service

Diversified Agriculture & Agriculture Support Service Definition

Diversified Agriculture & Agriculture Support Service means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the Extensive livestock or Extensive and Intensive agriculture uses. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life but does not include events that are not primarily agricultural in nature such as weddings, retreats, ceremonies and corporate functions. This use does not include home based business, visitor accommodation, intensive agriculture, event venue, agriculture support services, Cannabis Production and Distribution, or Cannabis Retail Sales

Diversified Agriculture & Agriculture Support Service does not include weddings, corporate retreats or other similar events, it also does not include visitor accommodation use for cabins or campsites. An event venue application, community building or visitor accommodation application will be required in these cases.

Depending on the zoning of your property, Diversified Agriculture & Agriculture Support Service may be discretionary or not permitted. If you need to rezone your parcel, our team will be happy to go over the rezoning steps.

What to consider when applying

- Hours and season of operation;
- Peak site visits;
- Anticipated noise;
- Traffic volume and routing;
- Servicing (ie: water and sanitary);
- Site plan showing existing and proposed buildings, including outdoor areas open to the public
- Signage;
- Occupancy of all current or proposed buildings including temporary buildings and farm buildings;
- Equipment and/or material storage;
- Number of employees;
- Number of commercial vehicles; and
- Any other information that the Development Authority considers necessary.

We welcome you to discuss your plans with our Planning and Development team.



Planning and Development
 9613-100 Street
 Morinville, AB T8R 1L9
 Phone (780) 939-8275
 Fax (780) 939-2076
 Email: PandD@sturgeoncounty.ca

For Office Use	
Permit Number:	<u>305305-23-D0212</u>
Date Received:	<u>26 July 2023</u>
Received By:	<u>DC</u>

Development Permit Application for Diversified Agriculture & Agriculture Support Service

Application is hereby made under the provisions of Land Use Bylaw 1385/17 to develop in accordance with the plans and supporting information submitted herewith and which form part of this application.

APPLICANT INFORMATION

Applicant Name	Tam Andersen	Landowner Name	Tam Andersen
Applicant Address	PO BOX 119	if different than applicant	
	Mailing address		
	Bon Accord	Alberta	T0A 0K0
	City/Town	Province	Postal
	780-921-2272		
	Phone	Alternate Phone	Fax
	office@prairiegardens.org		
	Email		

Severed in line with section 17 of the FOIP Act

LAND INFORMATION

Municipal Address	56311 Lily Lake Road			Subdivision	
Legal Description	Lot <u>A</u>	Block _____	Plan <u>2986KS</u>	Parcel Size	<u>20.95 acres</u>
	Quarter _____	Section _____	Twp _____	Rge _____	W _____
Existing Use of Land or Building					

BUSINESS DESCRIPTION

Name of Business Prairie Gardens

Provide a detailed description of the business, operations outline or plan; including number of attendees, peak site visits, hours and season of operation, signage, and servicing (attach a letter if more space is needed)

Prairie Gardens is a working farm, tree nursery, garden centre, greenhouse, market garden, farm market, community supported agriculture, orchard, educational garden, u-pick strawberry, apple, and pumpkin patch and agr-tourism operation. First established in 1956 as a tree nursery, the farm has diversified to remain a sustainable family farm. We welcome visitors and clients to learn about how to garden, nourish their souls, enjoy wholesome family fun, and find out where our food comes from.

While we continue to operate as a tree nursery and garden center, we have diversified into u-pick agri-tourism since 1984 (the past 40 years), and continue to diversify into agri- and culinary tourism with the support of Edmonton Tourism and Travel Alberta. Prairie Gardens has undergone significant tourism training, and is considered a market-ready agri-tourism farm, ready to accept international guests to engage in experiential 'agri-cultural' tourism, such as farm-based farm production, family friendly activities such as farm tours, petting farm, corn and sunflower mazes, wagon rides, and garden and foraging tours, reconciliation activities such as a national healing forest; events and festivals such as the strawberry festival or pumpkin festival, orchard blossom festival, blossom to bouquet workshops, greenhouse planting workshops, orchard planting workshops, herb growing and using workshops, farm to table dinners, with small scale food processing (jams and pickles) and value added farm to table meals, hands-on horticultural experiences, winter wonder-farm tours on growing food north of the 56th parallel in the winter, Christmas workshops using winter boughs harvested from the farm, and farm to table dinners, and land-based learnings. We often collaborate with other rural tourism business in the region, such as pony rides, pottery demos, local chefs and value-added bakers, makers and fermenters, and indigenous tourism collaborators.

List of Exact Dates required to be over 100 vehicle trips per day attached with proposed Traffic Accommodation Strategy.

VEHICLES & TRAFFIC

List all vehicle types and equipment associated with your business including; truck size(s), type, and weight, machinery, trailers, ect. (Agricultural Equipment that will not be used for Diversified Agriculture or Agriculture Support Services use may be excluded)	Tractors	Handicap Bus Small
	Hayrack Wagons	Motor Coach (rarely)
	Teamster Wagon	Limos
	One ton truck	School Buses
		Passenger Vehicles

What is the estimated road traffic volume for events? (number of vehicles per day)	<u>up to 500 vehicles</u> <u>See attached exact</u>	Where is the road traffic being routed from? (Provide Sketch if necessary)	<u>Lily Lake Road (From HWY 28)</u> <u>See Traffic Accomodation Stragy 2023</u>
What road traffic type will be at the event? (Eg. Personal, commercial, buses ect.)	<u>school bus</u> <u>personal</u>	What are the number of on-site parking stalls?	<u>306</u>

INFRASTRUCTURE

What is the water supply?	<input type="checkbox"/> On-Site (Well) <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Hauled	What type of sanitary service?	<input type="checkbox"/> On-Site (Private) <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Hauled
What is the estimated daily peak water use(m ³)?	<u>300g</u>	What is the approximate sanitary daily peak use? (Municipal Servicing Plan required in 25 m ³ or more)	<u>300g</u>

VENUE

Are materials and/or equipment related to the business stored outdoors?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	What is being stored and where?	<u>Tractors & Wagons</u> <u>in equipment area</u>
Are deliveries made to the property associated with the business?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	How frequent?	<u>Couriers vary bi-monthly</u>
Is there a proposed sign for your business?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	What is the total size (m ²)?	<u>2.9 exists already X 2</u> <u>HT 10' HT 12'</u>
What is the proposed maximum occupancy – outdoor area(s)?	<u>450</u>	What is the proposed maximum occupancy – indoor area(s)?	<u>100</u>
How many on-site employees?	<u>14</u>	How many months is the venue open for public access?	<u>11</u>
Will alcohol be served and/or sold?	<input type="checkbox"/> Yes, AGLC Class D, E, F (Consumption Offsite) <input checked="" type="checkbox"/> Yes, AGLC Class A, B, C (Consumption Onsite) <input type="checkbox"/> No	What are your operational hours? (Weekdays and Weekends/ Holidays)	Weekdays <u>varies</u> Weekends <u>varies</u>

Possible - SEL private event

What is the expected noise? Describe	Hours 9am -11pm 7 days a week, unless closed seasonally. Usual hours 9:30 - 7pm. Occasionally custom programs - until 9pm or 11pm. Daytime passenger vehicles, lawn mowers, tractors, people talking, laughing, families having fun Evening - quiet as a quiet library, people laughing, singer-songwriters acoustic guitar
What is the expected smoke/steam/dust (including activity from the traffic route)? Describe	No steam. Small Cooking fire wood smoke, pavement to site, not really a dust issue
What is the expected odour/fumes/exhaust? Describe	Flowers and orchards blooming, Wood fire cooking, small petting farm, earth, apples, fragrance of strawberries
What is the expected heat/glare/lighting? Describe	Canada's Dark Sky preserve located at Bon Accord. No particular glare or heat. Christmas Lights
What delineation or privacy measures security and privacy are established to adjacent parcels (Eg. Fencing, vegetation)?	Fenced and / or bordered with Shelterbelt Trees, New Shelterbelt joint planting collaboration with Sprout Farms along their driveway to the south in the former NAR Railway right of way.

BUSINESS INFORMATION

Where can we find you? We love to follow Sturgeon County Businesses!

Website _____ Facebook _____

Instagram _____ Twitter _____

Other _____

Yes, I would like to receive occasional email updates from Sturgeon County Economic Development

APPLICANT AUTHORIZATION

I/we hereby give my/our authorization to apply for this development permit application and allow authorized persons the right to enter the above land and/or building(s) with respect to this application only. I/we understand and agree that this application and any development permit issued pursuant to this application or any information thereto, is not confidential information and may be released by Sturgeon County.

I/We grant consent for an authorized person of Sturgeon County to communicate information electronically as per Section 608 (1) of the Municipal Government Act, R.S.A. 2000., c.M-26.

Signature of Authorized Applicant(s) _____ Date July 13/23 Signature of Landowner _____ Date July 17/23

All landowners listed on title must sign this permit or a letter of authorization. If the land is titled to a company, a copy of the Corporate Registry must be provided.

Signature of Landowner _____ Date _____

FOR OFFICE USE ONLY – PERMIT FEES ARE NON-REFUNDABLE

Fee \$ 110.00 Penalty \$ _____ Receipt # 202305821 Tax Roll # 1248000 Zoning AG

Paid By: Cash / Cheque / Debit / VISA / MasterCard

Diversified Agriculture & Agriculture Support Service Application Checklist

Completed Development Permit Application Form

Completed in full and signed by all registered landowners or person authorized on their behalf.

Land Title Certificate

Searched within 30 days prior to the application. If the parcel is titled to a company name, you will also be required to provide a Corporate Registry. These documents can be obtained at any Provincial Registry Office or online at www.spin.gov.ab.ca.

Site Plan

Drawing that depicts site details of your development. A surveyed plot plan may be required depending on scale of operations.

Construction Drawings

N/A

Complete construction drawings for any proposed buildings or site work.

Complete Building Permit Application(s)

Available at www.sturgeoncounty.ca

or

Farm Building Confirmation(s)

No public access & limited to low occupancy farm storage.

Abandoned Oil Well Declaration Form Map

N/A

Required for all building developments greater than 505ft² (46.9m²)

Utility Applications

N/A

Required for all parcels with Municipal Servicing, including for most parcels within a subdivision.

Alberta Transportation Approval

N/A

300 m from a provincial right-of-way or 800 m of the centerline of a highway and public road intersection

Approach Application/Deposit

N/A

Required where no access to the parcel exists or the upgrade of the access required to meet Sturgeon County minimum standards.

Please ensure that all documentation listed forms part of your application.

Following review of the application, additional information may be requested in accordance with the Land Use Bylaw.

PERMIT FEES ARE NON-REFUNDABLE and SUBJECT TO CHANGE

All development and construction that occurs prior to permit issuance is subject to a penalty of double the current permit fee.

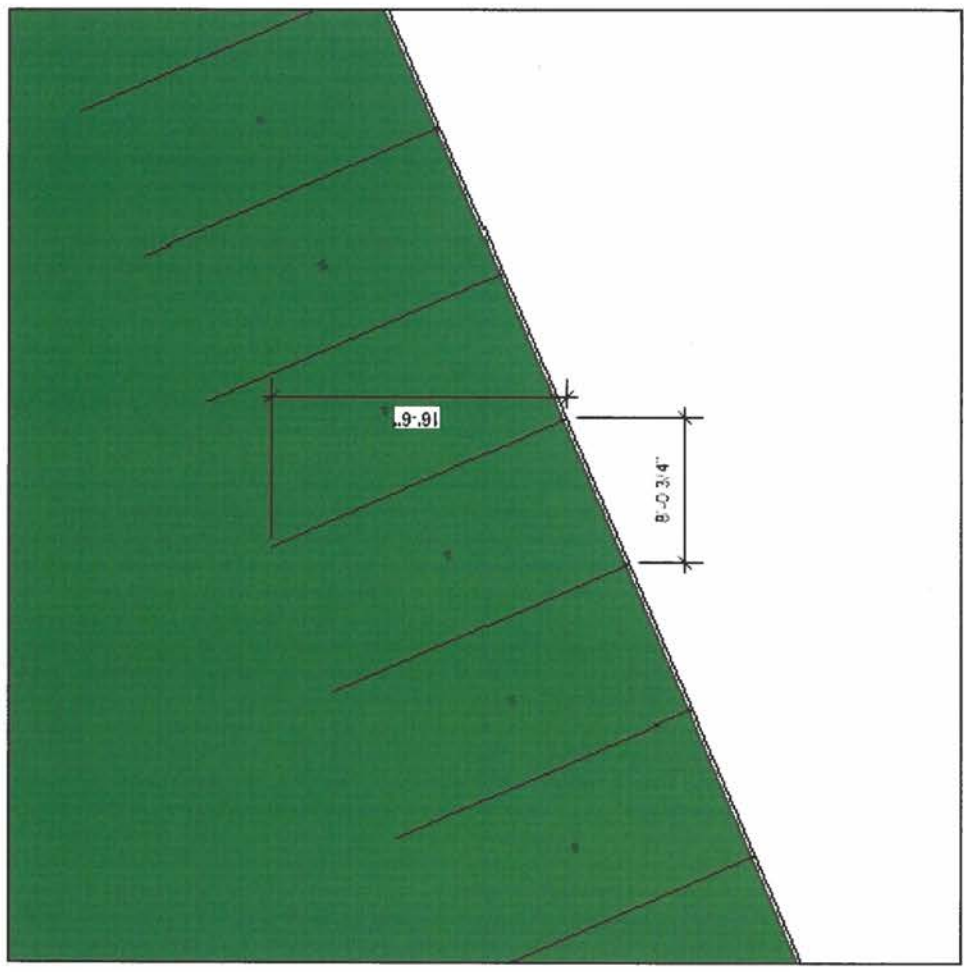
The personal information provided will be used to process the Development Permit application and is collected under the authority of Section 642 of the Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. Personal information you provide may be recorded in the minutes of Municipal Planning Commission. 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.

PRAIRIE GARDENS

DETAIL

AUXILIARY PARKING Field 1

GRASS



PRAIRIE GARDENS
AUXILIARY PARKING
Field 1 (south side @ south site)
GRASS

APPROVED
FOR DEVELOPMENT PERMIT ONLY
STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES

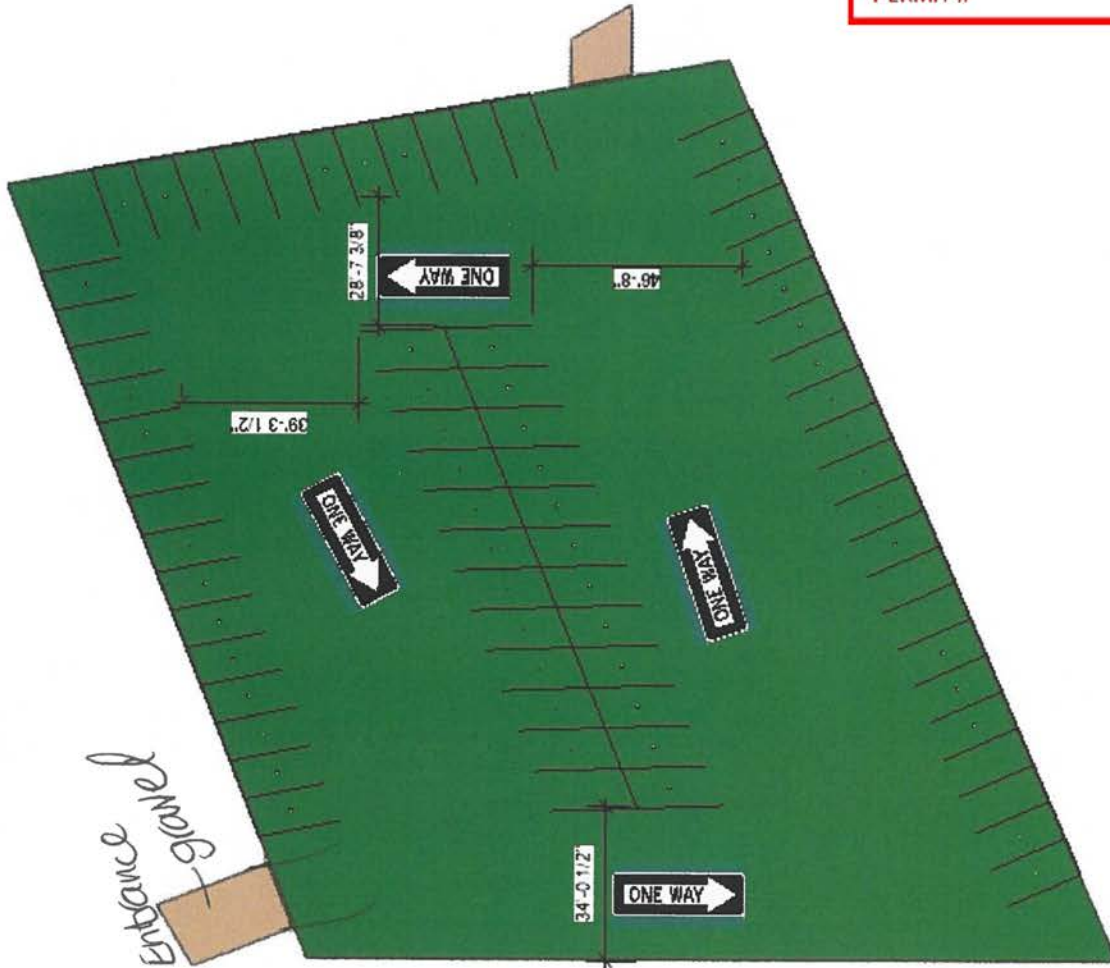
Tyler McNab

DEVELOPMENT AUTHORITY DATE

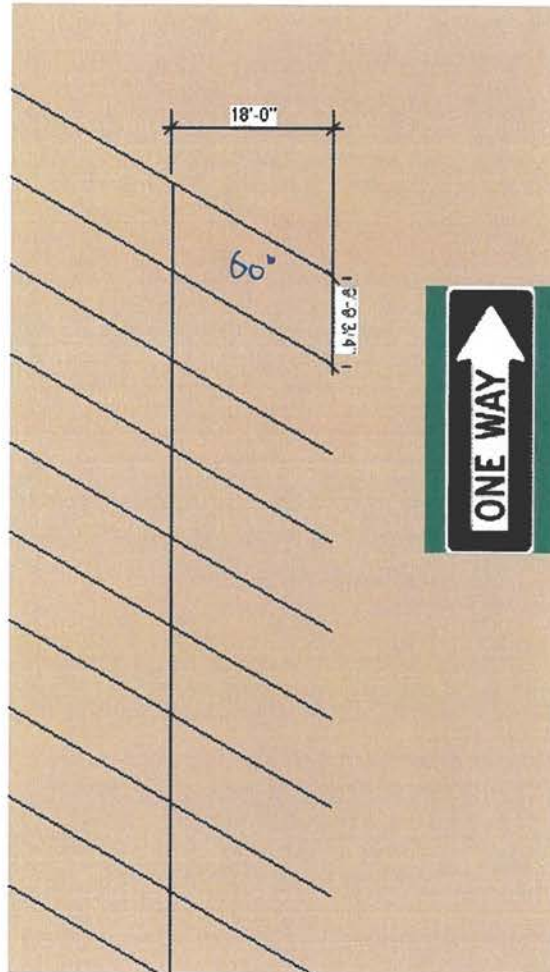
305305-23-D0212

PERMIT #

42



PRAIRIE GARDENS
AUXILIARY OVERFLOW PARKING AREA
FIELD 2 FIELD 3
DETAIL



Part 1r Plan Field 2/3

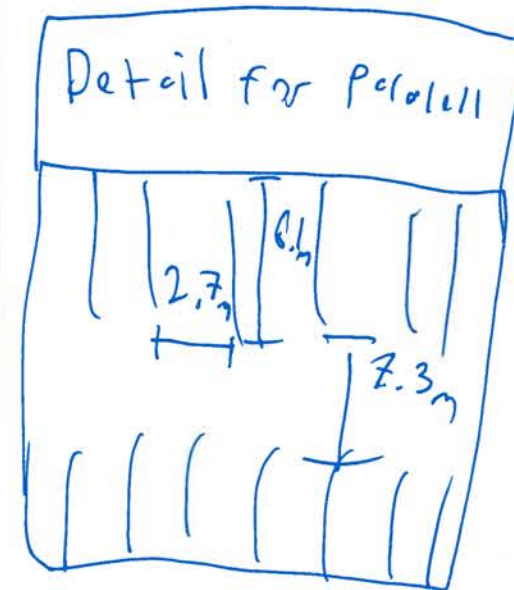
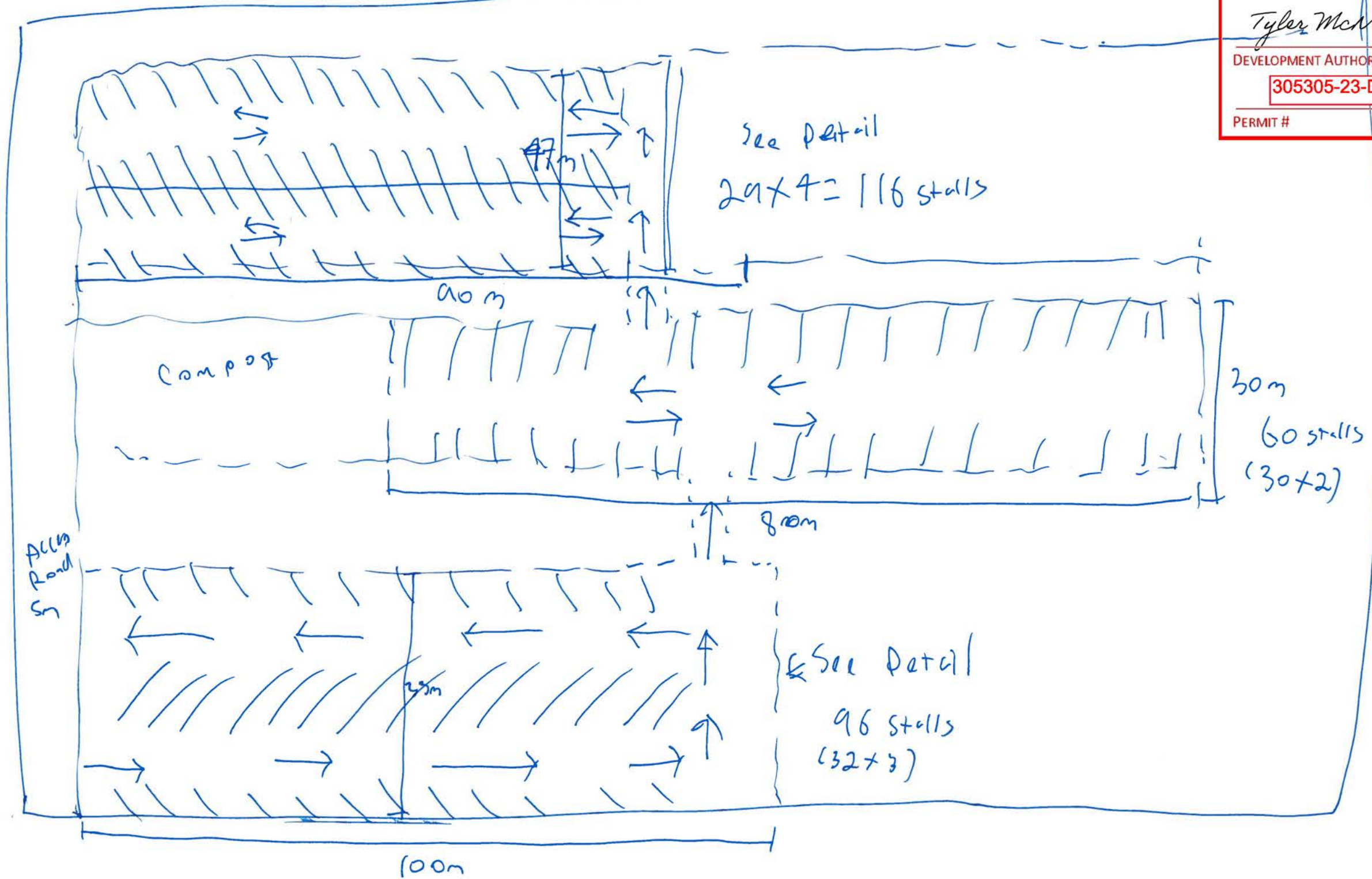
APPROVED
FOR DEVELOPMENT PERMIT ONLY
STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES

Tyler McNab

DEVELOPMENT AUTHORITY _____ DATE _____

305305-23-D0212

PERMIT # _____





11213-88Ave
 Fort Saskatchewan, AB
 T8L 2X4
 780-998-7625
 nabtraffic@gmail.com

Traffic Accommodation Plan

Location: 56311 Lily Lake Rd, Sturgeon County
Proposed Start Date: August 19, 2023
Proposed End Date: October 29, 2023

1. Location

56311 Lily Lake Road, Bon Accord, Sturgeon County. RR235, 53.852730, -113.396858 and North pumpkin patch entrance 53.861900, -113.395314.

2. Scope of Work

"NORMAL OPERATIONS"

For Normal Operations, such as the Intensive Agriculture Operations for Tree Nursery, Garden Centre, Greenhouses, Market Garden, U-pick and Agritourism Activities, The amount of trips are as follows:

- South entrance 100 trips per day.
- North entrance 50 trips per day.

"PEAK SEASON OPERATIONS"

The traffic flow is expected to be increased during this time to about 200 vehicles at the north entrance and 200 at the south entrance as an estimate. Please see the drawing below indicating the revisions to be made to the road during peak season on weekends.

The estimated average amount of trips per day are as follows:

OPEN FARM DAYS August 19-20

- North Site: Estimate 25 vehicles per day for U-pick Strawberries. There is no corn maze this year. Complies with "Normal Use"
- South Site: Estimate 150 vehicles per day

PUMPKIN HARVEST WEEKENDS:

Sept 16-17

- North Site: Estimate 100 vehicles per day - Only U-pick pumpkins this season
- South Site: Estimate 150 vehicles per day

Sept 23-24

- North Site: Estimate 100 vehicles per day - Only U-pick pumpkins this season
- South Site: Estimate 150 vehicles per day

Oct 7-9

- North Site: Estimate 100 vehicles per day - Only U-pick pumpkins this season
- South Site: Estimate 180 vehicles per day

Oct 14-15

- North Site: Estimate 100 vehicles per day - Only U-pick pumpkins this season
- South Site: Estimate 180 vehicles per day

Oct 21-22

- North Site: Estimate 50 vehicles per day - Only U-pick pumpkins this season

South Site: Estimate 180 vehicles per day
Oct 28-29
North Site: Estimate 50 vehicles per day
South Site: Estimate 180 vehicles per day

Flaggers:

Flaggers will be on private property at the entrance to the “north site” pumpkin patch at TWP564 and the entrance to the Prairie Gardens, the south site off Lily Lake Rd as well as inside the parking lots to help guide vehicles and pedestrians. The only time flaggers will be on the road will be to set up and remove signage.

Pedestrians:

Pedestrians observed walking to leave the parking lots as if to walk to the other site will be asked to drive and not walk down the range road as there are no sidewalks. There are signs posted displaying no pedestrian traffic as you leave the lots.

Tickets:

Prairie Gardens offers a pre-sale of tickets online where they can have the public purchase tickets with a time slot so they are able to monitor and somewhat control the amount of visitors coming in throughout the day. The tickets are sold in half hour intervals and are capped if they reach parking capacity. Around 85% of visitors do purchase online ahead of time especially since there are incentives in place for rideshare and a reduced price. There is still the option to arrive and purchase a ticket on the spot for an inflated cost, but only about 15% of the visitors do this.

Parking:

The Parking lot for Prairie Gardens south site can hold approximately 183 vehicles, with additional temporary overflow parking areas available. The majority of vehicles will be passenger vehicles. Large vehicles like delivery trucks will be postponed to off operation hours. There will be no transit “shuttle” buses transporting people back and forth between the lots as mentioned as a possible solution in previous conversations. When the lot gets full at the lily lake rd access at the south site, a “Lot Full” sign will be put out close to the road along with a “parking ahead at the corn maze” sign and a flagger waves traffic to keep moving and not turn in. There is expected to be less than 25 cars per day accessing the parking lot off TWP564. Signs will be laid flat or turned around after the last traffic has cleared out and re-erected before opening each day on Saturday and Sunday.

3. Duration

Peak Season. Open Farm Days August 19-20, 2023 and starting September 16 to October 29, 2023 between 9:30am and 6:00pm. There are a limited number of group events with less than 100 guests that occur in the evening between 5:00pm and 9:30pm.

4. Traffic Control Devices

Signs will be required during these event times when the anticipated traffic volume will exceed 100 vehicles per day on Lily Lake Rd. The signs proposed are laid out in the attached diagram.

I suggest using Obstruction Ahead WD-AE4 in place of Roadwork/Workers WD-A-41 since there are no workers on or near the roadway.

“No parking” signs will be put onto Lily Lake Rd and TWP564 to keep vehicles from parking there. There will be no equipment (ie. Traffic cones, etc) on the roadway.

5. Speed Limits

The posted speed limit northbound and southbound on RR235 is 100km/h and is a paved road. We will lower the speed limit to 80km/h on Lily Lake Rd during high traffic volume times, removing these signs at the end of each day and/or when traffic volumes are lower. Any permanent signs that post the gazetted speed within this zone must be covered while the speed reduction is in effect. The speed limit eastbound and westbound on TWP564 is 80km/h and a gravel road. Also, there is a stop sign located on TWP564 at Lily Lake Rd for both eastbound and westbound directions so vehicles travelling past the parking lot entrance would either be slowing down for the stop sign or starting to accelerate from the stop or from turning onto that road.

6. Flagperson Requirements

Flaggers will be trained by Northern Alberta Traffic Control in procedures to safely erect and remove signage, sign spacing, monitoring and maintaining signs and equipment, flagperson attire and how to properly flag traffic in the parking lot. Only those trained personnel will be permitted to set up and remove the signs on the roadway. Flaggers will wear high vis yellow with reflective stripes. Flaggers will be staying on the private property and will not be controlling traffic on Lily Lake Rd or TWP564.

7. Weather Conditions

Weather will impact the amount of vehicles that will be coming in and out. On sunnier, warmer days it will be increased and on rainy or colder days the traffic will decrease. The signs will be erected only on days that there is expected to be over 100 vehicles per day at the south site and over 50 vehicles per day at the north site.

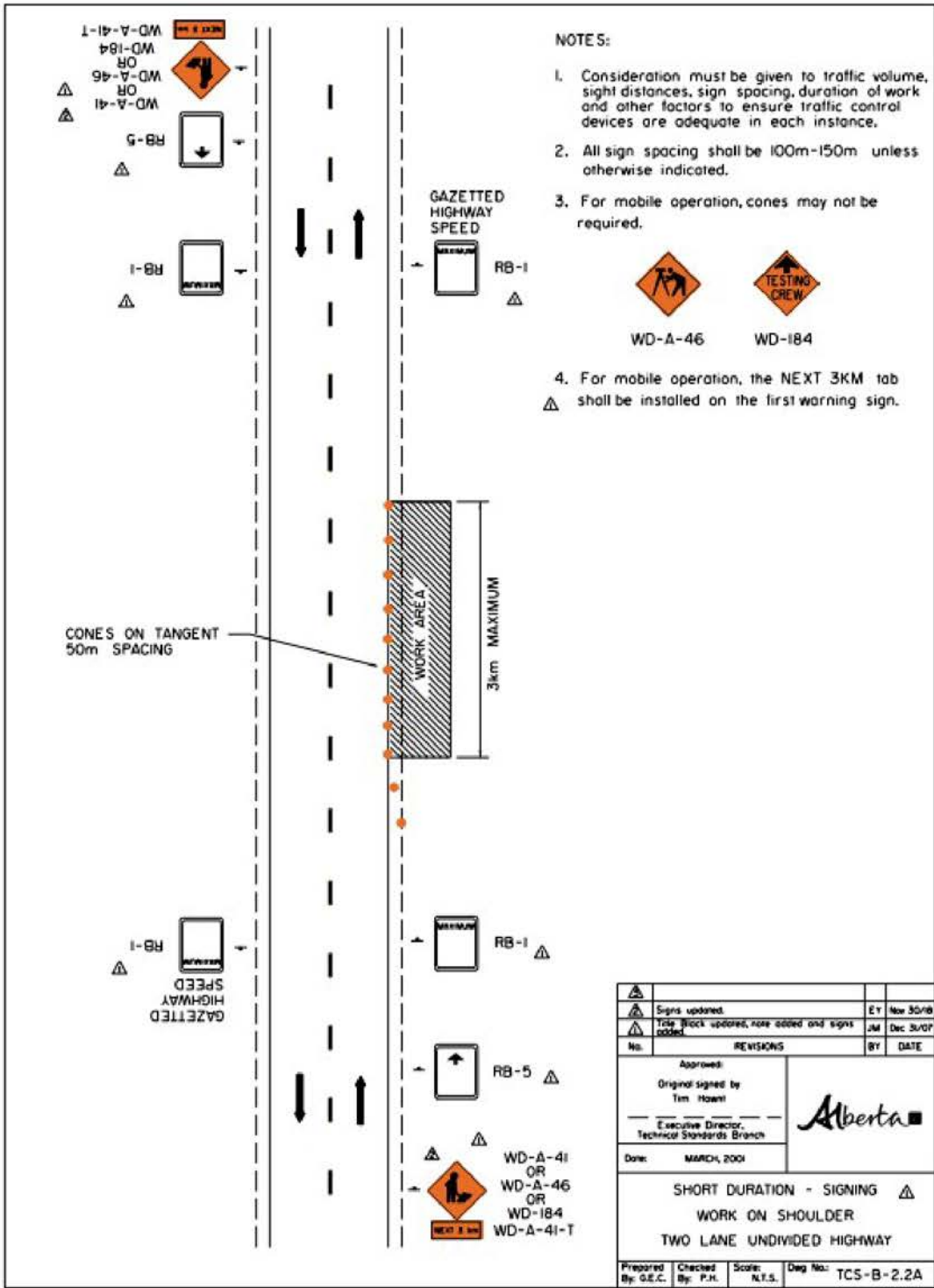
8. Site Specific Safety Issues

There is an annual permit for Diversified Ag Permit for Peak Season periods .

Flaggers and parking attendants will not only help vehicles enter and exit but will also try to keep pedestrians off the road. Information is also given on the website and facebook page about parking and pedestrian traffic safety. Additional traffic mitigation strategies including signage and speed reductions may be required based on actual traffic movements.

Emergency Contact List	
Police, Fire and Ambulance	911
Dangerous Goods 24 hour information centre	800-272-9600
Worker's Compensation Board	780-498-3999
Workplace Health and Safety	780-415-8690
Alberta Emergency Management Agency (AEMA)	866-618-2362
Alberta Sustainable Resources (Forest Fire)	866-310-3743
Fortis	780-310-9473
Alberta Environment (24 hour incident reporting)	800-222-6514
CANUTEC (Hazardous Materials Information)	613-996-6666
Poison & Drug Information Service (PADIS)	800-332-1414
Alberta One Call (To Locate Utilities)	800-242-3447
S.T.A.R.S. (Air Ambulance)	780-890-3131
Emergency Number 911	
Site Specific Contact Numbers	
Morinville RCMP	780-939-1600
Bon Accord Volunteer Firefighters Association	780-921-2557
Bon Accord Ambulance Services	780-923-3105
Bon Accord Medical Centre	780-565-3007
Prairie Gardens	780-921-2272
Owner Tam Andersen	
TAS Contractor: Northern Alberta Traffic Control	780-998-7625
Work Site Contact: Veronica Sauve	

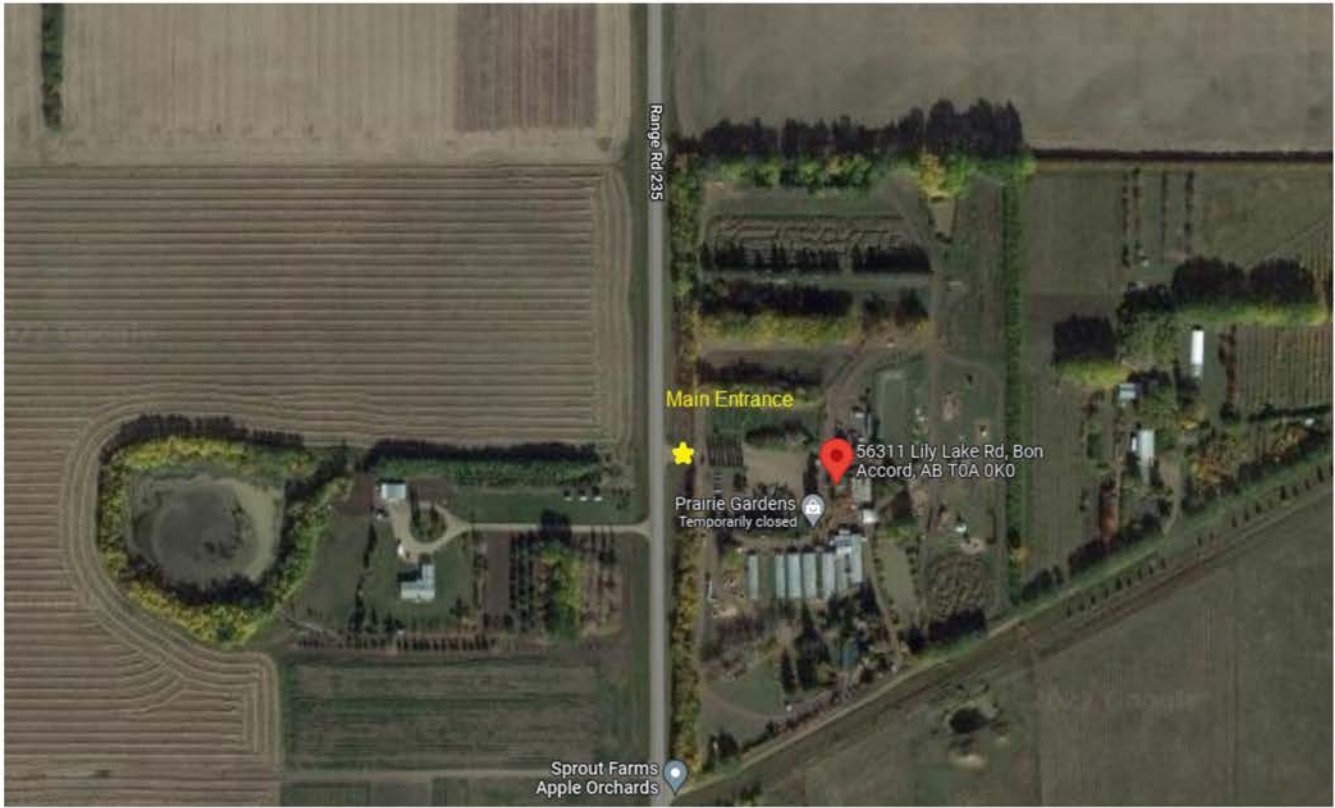
Severed in line with section 17 of the FOIP Act



- NOTES:
1. Consideration must be given to traffic volume, sight distances, sign spacing, duration of work and other factors to ensure traffic control devices are adequate in each instance.
 2. All sign spacing shall be 100m-150m unless otherwise indicated.
 3. For mobile operation, cones may not be required.
 4. For mobile operation, the NEXT 3KM tab shall be installed on the first warning sign.



△	Signs updated.	ET	Nov 30/18
△	Tab Block updated, note added and signs added.	JM	Dec 30/17
No.	REVISIONS	BY	DATE
Approved:			
Original signed by Tim Hoani			
Executive Director, Technical Standards Branch			
Date: MARCH, 2001			
SHORT DURATION - SIGNING △ WORK ON SHOULDER TWO LANE UNDIVIDED HIGHWAY			
Prepared By: G.E.C.	Checked By: P.H.	Scale: N.T.S.	Doc No: TCS-B-2.2A



PLANNING AND DEVELOPMENT SERVICES REPORT

Subdivision & Development Appeal Board
File Number 023-STU-020,21,23,24

FILE INFORMATION – 023-STU-020, 023-STU-024

Department File: 305305-23-D0212, 305305-23-D0214,
Legal Land Description: Lot A; Plan 2986KS
Relative Location: 2km North of Bon Accord & Hwy 22
Appellant: Tammy Anderson
Landowner: Anderson, Tammy
Description of Appeal: Appealing the Decision of the Development Authority:
Conditions of Development
Land Use Bylaw District: AG – Agriculture District
Tax Roll Number: 1248000

FILE INFORMATION – 023-STU-021, 023-STU-023

Department File: 305305-23-D0215, 305305-23-D0216
Legal Land Description: SW 29-56-23-W4
Relative Location: 3km North of Bon Accord & Hwy 22
Appellant: Tammy Anderson
Landowner: Anderson, Terrence & Tammy
Description of Appeal: Appealing the Decision of the Development Authority:
Conditions of Development
Land Use Bylaw District: AG – Agriculture District
Tax Roll Number: 1302000

PRELIMINARY MATTERS

- Development Permit's 305305-23-D0212 (Appeal 023-STU-024) and 305305-23-D0216 (Appeal 023-STU-023) were appealed 21 September 2023, 7 days after the appeal date of 14 September 2023.
- As such the Development Authority does not support appeals of the two above permits as per MGA Section 686(1)(a)(i)(A) (Appendix 1)
- Development Permit 305305-23-D0215 (Appeal 023-STU-021) was appealed 12 September 2023.
- An Error was made on the Notice for Development Permit 305305-23-D0215, the Notice stated the incorrect Decision Date of Aug 18th, 2023 and Effective Date of Sep 8th, 2023. The Notice was Signed on Aug 18th, 2023 but pulled prior to release due to a pending confirmation of an item. Development Permit 305305-23-D0215 was officially approved on August 23rd, 2023 with an Effective Date of Sep 14th 2023 and notice was sent to the applicant of the decision on August 23rd 2023. (Appendix 6)

- As such the Development Authority does support the ability to appeal Development Permit 305305-23-D0215 (Appeal 023-STU-021) as per MGA Section 686(1)(a)(i)(A)

BACKGROUND

- A development permit application was preliminary submitted 19 June 2023 for a Diversified Agricultural use on the subject lands.
- The Application was Deemed Incomplete on 30 June 2023, with outstanding application requirements and suggested applications to help clarify the various requests and considerations. (Appendix 2)
- 13 July 2023 Tyler McNab with the Development Authority directly visited the site, discussed the applications with the applicant and ensured drafting the application(s) that would meet County Bylaws and Standards.
- 26 July 2023 The updated Applications were submitted to the Development Authority.
- 26 July 2023 Development Applications 305305-23-D0215, 305305-23-D0216, 305305-23-D0212, 305305-23-D0214 were Deemed Complete.
- 23 August 2023 Development Permits 305305-23-D0215, 305305-23-D0216, 305305-23-D0212, 305305-23-D0214 were approved with conditions.

PROPERTY INFORMATION

- South Site - Lot A; Plan 2986KS
 - The property is developed as an existing diversified agricultural business that was considered non-compliant with the Land Use Bylaw and placed under a forbearance agreement and Stop Order since 2021. Background information relevant can be found in SDAB decision 021-STU-016 (Appendix 3).
 - Also included on the parcel is multiple Development Applications for Intensive Agricultural uses (Greenhouses) including the latest application 305305-23-D0213 approved on 23 August 2023.
- North Site - SW 29-56-23-W4
 - The property is developed for Agricultural Uses, including an Intensive Agricultural Use – U-Pick and Extensive Agriculture.
 - The parcel includes 1 access from Township Road 564, and cross lot access from SE-29-56-23-4.

RELIVANT POLICY/LEGISLATION

- Municipal Government Act
 - Section 686 and 687 – Highlighted in Appendix 1

- Section 687(3) - In determining an appeal, the board hearing the appeal referred to in subsection (1)
 - (a.2) - subject to section 638, must comply with any applicable statutory plans;
- Municipal Development Plan Bylaw 1313/13 (Appendix 4)
 - Policy 1.4.9 - Shall ensure that both subdivision and development meet or exceed the standards outlined within the Sturgeon County General Municipal Servicing Standards. Standards should be reviewed and updated along with other County regulatory policies to coincide with innovations in the industry.
 - Policy C.3(d) Requiring that proposed non-Primary Industry development on lands identified with Class 1 or Class 2 soil designations (as identified by the Canadian Land Inventory: Land Capability for Agriculture) support the agricultural industry or its associated operations.
- General Municipal Servicing Standards
 - Standard A.1.3 - The General Municipal Servicing Standards presented in this document should only be considered as minimum requirements. The Developer remains fully responsible for the design and construction of municipal improvements according to accepted engineering practice and standards that address and meet the specific needs and site conditions of the development. Certain site-specific conditions may warrant the use of standards that are more stringent.
 - Standard C.3.1.1 - The Developer's Engineer shall be responsible for determining an estimated annual average daily traffic (AADT) generated by the development in order to determine the required cross sectional elements and pavement structure. Section G provides a geometric design table and cross sections for the various roadway classifications.
 - Standard G.1.4 - It is the Developer's responsibility to satisfy, in addition to these requirements, all regulations and conditions required, but not limited to, the most current edition of the following:
 - ... Alberta Highway Design Guide
 - Standard G.4.1 - It is the Developer's responsibility to assess the traffic impacts associated with a proposed land development. This assessment must include a projection of the average annual daily traffic (AADT) over a 20-year design life for the internal subdivision roads as well as any adjacent provincial highways or municipal roadways.

- Land Use Bylaw 1385/17
 - Section 2.4.3(w) & (aa)
 - Other information may be required by the Development Authority to determine how a proposed development may impact land uses in the vicinity. Additional information shall be prepared by a practicing professional and may include, but is not limited to:
 - ... (w) traffic impact assessment;
 - ... (aa) any other report, study, plan or information
 - Section 2.9.2(a)
 - As a condition of a development permit approval, the Development Authority may require that the applicant enter into a Development Agreement with the municipality to do any or all of the following:
 - (a) construct or pay for the construction of:
 - (i) a road(s) or upgrades to a road(s) required to give access to the development;
 - (ii) a pedestrian walkway system to serve the development or to give access to an adjacent development; or
 - (iii) on-site or other parking facilities and loading and unloading facilities.
 - Section 2.9.4 (a) & (g)
 - While not limiting the generality of the Development Authority's discretion as outlined herein, in making a decision regarding development permit applications the Development Authority may require the following conditions:
 - (a) adherence to additional information as may be required under Subsection 2.4.3;
 - (g) limiting the time that a development permit may continue in effect;
 - Section 6.7A - DIVERSIFIED AGRICULTURE, INTENSIVE AGRICULTURE, AND AGRICULTURE SUPPORT SERVICES
 - .1 - A development permit application for Diversified Agriculture and Agriculture Support Service shall include a detailed proposed plan for the development area that includes but is not limited to:

- hours and season of operation;
 - peak site visits;
 - anticipated noise;
 - traffic volume and routing;
 - servicing;
 - site plan showing existing and proposed buildings, including outdoor areas open to the public;
 - signage;
 - occupancy of all current or proposed buildings including temporary buildings and farm buildings;
 - equipment and/or material storage;
 - number of employees;
 - number of commercial vehicles; and
 - any other information that the Development Authority considers necessary.
- .2 - The business shall not generate noise, smoke, steam, dust, odour, fumes exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority.
- .3 - The Development Authority shall create an intensity matrix to assist in determining impacts of proposed development and may require conditions of development in accordance with section 2.9. The intensity matrix should also be used to determine a proposal's use between the Intensive Agriculture, Diversified Agriculture and Agriculture Support Service uses. (attached as Appendix 5)
- Section 9.1
 - Parcel access and egress areas shall be hard surfaced and in accordance with Sturgeon County's General Municipal Servicing Standards.
- Subsection 9.2.2
 - .2 - All on-site parking facilities shall be so constructed that:
 - (a) - every on-site parking stall provided shall be hard surfaced if the access is from a road or lane which is hard surfaced; parking areas shall be paved or of a gravel mixture in accordance with the Sturgeon County's General Municipal Servicing Standards; and

ANALYSIS

- There are multiple considerations as part of the Development Authority's decision on these permits below, these considerations are split into several categories for ease.
- Hard Surfacing of Parking
 - Section 9.2 of the Land Use Bylaw requires the Development Authority to require Hard Surfacing as per the General Municipal Servicing Standards for all parking areas for Development.
 - For Development Permits 305305-23-D0215 - Diversified Agriculture SW 29-56-23-W4 and 305305-23-D0214 - Diversified Agriculture - 2986KS; ; A The Development Authority supports the requirement as approved for Parking to be Hard Surfaced as per the Land Use Bylaw and as these diversified agriculture uses are permanent uses. Both permits have approved Parking Plans that meet the requirements of the Land Use Bylaw Part 9 and the proposed location of parking is already hard surfaced to the Development Authority's satisfaction.
 - For Development Permits 305305-23-D0212 & 305305-23-D0216 these are proposed to be temporary uses, only for the time period ending October 30st 2023.
 - In addition the land is classified as Class 2 Farmland and as per Policy C.3(d) of the Municipal Development Plan the County should support the agricultural industry or its associated operations.
 - As such the Development Authority does not consider parking on Grass/Cropland to be high risk during the proposed Temporary uses proposed and variance of the Hard Surfacing Provision within Land Use Bylaw Subsection 9.2(a) should be considered.
 - The Development Authority does not have the variance abilities under Section 2.4 of the Land Use Bylaw to grant this request as such Hard Surfacing was made a condition of Development.
- Time Limited Development
 - Development Permit Applications 305305-23-D0212 & 305305-23-D0216 included a Traffic Accommodation Plan submitted August 17th 2023 (appendix 7) that proposed several dates that the development traffic volume was expected to exceed the safe construction of the existing access. As such the above permits were temporarily approved strictly for the dates applied for and expiring on October 30th after the last proposed date.

- Parcel Access, Safety and the General Municipal Servicing Standards
 - Parcel Access safety has been a major concern with the noted properties for several years – resulting in a Stop Order and SDAB Appeal (Appendix 3). Including complaints of the development customers parking on arterial roadways, holding up traffic and customers accessing the site as pedestrians on the arterial roadway.
 - As part of the above file and action the County has been working with the applicant to finalize Development Permits for the operation that meet the requirements of the Land Use Bylaw and General Municipal Servicing Standards.
 - As part of those requirements and discussions a Traffic Impact Brief was supplied to the County by a qualified professional with final submission on September 9th 2023. (Appendix 8)
 - Of note the review of the Traffic Impact Brief was not fully accepted by Sturgeon County Engineering however recommendations of the on file Traffic Impact Brief were taken into consideration of the Development Permits as part of ensuring access safety is maintained.
 - One Recommendation from this Brief is for the South Site - Lot A; Plan 2986KS “The existing intersection treatment is sufficient for 100 AADT (Annual Average Daily Traffic) for the approach into the South Site for passenger vehicles. Large trucks (Single Unit Axle and Tractor Trailers and Buses) are not to be allow to access during operating hours.” And North Site - SW 29-56-23-W4 “The existing intersection treatment is sufficient for 50 AADT (Annual Average Daily Traffic) of development traffic for traffic using Twp. Rd. 564 for passenger vehicles. Large trucks (Single Unit Axle and Tractor Trailers and Buses) are not to be allow to access.”
 - Additionally the Turning Radii of the existing accesses were not at the full Type I intersection requirements.
 - Subsequently the applicant has upgraded the intersections to the full Type I intersection standards, which as per County Transportation and Engineering, removed the large truck and Bus restriction above.
 - In the subject Development Permits approved on Aug23, 2023. The Development Authority and County Engineering reviewed and approved the permits to be in compliance with the Highway Geometric Design Guide (Appendix 9) in consideration of a Traffic Accommodation Plan (Appendix 7) that

- treats the development traffic as a temporary hazard and temporarily allows the development to exceed safe design access.
- This temporary approval is expected to be temporary for 2023 only as a full Type II or Type III intersection will be required to safely exceed the Geometric Design Limit of 100 Vehicle Trips per day.
 - In September 2023, subsequent to the Development Authority monitoring the Development to ensure compliance with the vehicle traffic limit conditions the applicant submitted an updated Traffic Accommodation Plan (Appendix 10) requesting up to 800 vehicles per day (1600 vehicle trips per day). This request was denied on safety grounds and non conformance with the Geometric Design Guide/ General Municipal Servicing Standards.
 - As per Land Use Bylaw Section 9.1 and MDP Policy 1.4.9 the Development Authority is required to ensure access to the Development meets the General Municipal Service Standards Standard C.3.1.1, G.1.4 and G.4.1. This requirement limits the access to the sites to 100 vehicle trips per day for the South Site and 50 vehicle trips per day to the North site.
 - It's the Development Authority Opinion that the Subdivision and Development Appeal Board does not have the ability to vary this requirement in consideration of MGA Section 687(3) requiring that the SDAB must comply to Statutory Plan Policy including MDP Policy 1.4.9.
 - However, the SDAB may instead require the applicant to enter into a Development Agreement to the Development Authorities satisfaction to fully engineer and construct as a Municipal Improvement at the applicants own cost the Type II or Type III intersection(s) required to ensure the development meets the General Municipal Servicing Standards.
 - Otherwise, the Conditions of approval limiting the South Site to 100 vehicle trips per day, and the North site to 50 vehicle trips per day should be maintained.
 - If the SDAB is considering appeal of the Temporary Development Permits 305305-23-D0212 (Appeal 023-STU-024) and 305305-23-D0216 (Appeal 023-ST-023) then the approved condition of adherence to the Traffic Accommodation Plan (Appendix 7) for 2023 should be maintained as approved by the Municipal Engineer.

CONCLUSION

- The Board must comply with the following:
 - Application must conform with the prescribed uses of the land (*MGA s. 687(3)(d)(ii)*).

- Application must comply with any applicable Statutory Plans (*MGA s. 687(3)(a.2)*).
- The Board may consider the following:
 - If the proposed development would unduly interfere with the amenities of the neighbourhood; or materially interferes with or affects the use, enjoyment, or value of neighbouring properties.
 - Special circumstances that may be applicable to the subject property such as the existing rail spur, location, and use of the parcel and adjacent properties.
- The Development Authority's Recommendations are as follows:
 - Deny the appeal of Development Permit's 305305-23-D0212 (Appeal 023-STU-024) and 305305-23-D0216 (Appeal 023-STU-023) on appeal deadline grounds.
 - If the board does consider approval of the above appeals, the recommendation is to limit approval to the same conditions of development previously approved except for:
 1. Development Permit 305305-23-D0212 (Appeal 023-STU-024)
 - Condition 4 – Adjust to “This permit approval expires on October 31st 2023.”
 - Condition 7 – Adjust to “Parking for customers and employees shall be provided for onsite in accordance with the approved parking plan. At no time shall parking be permitted on a public road and/or road allowances.”
 2. Development Permit 305305-23-D0216 (Appeal 023-STU-023)
 - Condition 3 – Adjust to “This permit approval expires on October 31st 2023.”
 - Condition 7 – Adjust to “Parking for customers and employees shall be provided for onsite in accordance with the approved parking plan. At no time shall parking be permitted on a public road and/or road allowances.”
 - Deny the appeal of Development Permit's 305305-23-D0214 (Appeal 023-STU-020) and 305305-23-D0215 (Appeal 023-STU-021) conditions to ensure public safety and compliance with the Municipal Development Plan and General Municipal Servicing Standards.
 - Should the Board uphold the appeals, the following conditions are recommended:
 - Development Permit 305305-23-D0214 (Appeal 023-STU-020)
 1. The approval is for Diversified Agriculture Use – to operate an agritourism operation including a garden centre, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides. The business shall operate in accordance with the approved site plan and as per the business operations provided by the applicant with respect to the number of customer visits, employees, and servicing of the site.

2. The Applicant enter into a Development Agreement to construct and pay for roads, intersections and accesses as Municipal Improvements to the satisfaction of the Development Authority.
3. Until the Municipal Improvements are completed to the Development Authority's satisfaction that the approval limits the daily operation to a cumulative maximum of 100 vehicle trips per day (50 vehicles in and out) for all activities on the property.
4. Operations for the public use may be year-round, and the hours as follows:
Daily: 9am to 11pm
5. Parking for customers and employees shall be provided for onsite in accordance with the approved parking plan. The parking area shall be hard surfaced as per Sturgeon County's General Municipal Servicing Standards (GMSS). At no time shall parking be permitted on a public road and/or road allowances.
6. Two existing directional signs are approved as part of this permit.
7. Adequate sanitary facilities shall be provided for public use in accordance with Alberta Health Services Regulations.
8. Outdoor lighting shall be located and arranged so that no direct or indirect rays of light are directed at or adversely affect any adjacent parcels.
9. The operation shall not generate noise, smoke, steam, dust, odour, fumes exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority.
10. No overnight camping or accommodation is permitted and is subject to a separate Development Permit approval.
11. Adequate garbage receptacles and resources shall be required to contain and remove all garbage from the parcel.
12. Drainage measures undertaken as part of a development shall not negatively impact adjacent parcels by way of flooding or inundation through the redirection of surface water. In the event that the drainage of a development is found to affect adjacent parcels, all mitigating measures required to remedy the problem including drainage structures, drainage easements and retaining walls shall be at the sole expense of the landowner of the parcel where the mitigating measures are required.
13. Should the intensity of the business increase with respect to the hours of operation, number of customer visits, parking requirements, or hosting tours and tastings with food service, a new development permit shall be required.
14. If the development authorized by this permit is not commenced within 12 months from the date of its issuance, or is not carried out with reasonable

diligence, the permit approval ceases and the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Approving Authority

- o Development Permit 305305-23-D0215 (Appeal 023-STU-021)
 1. The approval is for Diversified Agriculture Use – to operate an agritourism operation including a garden centre, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides. The business shall operate in accordance with the approved site plan and as per the business operations provided by the applicant with respect to the number of customer visits, employees, and servicing of the site.
 2. The Applicant enter into a Development Agreement to construct and pay for roads, intersections and accesses as Municipal Improvements to the satisfaction of the Development Authority.
 3. Until the Municipal Improvements are completed to the Development Authority's satisfaction that the approval limits the daily operation to a cumulative maximum of 50 vehicle trips per day (25 vehicles in and out) for all activities on the property.
 4. Operations for the public use may be year-round, and the hours as follows:
Daily: 9am to 11pm
 5. Parking for customers and employees shall be provided for onsite in accordance with the approved parking plan. The parking area shall be hard surfaced as per Sturgeon County's General Municipal Servicing Standards (GMSS). At no time shall parking be permitted on a public road and/or road allowances.
 6. Signage will be subject to separate Development Permit approval.
 7. Adequate sanitary facilities shall be provided for public use in accordance with Alberta Health Services Regulations.
 8. Outdoor lighting shall be located and arranged so that no direct or indirect rays of light are directed at or adversely affect any adjacent parcels.
 9. The operation shall not generate noise, smoke, steam, dust, odour, fumes exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority.
 10. No overnight camping or accommodation is permitted and is subject to a separate Development Permit approval.
 11. Adequate garbage receptacles and resources shall be required to contain and remove all garbage from the parcel.

12. Drainage measures undertaken as part of a development shall not negatively impact adjacent parcels by way of flooding or inundation through the redirection of surface water. In the event that the drainage of a development is found to affect adjacent parcels, all mitigating measures required to remedy the problem including drainage structures, drainage easements and retaining walls shall be at the sole expense of the landowner of the parcel where the mitigating measures are required.
13. Should the intensity of the business increase with respect to the hours of operation, number of customer visits, parking requirements, or hosting tours and tastings with food service, a new development permit shall be required.
14. If the development authorized by this permit is not commenced within 12 months from the date of its issuance, or is not carried out with reasonable diligence, the permit approval ceases and the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Approving Authority

ATTACHMENT(S)

- Appendix 1 – MGA Excerpt
- Appendix 2 – Letter of Incomplete Application
- Appendix 3 – 2021 Stop Order SDAB Decision
- Appendix 4 – MDP Excerpts
- Appendix 5 – Application Intensity Matrix
- Appendix 6 – Corrected Development Notices
- Appendix 7 – Approved Traffic Accommodation Plan
- Appendix 8 – Traffic Impact Brief Excerpt
- Appendix 9 – Highway Geometric Guide – Warrant Chart
- Appendix 10 – Unapproved Traffic Accommodation Plan Submission

Tyler McNab Digitally signed by Tyler McNab
Date: 2023.10.05 22:37:59 -06'00'

Prepared By:

Tyler McNab, Program Lead Development & Safety Codes

Reviewed By:

Chris Pullen, Senior Industrial Development Engineering Officer

directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

RSA 2000 cM-26 s685;2015 c8 s73;2016 c24 s127;
2020 cL-2.3 s24(41);2020 c39 s10(50);
2022 c16 s9(81);2022 c21 s57

Appeals

686(1) A development appeal is commenced by filing a notice of the appeal, containing reasons, with the board hearing the appeal

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,
 - or
 - (ii) with respect to an order under section 645, within 21 days after the date on which the order is made,
 - or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

(1.1) Where a person files a notice of appeal with the wrong board, that board must refer the appeal to the appropriate board and the appropriate board must hear the appeal as if the notice of appeal had been filed with it and it is deemed to have received the notice of appeal from the applicant on the date it receives the notice of appeal from the first board, if

- (a) in the case of a person referred to in subsection (1), the person files the notice with the wrong board within 21 days after receipt of the written decision or the deemed refusal, or

- (b) in the case of a person referred to in subsection (2), the person files the notice with the wrong board within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.
- (2) The board hearing an appeal referred to in subsection (1) must hold an appeal hearing within 30 days after receipt of a notice of appeal.
- (3) The board hearing an appeal referred to in subsection (1) must give at least 5 days' notice in writing of the hearing
 - (a) to the appellant,
 - (b) to the development authority whose order, decision or development permit is the subject of the appeal, and
 - (c) to those owners required to be notified under the land use bylaw and any other person that the subdivision and development appeal board considers to be affected by the appeal and should be notified.
- (4) The board hearing an appeal referred to in subsection (1) must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal, including
 - (a) the application for the development permit, the decision and the notice of appeal, or
 - (b) the order under section 645.
- (4.1) Subsections (1)(b) and (3)(c) do not apply to an appeal of a deemed refusal under section 683.1(8).
- (5) In subsection (3), "owner" means the person shown as the owner of land on the assessment roll prepared under Part 9.
RSA 2000 cM-26 s686;2016 c24 s128;2017 c13 s1(65);
2018 c11 s13;2020 c39 s10(51)

Hearing and decision

- 687(1)** At a hearing under section 686, the board hearing the appeal must hear
- (a) the appellant or any person acting on behalf of the appellant,
 - (b) the development authority from whose order, decision or development permit the appeal is made, or a person acting on behalf of the development authority,

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

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

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

- (a) repealed 2020 c39 s10(52);
- (a.1) must comply with any applicable land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clauses (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the 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;
- (b) must have regard to but is not bound by the subdivision and development regulations;
- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or

(B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

(ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

(4) In the case of an appeal of the deemed refusal of an application under section 683.1(8), the board must determine whether the documents and information that the applicant provided met the requirements of section 683.1(2).

RSA 2000 cM-26 s687;2009 cA-26.8 s83;2015 c8 s74;
2017 c21 s28;2018 c11 s13;2020 c39 s10(52)

Court of Appeal

Law, jurisdiction appeals

688(1) An appeal lies to the Court of Appeal on a question of law or jurisdiction with respect to

- (a) a decision of the subdivision and development appeal board, and
- (b) a decision made by the Land and Property Rights Tribunal
 - (i) under section 619 respecting whether a proposed statutory plan or land use bylaw amendment is consistent with a licence, permit, approval or other authorization granted under that section,
 - (ii) under section 648.1 respecting the imposition of an off-site levy or the amount of the levy,
 - (iii) under section 678(2)(a) respecting a decision of a subdivision authority,
 - (iii.1) under section 685(2.1)(a) respecting a decision of a development authority, or
 - (iv) under section 690 respecting an intermunicipal dispute.

(2) An application for permission to appeal must be filed and served within 30 days after the issue of the decision sought to be appealed, and notice of the application for permission to appeal must be given to

- (a) the Land and Property Rights Tribunal or the subdivision and development appeal board, as the case may be, and



30 June 2023

TAM ANDERSEN
 PO BOX 19
 BON ACCORD AB T0A 0K0

Ms. Andersen

Subject: Development Permit Applications (SW-29-56-23 W4M & Lot A, Plan 2986KS)

Thank you for your recent submission of development applications. Your applications are deemed **incomplete**, with several sources of required information not yet provided. Please provide the information requested **no later than July 20th 2023** or the applications must be deemed refused as required by the Alberta *Municipal Government Act*.

Note that until applications are complete and ultimately approved, **no events or activities may be conducted** that exceed baseline intersection capacity.

Please see below for a summary of outstanding application requirements:

- Development Application– South Site Diversified Agriculture
 - o List of each day you expect to require a Traffic Accommodation Plan which is every day the vehicle trips is over 100 vehicles per day from this site.
 - o Complete Parking Plan meeting the requirements of Part 9 of the Land Use Bylaw complete with the 306 stalls as requested within your application.
 - o Copyface and dimensions (Height) of your existing freestanding signage.
 - o Answer the missing information from the Application.
 - o An updated Traffic Accommodation Plan current to 2023 that meets municipal requirements and takes into account the 100km/h speed limit.
- Development Application– North Site Diversified Agriculture
 - o List of each day you expect to require a Traffic Accommodation Plan which is every day the vehicle trips proposed is over 50 vehicles per day from this site.
 - o A Site Plan that meets the requirements of the Land Use Bylaw
 - o A Parking Plan that shows the parking required for 450 users as requested in the development application that meets part 9 of the Land Use Bylaw.
 - o An updated Traffic Accommodation Plan current to 2023 that meets municipal requirements.
 - o Copyface and dimensions (Height) of your existing signage.

Attached are **sample pre-filled applications** for your consideration, and we are available to work with you directly to complete applications together, at your discretion.

Sincerely,

Tyler McNab Digitally signed by Tyler McNab
Date: 2023.06.30 10:34:41 -0600

Tyler McNab
 Program Lead, Development & Safety Codes

Enclosure: Pre-filled out Suggested Applications and Details

c: 9613.100.Street.Morinville.AB.T8R.1L9@sturgeoncounty.ca
 Sturgeon County Engineering Services

Pre-filled out Suggested Applications and Details

June 2023

Please see the below and attached five (5) pre-filled out applications based on what we understand your request is, and noting information yet to be provided by you.

- Application 1 – Diversified Agriculture Application, - Permanent South Site (Lot A, Plan 2986KS)
 - o Maximum 100 vehicle trips per day
 - o Additional Information Required:
 - Copyface and dimensions (Height) of your existing freestanding signage.
 - Answer/adjust: Remaining questions with Application Form

- Application 2 – Diversified Agriculture Application, - Permanent North Site (SW-29-56-23 W4M)
 - o Maximum 50 vehicle trips per day
 - o Additional Information Required:
 - Answer/adjust: Remaining questions with Application Form
 - Site Plan
 - Parking Plan
 - Copyface and dimensions (Height) of your existing signage.

- Application 3 – Diversified Agriculture Application, - 2023 only South Site (Lot A, Plan 2986KS)
 - o Additional Information Required:
 - Answer/adjust: Remaining questions with Application Form
 - List of every day you expect to require a Traffic Accommodation Plan which is every day the vehicle trips is over 100 vehicles per day from this site.
 - Parking Plan
 - An updated Traffic Accommodation Plan current to 2023 that meets the requirements of Engineering Services and takes into account the 100km/h speed limit.

- Application 4 – Diversified Agriculture Application, - 2023 only North Site (SW-29-56-23 W4M)
 - o Additional Information Required:
 - Answer/adjust: Remaining questions with Application Form
 - Site Plan
 - List of every day you expect to require a Traffic Accommodation Plan which is every day the vehicle trips is over 50 vehicles per day from this site.
 - Parking Plan
 - An updated Traffic Accommodation Plan current to 2023 that meets the requirements of Engineering Services.

- Application 5 – Intensive Agriculture Application (Moved and added Greenhouses) - South Site (Lot A, Plan 2986KS)
 - o Additional Information Required:
 - Site Plan
 - Construction Drawings
 - Building Permit Application or Farm Building Confirmation (for each building)

**SUBDIVISION and
DEVELOPMENT**
APPEAL BOARD

Sturgeon County
9613-100 Street, Morinville, AB T8R 1L9

Appeal File Number:	021-STU-016
Appeal Against:	Development Authority of Sturgeon County
Appellant:	Tammy Andersen
Date and Location of Hearing:	November 23, 2021 Via Videoconference
Date of Decision:	December 3, 2021
SDAB Members:	Chair Julius Buski, Lee Danchuk, Dave Kluthe, Allan Montpellier, Amanda Papadopolous

NOTICE OF DECISION

IN THE MATTER OF an appeal by Tammy Andersen against the Development Authority's issuance of a Stop Order for property located at SW 20-56-23-W4, Plan 2986KS, Lot A and SW 29-56-23-W4 within Sturgeon County.

- [1] This is the decision of the Sturgeon County Subdivision and Development Appeal Board (the "SDAB" or "Board") on an appeal filed with the SDAB pursuant to section 685 of the *Municipal Government Act*, R.S.A. 2000, c. M-26 (the "MGA" or "Act").
- [2] In making this decision, the Board reviewed the evidence presented and considered provisions of the *Municipal Government Act* and Sturgeon County's Land Use Bylaw 1385/17 (the Land Use Bylaw or LUB), and any amendments thereto.
- [3] The following documents were received prior to the hearing and form part of the record:
- The Notice of Appeal;
 - A copy of the Stop Order;
 - Planning and Development Services Report;
 - Appellant's submission; and
 - Adjacent landowners' submission

PRELIMINARY MATTERS

- [4] There were no preliminary matters addressed at the hearing.

PROCEDURAL MATTERS

- [5] The appeal was filed on time and in accordance with section 686 of the MGA.
- [6] There were no objections to the proposed hearing process as outlined by the Chair.

[7] There were no objections to the composition of the Board hearing the appeal.

[8] The Board is satisfied that it has jurisdiction to deal with this matter.

ISSUES

[9] The Appellant raised the following grounds of appeal:

- The business is a historic farm that has been in operation since 1956. The farm primarily produces vegetables and is not an outdoor recreation centre.
- A Special Events Permit signed on July 8, 2021, in effect until December 31, 2021, states “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.”

RECOMMENDATION OF THE DEVELOPMENT AUTHORITY

Tyler McNab, representative for the Development Authority, provided a presentation which outlined the reasons for the Development Authority’s issuance of the Stop Order:

[10] Under Land Use Bylaw 1385/17, Prairie Gardens and Adventure Farm is considered two different types of development:

- An *Intensive Agriculture* use as per Part 18 of the Land Use Bylaw, 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
- *Recreation Facility, Outdoor use* as per Part 18 of the Land Use Bylaw, 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.

[11] Prairie Gardens has been in operation for approximately 65 years and as such the *Intensive Agriculture* use may be considered a non-conforming use.

[12] A non-conforming use must be “lawful” at the time it is commenced. At the start of the *Intensive Agriculture* use in 1956, a development permit may not have been required and thus the use itself may have been a non-conforming use. However, under the MGA and the Land Use Bylaw, a non-conforming use cannot expand. Therefore, while the original use may be entitled to continue as a non-conforming use, the expansion cannot.

- [13] The *Intensive Agriculture* use that existed in 1956 as a non-conforming use has expanded since that time and thus requires a new development permit to continue operations in their current state. Any expansion of a non-conforming use, such as any new buildings, no matter how small, would require a development permit per section 643(4) of the MGA:
- 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.*
- [14] Additionally, Prairie Gardens and Adventure Farm has created a second element to the operation being an “Adventure Farm”, which meets the *Recreation Facility, Outdoor* use within the Land Use Bylaw. The property is being used in a recreation and tourism focused manner including pricing for admission, event venue for parties, retreats and weddings, wagon rides, cannons, and other activities that do not have a direct link to a farm-product sale.
- [15] The *Recreation Facility, Outdoor* use is neither a permitted nor a discretionary use within the AG-Agriculture district and would require a redistricting of the property in order for a development permit to be approved.
- [16] On October 15, 2021, a Stop Order was personally served to Tammy Andersen by Sturgeon County’s Chief Administrative Officer, 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 a.m., Monday, October 18, 2021.
- [17] On October 27, 2021, Sturgeon County entered into a forbearance agreement with the Appellant that restricts Sturgeon County from enforcing the Land Use Bylaw or Stop Order in consideration of a series of tasks and deadlines that must be met by the Appellant.
- [18] In regard to the 2021 Special Event License issued to Prairie Gardens and Adventure Farm, the licence does not overrule the regulations within the Land Use Bylaw and contains the following wording:
- 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.*
- [19] While in the past, Administration has chosen not to enforce aspects of the Land Use Bylaw, specifically the Appellant 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.
- [20] The forbearance agreement allows the continuation of the development with some deadlines and restrictions up to October 22, 2022. Nothing approved in the Special Event License expiring on December 31, 2021 would be restricted as long as the Appellant complies with the forbearance agreement.

SUMMARY OF APPELLANT'S POSITION

[21] The Appellant has farmed on SW 20-56-23-W4, for over 37 years and on parcel SW 29-56-23-W4 for 20 years along with her husband. The land has been in production for over 100 years.

[22] This is an agriculture production facility that meets the definition of a farm in accordance with section 11.1 of the Land Use Bylaw.

[23] The operation fits within the *Extensive Agriculture* use as defined in the Land Use Bylaw as being:

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.

The *Extensive Agriculture* use does not require a development permit under the Land Use Bylaw.

[24] The Appellant disagrees with Administration that the facility should be considered a *Recreation Facility, Outdoor* because they do not offer any of the specified activities under the definition in the Land Use Bylaw, which includes 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 stables, or fitness trails.

[25] All activities offered, and value-added enterprises, are educational and directly linked to agricultural or horticultural production. These activities pre-date the version of the Land Use Bylaw adopted in 2017 as the facility has been in operation since 2001.

[26] The Appellant received no communication from the County after the adoption of the 2017 Land Use Bylaw to inform her of any amendments or to advise her of a requirement to apply for an *Intensive Agriculture* permit.

[27] There have been valid permits in place since 1964 and Special Event Permits signed every year since 2016.

[28] There were other options available that the County could have pursued prior to issuing the Stop Order and she has demonstrated her willingness to work collaboratively with the County.

[29] The Stop Order was not properly issued as the facility does not fall within the definition of *Recreation Facility, Outdoor*. It is an *Extensive Agriculture* use that does not require a development permit under the Land Use Bylaw.

SUBMISSIONS OF ADJACENT LANDOWNERS

- [30] Adjacent landowners Kevin Allen and Hugh Allen spoke in favour of the appeal, noting that the business is valuable to the community and that they have not experienced any negative impacts as a result of the development. The Appellant and her husband are pioneers of the industry and should be permitted to diversify their agricultural business to make it more profitable. The Board also received letters of support from residents and employees of the business.
- [31] Adjacent landowners Cheryl Gerlock, Fred Fibi, and Angela Sime spoke against the appeal, noting that there is constant noise from the property, that patrons have trespassed on neighbouring properties, that there are significant traffic and parking issues due to a large number of visitors to the facility, and that the Appellant has not complied with the conditions of her Special Events License by failing to notify neighbouring landowners of events occurring at the facility.

DECISION

- [32] **The Board UPHOLDS the Stop Order issued by the Development Authority on October 15, 2021 and AMENDS the Stop Order to set the deadline to comply to October 22, 2022.**

REASONS FOR THE DECISION

- [33] In dealing with a Stop Order, the Board's inquiry is confined to whether or not the Stop Order was properly issued by the Development Authority. In order to make this determination, the Board must determine whether there has been a contravention of the MGA or the Land Use Bylaw. Evidence relating to the merits of the proposed development or community support for the proposed development is not relevant. If the Board determines that there has been a contravention, then the Board may uphold a Stop Order but exercise its discretion and give the recipient more time to comply with the terms of the Order.
- [34] The Board finds that the properties in question are zoned AG – Agriculture, and that the following approvals relate to these properties:
- 1972 – a Building Permit was issued for a Residence.
 - 1973 – a Letter was issued allowing for the operation of a Garden Tool Rental Centre.
 - 1978 – a Building Permit was issued for a Mobile Home.
 - 1979 – a Building Permit was issued for a Mobile Home.
 - 1997 – A Development Permit was issued for the construction of two, 27-foot wide greenhouses for wholesale growing with no retail access.
 - Since 2017 – multiple “Event Tent” Building permits were issued for use with events on these properties.
 - July 2021 – a Special Event License was issued allowing a series of events to be approved pursuant to Bylaw 1329/14.
- [35] The Board considered the evidence presented, including excerpts from the Prairie Gardens and Adventure Farm website presented by the Development Officer that the business has expanded from a greenhouse operation with a prohibition on retail access to a facility that provides train/wagon rides, corn mazes, a petting farm, camp and bonfire sites, workshops, parties, retreats, weddings, birthdays, holidays, a pumpkin and corn cannon, and other recreation and tourism activities. The Appellant submitted to the Board that not only does the business sell

products on the property, but patrons must purchase an agricultural product as part of the price of admission.

- [36] The photographs provided by adjacent landowners of visitors to the facility parking in highway ditches support the Development Officer's assertion that the development has become more intensive over time as the construction of two greenhouses with a prohibition of retail access would not generate the traffic and parking issues demonstrated by the adjacent landowners. Adjacent landowners submitted that the number of visitors has increased, creating traffic, parking, and safety concerns.
- [37] The Board received several letters of support from adjacent landowners and received verbal submissions from neighbouring property owners expressing support for this local business and the benefits it provides, including employment opportunities for local people. The Board does not find employment considerations legitimate land use planning purposes, and therefore placed no weight on these submissions.
- [38] The Appellant provided evidence that she received a Special Event License that allows her to continue to operate to December 31, 2021. The Board finds that the issuance of the 2021 Special Event License does not override Land Use Bylaw regulations. The License itself provides:

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.

- [39] The Board considered whether the activities on the property fall within *Extensive Agriculture* use or *Intensive Agriculture* use. The Land Use Bylaw sets out the following definitions:

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.

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.

Based on the evidence as set out above, the Board is of the view that the activities occurring at the property go beyond the *Extensive Agriculture* use and fit within the *Intensive Agriculture* use.

The Board then considered whether the *Intensive Agriculture* use is a non-conforming use that does not require a development permit.

- [40] Section 643 of MGA states that where there is a use or a building on a parcel of land which when it was commenced was legal at that time, that it will continue to be a legal non-conforming use even if there are subsequent amendments to the Land Use Bylaw. The Board finds that although the two approved greenhouses may be a non-conforming use, the recreational and tourism aspects of the business are an expansion of the non-conforming use and therefore require a development permit.
- [41] The Board finds that, due to the increased intensity of use beyond what was approved, the Stop Order was properly applied.
- [42] Having determined that the Stop Order was properly applied, the Board considered the timelines to comply with the Stop Order. The Board considered the forbearance agreement disclosed by the Development Officer, specifically section 6, which provides that no enforcement of the Stop Order shall take place until October 22, 2022. The timelines in the forbearance agreement were mutually agreed to by both parties and therefore the Board considers them reasonable and applies them to the Stop Order.
- [43] For these reasons, the Board upholds the Stop Order and sets the deadline to comply to October 22, 2022.



Julius Buski, Chair

Pursuant to Section 688(1)(a) of the Municipal Government Act (MGA), an appeal of a decision of the Subdivision and Development Appeal Board lies with the Alberta Court of Appeal on a matter of law or jurisdiction. In accordance with Section 688(2)(a), if a decision is being considered, an application for permission to appeal must be filed and served within 30 days after the issuance of the decision and, notice of the application for permission must be provided to the Subdivision and Development Appeal Board and in accordance with Section 688(2)(b), any other persons that the judge directs.

APPENDIX 'A'
List of Submissions

- The Notice of Appeal;
- A copy of the Stop Order;
- Planning and Development Services Report;
- The Appellant's submissions; and
- The Adjacent Landowners' submission

Enacting Responsible Subdivision and Development Practices

Through the establishment of policies and procedures, that give due regard to federal, provincial and municipal requirements and that facilitate prosperous communities.

1.4.1 Shall apply the full entitlements of environmental, municipal and school reserve dedication during the subdivision process, in accordance with the Municipal Government Act (MGA) and based on the needs of Sturgeon County.

1.4.2 Shall apply the requirements outlined within the Province of Alberta's Subdivision and Development Regulation.

1.4.3 Shall apply the requirements outlined within the Province of Alberta's Water Act.

1.4.4 Shall support "right-to-farm legislation" by applying the requirements outlined within the Province of Alberta's Agriculture Operations Practices Act (AOPA). When referred to by the Natural Resources Conservation Board (NRCB), Sturgeon County will apply the objectives of the Integrated Regional Growth Strategy (IRGS) in the referred evaluation (i.e., new or expanding Confined Feeding Operations).

1.4.5 Shall refer to and apply the provincial setback regulations and guidelines respective to sour gas and other oil and gas facilities, including pipelines, when considering subdivision and development applications. Proposed land uses in proximity to sour gas facilities shall complement the activity and minimize risk to the public's health and safety.

1.4.6 Shall identify needed infrastructure improvements, both at the regional and local level, in an effort to determine, prioritize and fund infrastructure required to obtain the strategic goals of the IRGS and the Municipal Development Plan (MDP).

1.4.7 Shall restrict proposed development that may constrain infrastructure networks that are imperative for the growth and development associated with the strategic goals of the IRGS. As part of the application process, Sturgeon County may require an application to demonstrate that no adverse impact will occur due to proposed development.

1.4.8 Shall ensure that the distribution and timing of future development coincides, and is contiguous with, infrastructure improvements.

1.4.9 Shall ensure that both subdivision and development meet or exceed the standards outlined within the Sturgeon County General Municipal Servicing Standards. Standards should be reviewed and updated along with other County regulatory policies to coincide with innovations in the industry.

1.4.10 Should collaborate with industry and municipal partners to develop, update and align risk management initiatives regarding heavy industrial development located within and along County borders.

1.4.11 Shall not permit development on Hazardous Lands that are deemed undevelopable or may result in life loss or injury, property damage, social and economic disruption or environmental degradation.

1.4.12 Shall direct subdivision and development activity away from significant natural resource deposits, where activities have the potential to sterilize future supply and extraction.

1.4.13 Should establish general development design guidelines for Residential and Non-Residential developments.

1.4.14 May require that the applicant of a development apply the principles and guidelines of Crime Prevention through Environmental Design within subdivision and development reviews to guide design and ensure effective use of the built environment.

1.4.15 Shall support the policies and procedures as set out in the Municipal Emergency Operations Plan.

1.4.16 Shall ensure that new development be sited with consideration to the fire hazard severity of the site, the type of development and the risk added by the development to the fire hazard risk.

1.4.17 Shall institute a consistent method of addressing encroachments on municipal property to ensure equitable treatment and that the public amenity is not compromised.

1.4.18 Shall adopt and apply enforcement procedures to clarify and establish (for both the impacted citizen and offender) a course of action when a use or activity is in violation of the County's Bylaws.

environmental stewardship outcome**Supporting agricultural sustainability by promoting best management practices that contribute to healthy land, water and air.**

Significant potential exists for the Neighbourhood because of its rich soil and its proximity to a large and accessible marketplace. The soil in the Neighbourhood is primarily Class 1 (black chernozemic) - a high organic, nutrient rich soil with some natural resistance to drought. Shifts in bio-climate will continue to challenge agricultural operations, resulting in fluctuating crop yields due to changes in growing season and soil moisture levels. With continued growth and development in areas of historic mining activity (such as the Hamlets of Carbondale and Cardiff), additional due diligence on these lands, which are deemed hazardous, will be required to address ongoing development concerns. The desired intent is to ensure the future supply of agriculture lands for the long-term viability of farming operations.

C.3 environmental stewardship output actions Sturgeon County will support the long-term outcome of the Neighbourhood by:

- ① Promoting regional dialogue between individual landowners and industry to determine environmental issues affecting agricultural producers across the Neighbourhood.
- ② Developing Environmental Indicators to monitor identified environmental issues affecting agricultural producers. Information will be integrated into ongoing County operations and decision-making processes wherever possible.
- ③ Promoting subdivision layouts of Agricultural Parcels and Acreage Lots that focus Acreage Lots to one general area of the former quarter section, as a way to assist in the viability of agricultural operations, reduce land-use conflicts and encourage the retention of large tracts of agricultural land.
- ④ Requiring that proposed non-Primary Industry development on lands identified with Class 1 or Class 2 soil designations (as identified by the Canadian Land Inventory: Land Capability for Agriculture) support the agricultural industry or its associated operations.
- ⑤ Ensuring the long-term environmental viability of the Roseridge Landfill by maintaining environmental compliance, completing regular compliance audits and meeting yearly groundwater quality performance standards.
- ⑥ Liaising with the Province of Alberta regarding long-term management plans for Manawan Lake and ensuring that any subsequent changes to the drainage network or potential flooding risks are communicated to local residents.
- ⑦ Ensuring that the shores of Manawan Lake will continue to be preserved in their natural state through the application of an environmental conservation district detailed in the Land Use Bylaw.
- ⑧ Requiring due diligence be exercised on lands with historic mining activities (deemed Hazardous Lands) by restricting subdivision and development that would increase the risk of slumping and subsidence (see Historic Mining Activities Map in Appendix A-3).



Application Intensity Matrix

Intensive Agriculture, Diversified Agriculture and Agricultural Support Services



South Site

Purpose

The Development Authority will apply this Matrix to assess proper use classification, impacts to adjacent landowners and County infrastructure and to apply conditions of development.

The Development Authority will have full discretion upon final decision regardless of outcome of this matrix.

Note on Assessments: Peak intensity per day or week or season is maximum not averaged, for example if 2 buses visit on any day of the year the intensity is considered to be higher. Cumulative impacts are measured per site. Special Flag is used to flag a special condition or impact that is outside the matrix.

Impacts	Intensity			Special Flag	Score
	0 Low	1 Medium	2 High		
Infrastructure					
Road Traffic Volume	50 Vehicle Trips (25 vehicles) per day or less	50-100 Vehicle Trips (25-50 vehicles) per day	100-500 vehicle trips (50-250 vehicles) per day	Access	1
Road Traffic Routing	Routing from highway or arterial Road	Routing from Collector/Local Road	Routing through residential area.		0
Road Traffic Type	Personal Vehicles	Commercial Vehicles (inc buses) 1 per day	Commercial Vehicles (inc buses) 2-5 per day		2
Water Supply	On-Site (Well)	Municipal	Hauled		0
Water Use	10m ³ /week or less (1 Truck)	10-20m ³ /week (2 Trucks)	Over 20m ³ /week		0
Sanitary Use (Municipal Servicing Plan required if 25m ³ or more)	Private System (less than 5.7m ³ /day)		Private System (up to 25m ³ /day)		0
Sanitary Supply	On-Site	Municipal	Hauled		0
Parking	25 Stalls or less	25-50 stalls	50-250 stalls		2
Customers/venue					
Maximum Occupancy Outdoor	100 and under	101 to 499	500-1000		1

Maximum Occupancy Buildings	100 and under	101 to 299	300-500		1
Occupancy Employees	1-5	6-9	Over 10		1
Operation Alcohol	None	AGLC Class D,E,F (Consumption Offsite)	AGLC Class A,B,C (Consumption Onsite)		0
Operation Public Season	Open to Public 0-3 months	Open to Public 3-6 months	Open to Public 12 months		2
Operation Hours	0700-1800 Weekdays	1700-2300 or weekends	Past 2300hrs Weekdays or weekends		1
Nuisance Noise	As expected under Extensive Agriculture	Moderate Noise – Days only	Moderate Noise – Evenings or Weekends		2
Nuisance Smoke/Steam/Dust (Traffic Route included)	As expected under Extensive Agriculture	Minimal (Dust control may be required)	Moderate (Dust control certain)		0
Nuisance Odour/fumes/exhaust	As expected under Extensive Agriculture	Minimal (Chance of Odour or fumes, but rare)	Moderate (Chance of Odour or fumes to occasionally occur)		0
Nuisance Heat/glare/lighting	As expected under Extensive Agriculture	Minimal (Chance of glare or heat, but rare)	Moderate (Chance of glare or heat to occasionally occur)		0
Impacts/compliance					
Land Use Ag land taken out of ag production (Buildings for public and business use, parking, market areas anywhere not used for growing/ranching)	5% or less	6-9%	10%-25%		2
Land Use Environmental Impacts	No Impacts	Adjacent to minimal Wetlands	Adjacent to significant Wetlands/ Waterways		0
Adjacent Landowners Privacy/Security	Impassible fencing or vegetation	Climbable fencing or	No Fencing or vegetation		0

		vegetation (Barb Wire)			
Adjacent Landowners Dwellings (from Development Area)	Up to 2 adjacent dwellings within 800m	2-5 dwellings within 800m	5+ dwellings within 800m		1
Totals					
Intensity	Low	Medium	High	Flag?	
Total	Under 10	11-24	Over 25		<u>16</u> <u>44</u>

Notes:

- Intensity over 25 automatically calculates the proposed development as having a significant land, transportation or water demand and should fall under the *Agricultural Support Service* use or rezone to AG-2.
- Processing and Agritourism operations are automatically *Diversified Agriculture* or *Agriculture Support Service* uses.
- *Intensive Agriculture* operations that score above 10 should be considered a *Diversified Agriculture* use due to intensity.
- Development Authority has final decision on use, the intensity matrix is a guide.

Definitions

Agricultural Support Service means the use of land, buildings and structures for the purposes of supplying and selling of goods, materials, services directly and primarily related to the agricultural industry. The intensity of the operations has significant land, transportation or water demands and may include off-site impacts that are licensed under provincial or federal regulations. Typical uses include abattoirs; fertilizer plants; sale, cleaning and storage of seed and feed. 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 or general industrial.

Diversified Agriculture means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the *Extensive livestock* or *Extensive and Intensive agriculture* uses. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life but does not include events that are not primarily agricultural in nature such as weddings, retreats, ceremonies and corporate functions. This use does not include home based business, visitor accommodation, intensive agriculture, event venue, agriculture support services, Cannabis Production and Distribution, or Cannabis Retail Sales.

Intensive agriculture means a horticultural operation 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. This use accommodates minimal site visits, typically on a seasonal basis, for customers purchasing of strictly onsite farm products. This does not include Cannabis Production and Distribution or Cannabis Retail Sales.

Application Intensity Matrix

Intensive Agriculture, Diversified Agriculture and Agricultural Support Services



North Site

Purpose

The Development Authority will apply this Matrix to assess proper use classification, impacts to adjacent landowners and County infrastructure and to apply conditions of development.

The Development Authority will have full discretion upon final decision regardless of outcome of this matrix.

Note on Assessments: Peak intensity per day or week or season is maximum not averaged, for example if 2 buses visit on any day of the year the intensity is considered to be higher. Cumulative impacts are measured per site. Special Flag is used to flag a special condition or impact that is outside the matrix.

Impacts	Intensity			Special Flag	Score
	0 Low	1 Medium	2 High		
Infrastructure					
Road Traffic Volume	50 Vehicle Trips (25 vehicles) per day or less	50-100 Vehicle Trips (25-50 vehicles) per day	100-500 vehicle trips (50-250 vehicles) per day	Access	1
Road Traffic Routing	Routing from highway or arterial Road	Routing from Collector/Local Road	Routing through residential area.		0
Road Traffic Type	Personal Vehicles	Commercial Vehicles (inc buses) 1 per day	Commercial Vehicles (inc buses) 2-5 per day		2
Water Supply	On-Site (Well)	Municipal	Hauled		0
Water Use	10m ³ /week or less (1 Truck)	10-20m ³ /week (2 Trucks)	Over 20m ³ /week		0
Sanitary Use (Municipal Servicing Plan required if 25m ³ or more)	Private System (less than 5.7m ³ /day)		Private System (up to 25m ³ /day)		0
Sanitary Supply	On-Site	Municipal	Hauled		0
Parking	25 Stalls or less	25-50 stalls	50-250 stalls		0
Customers/venue					
Maximum Occupancy Outdoor	100 and under	101 to 499	500-1000		1

Maximum Occupancy Buildings	100 and under	101 to 299	300-500		0
Occupancy Employees	1-5	6-9	Over 10		0
Operation Alcohol	None	AGLC Class D,E,F (Consumption Offsite)	AGLC Class A,B,C (Consumption Onsite)		0
Operation Public Season	Open to Public 0-3 months	Open to Public 3-6 months	Open to Public 12 months		2
Operation Hours	0700-1800 Weekdays	1700-2300 or weekends	Past 2300hrs Weekdays or weekends		1
Nuisance Noise	As expected under Extensive Agriculture	Moderate Noise – Days only	Moderate Noise – Evenings or Weekends		2
Nuisance Smoke/Steam/Dust (Traffic Route included)	As expected under Extensive Agriculture	Minimal (Dust control may be required)	Moderate (Dust control certain)		0
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Nuisance Heat/glare/lighting	As expected under Extensive Agriculture	Minimal (Chance of glare or heat, but rare)	Moderate (Chance of glare or heat to occasionally occur)		0
	Impacts/compliance				
Land Use Ag land taken out of ag production (Buildings for public and business use, parking, market areas anywhere not used for growing/ranching)	5% or less	6-9%	10%-25%		0
Land Use Environmental Impacts	No Impacts	Adjacent to minimal Wetlands	Adjacent to significant Wetlands/ Waterways		0
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		vegetation (Barb Wire)			
Adjacent Landowners Dwellings (from Development Area)	Up to 2 adjacent dwellings within 800m	2-5 dwellings within 800m	5+ dwellings within 800m		1
Totals					
Intensity	Low	Medium	High	Flag?	
Total	Under 10	11-24	Over 25		<u>11</u> <u>44</u>

Notes:

- Intensity over 25 automatically calculates the proposed development as having a significant land, transportation or water demand and should fall under the *Agricultural Support Service* use or rezone to AG-2.
- Processing and Agritourism operations are automatically *Diversified Agriculture* or *Agriculture Support Service* uses.
- *Intensive Agriculture* operations that score above 10 should be considered a *Diversified Agriculture* use due to intensity.
- Development Authority has final decision on use, the intensity matrix is a guide.

Definitions

Agricultural Support Service means the use of land, buildings and structures for the purposes of supplying and selling of goods, materials, services directly and primarily related to the agricultural industry. The intensity of the operations has significant land, transportation or water demands and may include off-site impacts that are licensed under provincial or federal regulations. Typical uses include abattoirs; fertilizer plants; sale, cleaning and storage of seed and feed. 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 or general industrial.

Diversified Agriculture means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the *Extensive livestock* or *Extensive and Intensive agriculture* uses. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life but does not include events that are not primarily agricultural in nature such as weddings, retreats, ceremonies and corporate functions. This use does not include home based business, visitor accommodation, intensive agriculture, event venue, agriculture support services, Cannabis Production and Distribution, or Cannabis Retail Sales.

Intensive agriculture means a horticultural operation 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. This use accommodates minimal site visits, typically on a seasonal basis, for customers purchasing of strictly onsite farm products. This does not include Cannabis Production and Distribution or Cannabis Retail Sales.



Planning and Development

9613-100 Street

Morinville, AB T8R 1L9

Phone (780) 939-8275

Fax (780) 939-2076

Email: PandD@sturgeoncounty.ca

Notification of Decision Letter

Date: 23 August 2023

Permit Number: 305305-23-D0212

To: Andersen, Tammy
Box 119
Bon Accord, AB
T0A 0K0

Re: Decision of the Development Officer

Dear Sir or Madam:

Please be advised that development permit #305305-23-D0212 was approved with conditions on 23 August 2023.

This decision or a condition of this permit, may be appealed to the Subdivision and Development Appeal Board within 21 days after the date on which a person qualified to appeal is notified. The 21-day appeal period, from the date of issuance, must lapse before the Development Permit becomes effective.

If you have any questions regarding the development permit, please contact the undersigned at (780) 939-8275 or toll free at 1-866-939-9303.

Regards,

Tyler McNab

Development Officer



Development Permit**Land Use Bylaw 1385/17**

Permit No.:	305305-23-D0212
Tax Roll No.:	1248000
Decision Date:	Aug 23, 2023
Effective Date:	Sept 14, 2023

Applicant

Name: Andersen, Tammy
Address: Box 119
Bon Accord, AB
T0A 0K0
Phone: (780)921-2272
Cell: (780)909-6601
Email: office@prairiegardens.org

Owner

Name: Andersen, Tammy
Address: Box 119
Bon Accord, AB
T0A 0K0
Phone: (780)921-2272
Cell: (780)909-6601
Email: office@prairiegardens.org

Property Description

Legal Land Description: 2986KS; ; A ; ---
Land Use Description: AG - Agriculture District
Rural Address: 56311 Lily Lake Rd

Description of Work

- Temporary Diversified Agriculture - operate an agritourism operation including a garden centre, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides
-

Fees

Commercial, Industrial, Institutional	\$110.00
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Permit Conditions

1. The approval is for Diversified Agriculture Use – to operate an agritourism operation including a garden centre, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides. The business shall operate in accordance with the approved site plan and as per the business operations provided by the applicant with respect to the number of customer visits, employees, and servicing of the site.
2. Operations for the public use hours as follows:
Daily: 9am to 11pm
3. The approval is limited to the following dates:
 - a. Sept 16-17, 2023
 - b. Sept 23-24, 2023
 - c. Oct 7-9, 2023
 - d. Oct 14-15, 2023

- e. Oct 21-22, 2023
 - f. Oct 28-29, 2023
4. This permit approval expires on October 30th 2023.
 5. The approval limits the daily operation to a cumulative maximum of 400 vehicle trips per day (200 vehicles in and out) for all activities on the property.
 6. The developer must adhere to the approved Traffic Accommodation Plan as approved by Engineering Services and shall adjust the Traffic Accommodation Plan as required.
 7. Parking for customers and employees shall be provided for onsite in accordance with the approved parking plan. The parking area shall be hard surfaced as per Sturgeon County's General Municipal Servicing Standards (GMSS). At no time shall parking be permitted on a public road and/or road allowances.
 8. Adequate sanitary facilities shall be provided for public use in accordance with Alberta Health Services Regulations.
 9. Outdoor lighting shall be located and arranged so that no direct or indirect rays of light are directed at or adversely affect any adjacent parcels.
 10. The operation shall not generate noise, smoke, steam, dust, odour, fumes exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority.
 11. No overnight camping or accommodation is permitted and is subject to a separate Development Permit approval.
 12. Adequate garbage receptacles and resources shall be required to contain and remove all garbage from the parcel.
 13. Drainage measures undertaken as part of a development shall not negatively impact adjacent parcels by way of flooding or inundation through the redirection of surface water. In the event that the drainage of a development is found to affect adjacent parcels, all mitigating measures required to remedy the problem including drainage structures, drainage easements and retaining walls shall be at the sole expense of the landowner of the parcel where the mitigating measures are required.
 14. Should the intensity of the business increase with respect to the hours of operation, number of customer visits, parking requirements, or hosting tours and tastings with food service, a new development permit shall be required.
 15. If the development authorized by this permit is not commenced on the dates as per condition 3, or is not carried out with reasonable diligence, the permit approval ceases and the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Approving Authority

Advisory Notes:

1. Diversified Agriculture means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the Extensive livestock or Extensive and Intensive agriculture uses. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life but does not include events that are not primarily agricultural in nature such as weddings, retreats, ceremonies and corporate functions.
2. Weed control on site will be in accordance with the Alberta Weed Control Act.
3. It is the responsibility of the applicant to ensure that all development and activities associated with the development complies with any federal, provincial, or municipal laws/legislation and any required license (Alberta Gaming and Liquor), permit, approval, authorization, regulation, or directive.

If you have any questions or concerns

If you have any questions or concerns about your application or any conditions listed above, please contact the Current Planning and Development Department at 780-939-8275.

Issued By:

Tyler McNab

Digitally signed by Tyler
McNab
Date: 2023.08.23 08:50:28
-06'00'

Tyler McNab
Development Authority

Municipality

Sturgeon County
9613 – 100 Street Morinville, AB T8R 1L9
Phone: (780) 939-8275
Fax: (780) 939-2076
Toll Free: 1-866-939-9303

Appeal Information

Pursuant to Section 685(1) of the Municipal Government Act, an appeal may be commenced by filing a notice of appeal within 21 days of the decision date. If you wish to appeal this decision, please choose the correct appeal body having jurisdiction.

If the application is the subject of a license, permit, approval, or other authorization granted by the Minister of Environment and Parks or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act, or granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission - Appeals shall be filed with the Land and Property Rights Tribunal at lprr.appeals@gov.ab.ca or by mail to 2nd Floor, Summerside Business Center, 1229 91 Street SW, Edmonton, AB, T6X 1E9. Telephone enquiries can be made to 780-427-2444.

All others appeals not subject to the above can be filed with the Secretary of the Subdivision and Development Appeal Board via email at legislativeservices@sturgeoncounty.ca or via mail to Sturgeon County Centre 9613 – 100 Street Morinville, AB, T8R 1L9. Telephone enquiries can be made at 780-939-4321.



Planning and Development
9613-100 Street
Morinville, AB T8R 1L9
Phone (780) 939-8275
Fax (780) 939-2076
Email: PandD@sturgeoncounty.ca

Notification of Decision Letter

Date: 23 August 2023

Permit Number: 305305-23-D0214

To: Andersen, Tammy
Box 119
Bon Accord, AB
T0A 0K0

Re: Decision of the Development Officer

Dear Sir or Madam:

Please be advised that development permit #305305-23-D0214 was approved with conditions on 23 August 2023.

This decision or a condition of this permit, may be appealed to the Subdivision and Development Appeal Board within 21 days after the date on which a person qualified to appeal is notified. The 21-day appeal period, from the date of issuance, must lapse before the Development Permit becomes effective.

If you have any questions regarding the development permit, please contact the undersigned at (780) 939-8275 or toll free at 1-866-939-9303.

Regards,

A handwritten signature in cursive script that reads 'Tyler McNab'.

Development Officer



Development Permit**Land Use Bylaw 1385/17**

Permit No.:	305305-23-D0214
Tax Roll No.:	1248000
Decision Date:	Aug 23, 2023
Effective Date:	Sept 14, 2023

Applicant

Name: Andersen, Tammy
Address: Box 119
Bon Accord, AB
T0A 0K0
Phone: (780)921-2272
Cell: (780)909-6601
Email: office@prairiegardens.org

Owner

Name: Andersen, Tammy
Address: Box 119
Bon Accord, AB
T0A 0K0
Phone: (780)921-2272
Cell: (780)909-6601
Email: office@prairiegardens.org

Property Description

Legal Land Description: 2986KS; ; A ; ---
Land Use Description: AG - Agriculture District
Rural Address: 56311 Lily Lake Rd

Description of Work

- Diversified Agriculture - operate an agritourism operation including a garden centre, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides
-

Fees

Commercial, Industrial, Institutional	\$110.00
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Permit Conditions

1. The approval is for Diversified Agriculture Use – to operate an agritourism operation including a garden centre, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides. The business shall operate in accordance with the approved site plan and as per the business operations provided by the applicant with respect to the number of customer visits, employees, and servicing of the site.
2. The approval limits the daily operation to a cumulative maximum of 100 vehicle trips per day (50 vehicles in and out) for all activities on the property.
3. Operations for the public use may be year-round, and the hours as follows:
Daily: 9am to 11pm
4. Parking for customers and employees shall be provided for onsite in accordance with the approved parking plan. The parking area shall be hard surfaced as per Sturgeon County's General Municipal Servicing Standards (GMSS). At no time shall parking be permitted on a public road and/or road allowances.

5. Two existing directional signs are approved as part of this permit.
6. Adequate sanitary facilities shall be provided for public use in accordance with Alberta Health Services Regulations.
7. Outdoor lighting shall be located and arranged so that no direct or indirect rays of light are directed at or adversely affect any adjacent parcels.
8. The operation shall not generate noise, smoke, steam, dust, odour, fumes exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority.
9. No overnight camping or accommodation is permitted and is subject to a separate Development Permit approval.
10. Adequate garbage receptacles and resources shall be required to contain and remove all garbage from the parcel.
11. Drainage measures undertaken as part of a development shall not negatively impact adjacent parcels by way of flooding or inundation through the redirection of surface water. In the event that the drainage of a development is found to affect adjacent parcels, all mitigating measures required to remedy the problem including drainage structures, drainage easements and retaining walls shall be at the sole expense of the landowner of the parcel where the mitigating measures are required.
12. Should the intensity of the business increase with respect to the hours of operation, number of customer visits, parking requirements, or hosting tours and tastings with food service, a new development permit shall be required.
13. If the development authorized by this permit is not commenced within 12 months from the date of its issuance, or is not carried out with reasonable diligence, the permit approval ceases and the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Approving Authority

Advisory Notes:

1. Diversified Agriculture means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the Extensive livestock or Extensive and Intensive agriculture uses. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life but does not include events that are not primarily agricultural in nature such as weddings, retreats, ceremonies and corporate functions.
2. Weed control on site will be in accordance with the Alberta Weed Control Act.
3. It is the responsibility of the applicant to ensure that all development and activities associated with the development complies with any federal, provincial, or municipal laws/legislation and any required license (Alberta Gaming and Liquor), permit, approval, authorization, regulation, or directive.

If you have any questions or concerns

If you have any questions or concerns about your application or any conditions listed above, please contact the Current Planning and Development Department at 780-939-8275.

Issued By:

Tyler McNab
Digitally signed by Tyler McNab
 Date: 2023.08.23 09:01:49 -06'00'

Tyler McNab
 Development Authority

Municipality

Sturgeon County
 9613 – 100 Street Morinville, AB T8R 1L9
 Phone: (780) 939-8275
 Fax: (780) 939-2076
 Toll Free: 1-866-939-9303

Appeal Information

Pursuant to Section 685(1) of the Municipal Government Act, an appeal may be commenced by filing a notice of appeal within 21 days of the decision date. If you wish to appeal this decision, please choose the correct appeal body having jurisdiction.

If the application is the subject of a license, permit, approval, or other authorization granted by the Minister of Environment and Parks or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act, or granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission - Appeals shall be filed with the Land and Property Rights Tribunal at lpvt.appeals@gov.ab.ca or by mail to 2nd Floor, Summerside Business Center, 1229 91 Street SW, Edmonton, AB, T6X 1E9. Telephone enquiries can be made to 780-427-2444.

All others appeals not subject to the above can be filed with the Secretary of the Subdivision and Development Appeal Board via email at legislativeservices@sturgeoncounty.ca or via mail to Sturgeon County Centre 9613 – 100 Street Morinville, AB, T8R 1L9. Telephone enquiries can be made at 780-939-4321.



Development Permit**Land Use Bylaw 1385/17**

Permit No.:	305305-23-D0215
Tax Roll No.:	1301000
Decision Date:	Aug 18, 2023 Aug 23, 2023
Effective Date:	Sep 8, 2023 Sep 14, 2023

Applicant

Name: Andersen, Tammy
Address: Box 119
Bon Accord, AB
TOA OKO
Phone: (780)921-2272
Cell: (780)909-6601
Email: office@prairiegardens.org

Owner

Name: Andersen, Tammy
Address: Box 119
Bon Accord, AB
TOA OKO
Phone: (780)921-2272
Cell: (780)909-6601
Email: office@prairiegardens.org

Property Description

SW-29-56-23-W4

Legal Land Description: ; ; ; SE 29-56-23-W4
Land Use Description: AG - Agriculture District
Rural Address: 23414 Twp Rd 564

Description of Work

Diversified Agriculture - operate an agritourism operation including agricultural educational tours, agricultural culinary experiences, experimental agritourism, agricultural festivals.

Fees

Commercial, Industrial, Institutional	\$110.00
---------------------------------------	----------

Permit Conditions

1. The approval is for Diversified Agriculture Use – operate an agritourism operation including agricultural educational tours, agricultural culinary experiences, experimental agritourism, agricultural festivals. The business shall operate in accordance with the approved site plan and as per the business operations provided by the applicant with respect to the number of customer visits, employees, and servicing of the site.
2. The approval limits the daily operation to a cumulative maximum of 50 vehicle trips per day (25 vehicles in and out) for all activities on the property.
3. Operations for the public use may be year-round, and the hours as follows:
Daily: 9am to 11pm
4. Parking for customers and employees shall be provided for onsite in accordance with the approved parking plan. The parking area shall be hard surfaced as per Sturgeon County's General Municipal Servicing Standards (GMSS). At no time shall parking be permitted on a public road and/or road allowances.
5. Signage will be subject to separate Development Permit approval.

6. Adequate sanitary facilities shall be provided for public use in accordance with Alberta Health Services Regulations.
7. Outdoor lighting shall be located and arranged so that no direct or indirect rays of light are directed at or adversely affect any adjacent parcels.
8. The operation shall not generate noise, smoke, steam, dust, odour, fumes exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority.
9. No overnight camping or accommodation is permitted and is subject to a separate Development Permit approval.
10. Adequate garbage receptacles and resources shall be required to contain and remove all garbage from the parcel.
11. Drainage measures undertaken as part of a development shall not negatively impact adjacent parcels by way of flooding or inundation through the redirection of surface water. In the event that the drainage of a development is found to affect adjacent parcels, all mitigating measures required to remedy the problem including drainage structures, drainage easements and retaining walls shall be at the sole expense of the landowner of the parcel where the mitigating measures are required.
12. Should the intensity of the business increase with respect to the hours of operation, number of customer visits, parking requirements, or hosting tours and tastings with food service, a new development permit shall be required.
13. If the development authorized by this permit is not commenced within 12 months from the date of its issuance, or is not carried out with reasonable diligence, the permit approval ceases and the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Approving Authority

Advisory Notes:

1. Diversified Agriculture means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the Extensive livestock or Extensive and Intensive agriculture uses. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life but does not include events that are not primarily agricultural in nature such as weddings, retreats, ceremonies and corporate functions.
2. Weed control on site will be in accordance with the Alberta Weed Control Act.
3. It is the responsibility of the applicant to ensure that all development and activities associated with the development complies with any federal, provincial, or municipal laws/legislation and any required license (Alberta Gaming and Liquor), permit, approval, authorization, regulation, or directive.

If you have any questions or concerns about your application or any conditions listed above, please contact the Current Planning and Development Department at 780-939-8275.

Issued By:

Tyler McNab
Digitally signed by Tyler McNab
Date: 2023.08.18 00:41:48
-06'00'

Tyler McNab
Development Authority

Municipality

Sturgeon County
9613 – 100 Street Morinville, AB T8R 1L9
Phone: (780) 939-8275
Fax: (780) 939-2076
Toll Free: 1-866-939-9303

Appeal Information

Pursuant to Section 685(1) of the Municipal Government Act, an appeal may be commenced by filing a notice of appeal within 21 days of the decision date. If you wish to appeal this decision, please choose the correct appeal body having jurisdiction.

If the application is the subject of a license, permit, approval, or other authorization granted by the Minister of Environment and Parks or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act, or granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission - Appeals shall be filed with the Land and Property Rights Tribunal at lprrt.appeals@gov.ab.ca or by mail to 2nd Floor, Summerside Business Center, 1229 91 Street SW, Edmonton, AB, T6X 1E9. Telephone enquiries can be made to 780-427-2444.

All others appeals not subject to the above can be filed with the Secretary of the Subdivision and Development Appeal Board via email at legislativeservices@sturgeoncounty.ca or via mail to Sturgeon County Centre 9613 – 100 Street Morinville, AB, T8R 1L9. Telephone enquiries can be made at 780-939-4321.



Planning and Development

9613-100 Street

Morinville, AB T8R 1L9

Phone (780) 939-8275

Fax (780) 939-2076

Email: PandD@sturgeoncounty.ca

Notification of Decision Letter

Date: 23 August 2023

Permit Number: 305305-23-D0216

To: Andersen, Tammy
Box 119
Bon Accord, AB
T0A 0K0

Re: Decision of the Development Officer

Dear Sir or Madam:

Please be advised that development permit #305305-23-D0216 was approved with conditions on 23 August 2023.

This decision or a condition of this permit, may be appealed to the Subdivision and Development Appeal Board within 21 days after the date on which a person qualified to appeal is notified. The 21-day appeal period, from the date of issuance, must lapse before the Development Permit becomes effective.

If you have any questions regarding the development permit, please contact the undersigned at (780) 939-8275 or toll free at 1-866-939-9303.

Regards,

A handwritten signature in cursive script that reads 'Tyler McNab'.

Development Officer



Development Permit**Land Use Bylaw 1385/17**

Permit No.:	305305-23-D0215	D0216
Tax Roll No.:	1302000	
Decision Date:	Aug 23, 2023	
Effective Date:	Sep 14, 2023	

Applicant

Name: Andersen, Tammy
Address: Box 119
Bon Accord, AB
T0A 0K0
Phone: (780)921-2272
Cell: (780)909-6601
Email: office@prairiegardens.org

Owner

Name: Andersen, Tammy
Address: Box 119
Bon Accord, AB
T0A 0K0
Phone: (780)921-2272
Cell: (780)909-6601
Email: office@prairiegardens.org

Property Description

Legal Land Description: ; ; ; SW 29-56-23-W4
Land Use Description: AG - Agriculture District
Rural Address: 23414 Twp Rd 564

Description of Work

Temporary Diversified Agriculture - operate an agritourism operation including agricultural educational tours, agricultural culinary experiences, experimental agritourism, agricultural festivals.

Fees

Commercial, Industrial, Institutional	\$110.00
---------------------------------------	----------

Permit Conditions

1. The approval is for Diversified Agriculture Use – operate an agritourism operation including agricultural educational tours, agricultural culinary experiences, experimental agritourism, agricultural festivals. The business shall operate in accordance with the approved site plan and as per the business operations provided by the applicant with respect to the number of customer visits, employees, and servicing of the site.
2. The approval is limited to the following dates:
 - a. Sept 16-17, 2023
 - b. Sept 23-24, 2023
 - c. Oct 7-9, 2023
 - d. Oct 14-15, 2023
 - e. Oct 21-22, 2023
 - f. Oct 28-29, 2023

3. This permit approval expires on October 30th 2023.
4. The approval limits the daily operation to a cumulative maximum of 200 vehicle trips per day (100 vehicles in and out) for all activities on the property.
5. The developer must adhere to the approved Traffic Accommodation Plan as approved by Engineering Services and shall adjust the Traffic Accommodation Plan as required.
6. Operations for the public use hours as follows:
 Daily: 9am to 11pm
7. Parking for customers and employees shall be provided for onsite in accordance with the approved parking plan. The parking area shall be hard surfaced as per Sturgeon County's General Municipal Servicing Standards (GMSS). At no time shall parking be permitted on a public road and/or road allowances.
8. Signage will be subject to separate Development Permit approval.
9. Adequate sanitary facilities shall be provided for public use in accordance with Alberta Health Services Regulations.
10. Outdoor lighting shall be located and arranged so that no direct or indirect rays of light are directed at or adversely affect any adjacent parcels.
11. The operation shall not generate noise, smoke, steam, dust, odour, fumes exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority.
12. No overnight camping or accommodation is permitted and is subject to a separate Development Permit approval.
13. Adequate garbage receptacles and resources shall be required to contain and remove all garbage from the parcel.
14. Drainage measures undertaken as part of a development shall not negatively impact adjacent parcels by way of flooding or inundation through the redirection of surface water. In the event that the drainage of a development is found to affect adjacent parcels, all mitigating measures required to remedy the problem including drainage structures, drainage easements and retaining walls shall be at the sole expense of the landowner of the parcel where the mitigating measures are required.
15. Should the intensity of the business increase with respect to the hours of operation, number of customer visits, parking requirements, or hosting tours and tastings with food service, a new development permit shall be required.
16. If the development authorized by this permit is not commenced on the dates as per condition 2, or is not carried out with reasonable diligence, the permit approval ceases and the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Approving Authority

Advisory Notes:

1. Diversified Agriculture means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the Extensive livestock or Extensive and Intensive agriculture uses. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life but does not include events that are not primarily agricultural in nature such as weddings, retreats, ceremonies and corporate functions.
2. Weed control on site will be in accordance with the Alberta Weed Control Act.
3. It is the responsibility of the applicant to ensure that all development and activities associated with the development complies with any federal, provincial, or municipal laws/legislation and any required license (Alberta Gaming and Liquor), permit, approval, authorization, regulation, or directive.

If you have any questions or concerns about your application or any conditions listed above, please contact the Current Planning and Development Department at 780-939-8275.

Issued By:

Tyler McNab Digitally signed by Tyler McNab
Date: 2023.08.23 09:14:29
-06'00'

Tyler McNab
Development Authority

Municipality

Sturgeon County
9613 – 100 Street Morinville, AB T8R 1L9
Phone: (780) 939-8275
Fax: (780) 939-2076
Toll Free: 1-866-939-9303

Appeal Information

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If the application is the subject of a license, permit, approval, or other authorization granted by the Minister of Environment and Parks or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act, or granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission - Appeals shall be filed with the Land and Property Rights Tribunal at lp.rta.appeals@gov.ab.ca or by mail to 2nd Floor, Summerside Business Center, 1229 91 Street SW, Edmonton, AB, T6X 1E9. Telephone enquiries can be made to 780-427-2444.

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11213-88Ave
Fort Saskatchewan, AB
T8L 2X4
780-998-7625
nabtraffic@gmail.com

Traffic Accommodation Plan

Location: 56311 Lily Lake Rd, Sturgeon County

Proposed Start Date: August 19, 2023

Proposed End Date: October 29, 2023

1. Location

56311 Lily Lake Road, Bon Accord, Sturgeon County. RR235, 53.852730, -113.396858 and North pumpkin patch entrance 53.861900, -113.395314.

2. Scope of Work

"NORMAL OPERATIONS"

For Normal Operations, such as the Intensive Agriculture Operations for Tree Nursery, Garden Centre, Greenhouses, Market Garden, U-pick and Agritourism Activities, The amount of trips are as follows:

South entrance 100 trips per day.

North entrance 50 trips per day.

"PEAK SEASON OPERATIONS"

The traffic flow is expected to be increased during this time to about 200 vehicles at the north entrance and 200 at the south entrance as an estimate. Please see the drawing below indicating the revisions to be made to the road during peak season on weekends.

The estimated average amount of trips per day are as follows:

OPEN FARM DAYS August 19-20

North Site: Estimate 25 vehicles per day for U-pick Strawberries. There is no corn maze this year. Complies with "Normal Use"

South Site: Estimate 150 vehicles per day

PUMPKIN HARVEST WEEKENDS:

Sept 16-17

North Site: Estimate 100 vehicles per day - Only U-pick pumpkins this season

South Site: Estimate 150 vehicles per day

Sept 23-24

North Site: Estimate 100 vehicles per day - Only U-pick pumpkins this season

South Site: Estimate 150 vehicles per day

Oct 7-9

North Site: Estimate 100 vehicles per day - Only U-pick pumpkins this season

South Site: Estimate 180 vehicles per day

Oct 14-15

North Site: Estimate 100 vehicles per day - Only U-pick pumpkins this season

South Site: Estimate 180 vehicles per day

Oct 21-22

North Site: Estimate 50 vehicles per day - Only U-pick pumpkins this season

South Site: Estimate 180 vehicles per day
Oct 28-29
North Site: Estimate 50 vehicles per day
South Site: Estimate 180 vehicles per day

Flaggers:

Flaggers will be on private property at the entrance to the “north site” pumpkin patch at TWP564 and the entrance to the Prairie Gardens, the south site off Lily Lake Rd as well as inside the parking lots to help guide vehicles and pedestrians. The only time flaggers will be on the road will be to set up and remove signage.

Pedestrians:

Pedestrians observed walking to leave the parking lots as if to walk to the other site will be asked to drive and not walk down the range road as there are no sidewalks. There are signs posted displaying no pedestrian traffic as you leave the lots.

Tickets:

Prairie Gardens offers a pre-sale of tickets online where they can have the public purchase tickets with a time slot so they are able to monitor and somewhat control the amount of visitors coming in throughout the day. The tickets are sold in half hour intervals and are capped if they reach parking capacity. Around 85% of visitors do purchase online ahead of time especially since there are incentives in place for rideshare and a reduced price. There is still the option to arrive and purchase a ticket on the spot for an inflated cost, but only about 15% of the visitors do this.

Parking:

The Parking lot for Prairie Gardens south site can hold approximately 183 vehicles, with additional temporary overflow parking areas available. The majority of vehicles will be passenger vehicles. Large vehicles like delivery trucks will be postponed to off operation hours. There will be no transit “shuttle” buses transporting people back and forth between the lots as mentioned as a possible solution in previous conversations. When the lot gets full at the lily lake rd access at the south site, a “Lot Full” sign will be put out close to the road along with a “parking ahead at the corn maze” sign and a flagger waves traffic to keep moving and not turn in. There is expected to be less than 25 cars per day accessing the parking lot off TWP564. Signs will be laid flat or turned around after the last traffic has cleared out and re-erected before opening each day on Saturday and Sunday.

3. Duration

Peak Season. Open Farm Days August 19-20, 2023 and starting September 16 to October 29, 2023 between 9:30am and 6:00pm. There are a limited number of group events with less than 100 guests that occur in the evening between 5:00pm and 9:30pm.

4. Traffic Control Devices

Signs will be required during these event times when the anticipated traffic volume will exceed 100 vehicles per day on Lily Lake Rd. The signs proposed are laid out in the attached diagram.

I suggest using Obstruction Ahead WD-AE4 in place of Roadwork/Workers WD-A-41 since there are no workers on or near the roadway.

“No parking” signs will be put onto Lily Lake Rd and TWP564 to keep vehicles from parking there. There will be no equipment (ie. Traffic cones, etc) on the roadway.

5. Speed Limits

The posted speed limit northbound and southbound on RR235 is 100km/h and is a paved road. We will lower the speed limit to 80km/h on Lily Lake Rd during high traffic volume times, removing these signs at the end of each day and/or when traffic volumes are lower. Any permanent signs that post the gazetted speed within this zone must be covered while the speed reduction is in effect. The speed limit eastbound and westbound on TWP564 is 80km/h and a gravel road. Also, there is a stop sign located on TWP564 at Lily Lake Rd for both eastbound and westbound directions so vehicles travelling past the parking lot entrance would either be slowing down for the stop sign or starting to accelerate from the stop or from turning onto that road.

6. Flagperson Requirements

Flaggers will be trained by Northern Alberta Traffic Control in procedures to safely erect and remove signage, sign spacing, monitoring and maintaining signs and equipment, flagperson attire and how to properly flag traffic in the parking lot. Only those trained personnel will be permitted to set up and remove the signs on the roadway. Flaggers will wear high vis yellow with reflective stripes. Flaggers will be staying on the private property and will not be controlling traffic on Lily Lake Rd or TWP564.

7. Weather Conditions

Weather will impact the amount of vehicles that will be coming in and out. On sunnier, warmer days it will be increased and on rainy or colder days the traffic will decrease. The signs will be erected only on days that there is expected to be over 100 vehicles per day at the south site and over 50 vehicles per day at the north site.

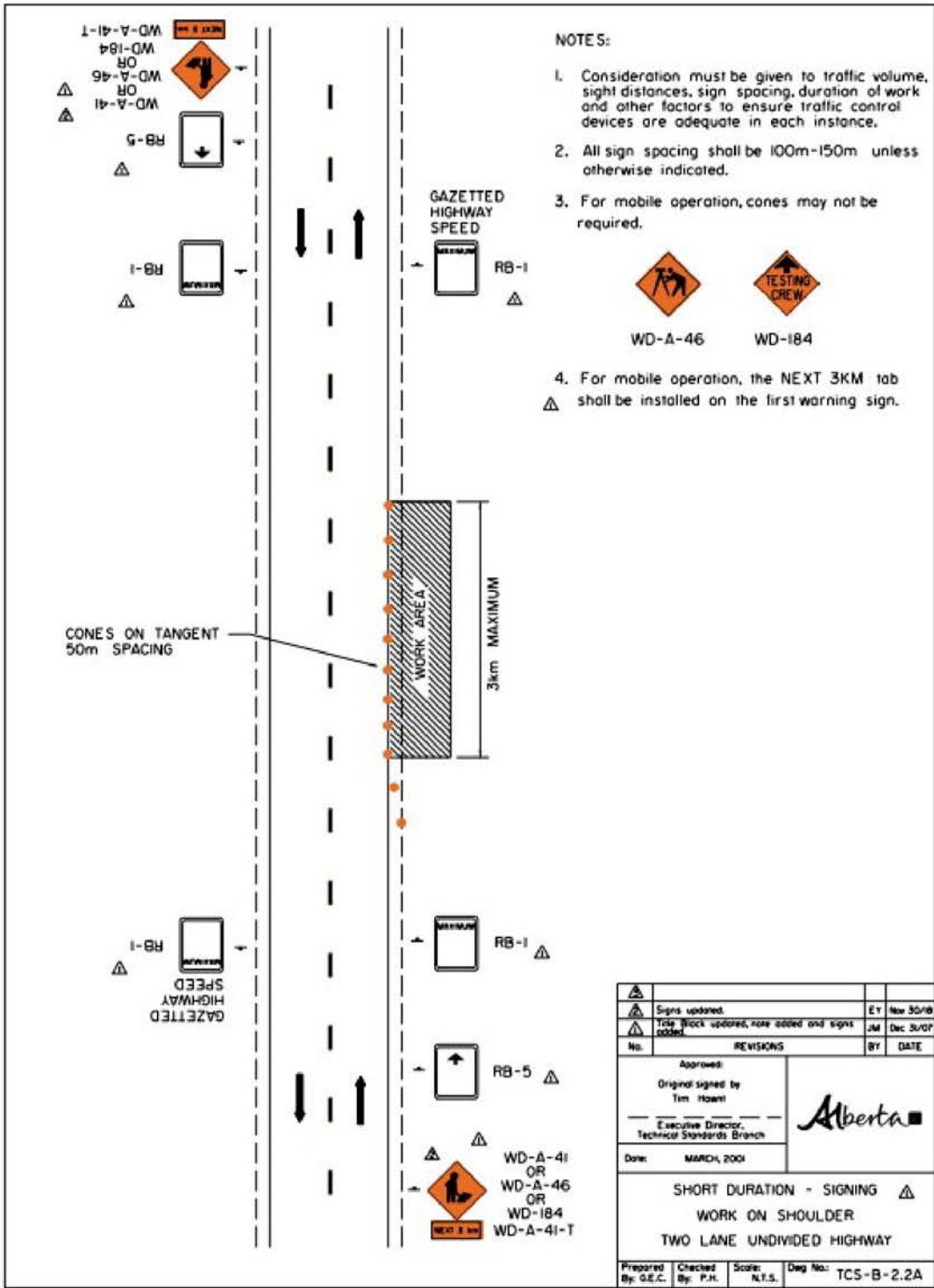
8. Site Specific Safety Issues

There is an annual permit for Diversified Ag Permit for Peak Season periods .

Flaggers and parking attendants will not only help vehicles enter and exit but will also try to keep pedestrians off the road. Information is also given on the website and facebook page about parking and pedestrian traffic safety. Additional traffic mitigation strategies including signage and speed reductions may be required based on actual traffic movements.

Emergency Contact List	
Police, Fire and Ambulance	911
Dangerous Goods 24 hour information centre	800-272-9600
Worker's Compensation Board	780-498-3999
Workplace Health and Safety	780-415-8690
Alberta Emergency Management Agency (AEMA)	866-618-2362
Alberta Sustainable Resources (Forest Fire)	866-310-3743
Fortis	780-310-9473
Alberta Environment (24 hour incident reporting)	800-222-6514
CANUTEC (Hazardous Materials Information)	613-996-6666
Poison & Drug Information Service (PADIS)	800-332-1414
Alberta One Call (To Locate Utilities)	800-242-3447
S.T.A.R.S. (Air Ambulance)	780-890-3131
Emergency Number 911	
Site Specific Contact Numbers	
Morinville RCMP	780-939-1600
Bon Accord Volunteer Firefighters Association	780-921-2557
Bon Accord Ambulance Services	780-923-3105
Bon Accord Medical Centre	780-565-3007
Prairie Gardens	780-921-2272
Owner Tam Andersen	
TAS Contractor: Northern Alberta Traffic Control	780-998-7625
Work Site Contact: Veronica Sauve	

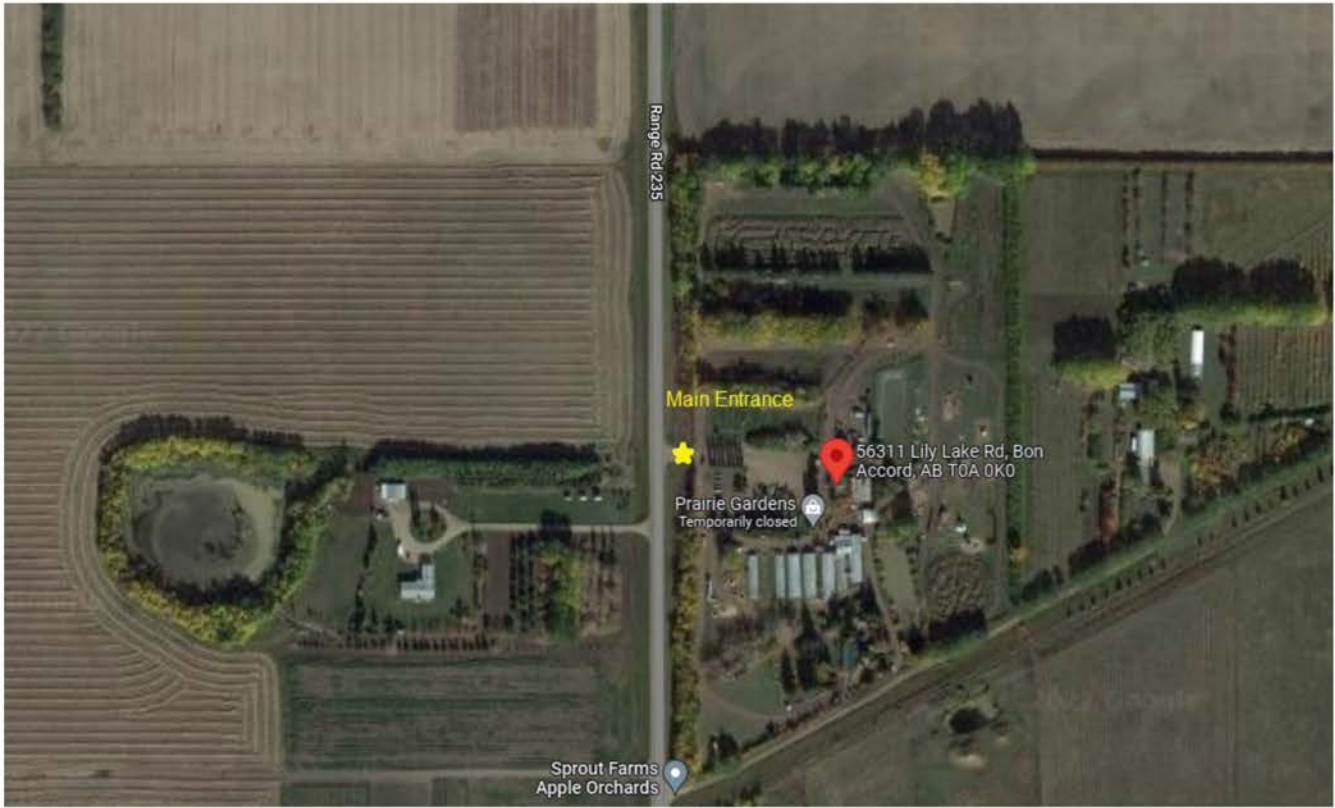
Severed in line with section 17 of the FOIP Act



- NOTES:
1. Consideration must be given to traffic volume, sight distances, sign spacing, duration of work and other factors to ensure traffic control devices are adequate in each instance.
 2. All sign spacing shall be 100m-150m unless otherwise indicated.
 3. For mobile operation, cones may not be required.
 4. For mobile operation, the NEXT 3KM tab shall be installed on the first warning sign.



△	Signs updated.	ET	Nov 30/18
△	Tab Block updated, note added and signs added.	JM	Dec 30/17
No.	REVISIONS	BY	DATE
Approved:			
Original signed by Tim Hoani			
Executive Director, Technical Standards Branch			
Date:	MARCH, 2001		
SHORT DURATION - SIGNING △ WORK ON SHOULDER TWO LANE UNDIVIDED HIGHWAY			
Prepared By: G.E.C.	Checked By: P.H.	Scale: N.T.S.	Doc No: TCS-B-2.2A



TRAFFIC IMPACT BRIEF

Prairie Gardens
Lily Lake Road (Range Road 235)
56311 Lily Lake Road, Bon Accord
SW 20 & 29 of 56-23-W4M, Sturgeon County

TRAFFIC IMPACT BRIEF – Normal Operations

Project Number: H5408-2022

Date: June 30, 2022

Project: **PRAIRIE GARDENS**

Revised Aug. 20, 2022

56311 Lily Lake Road, Bon Accord, SW 20 & 29-56-23-W4M

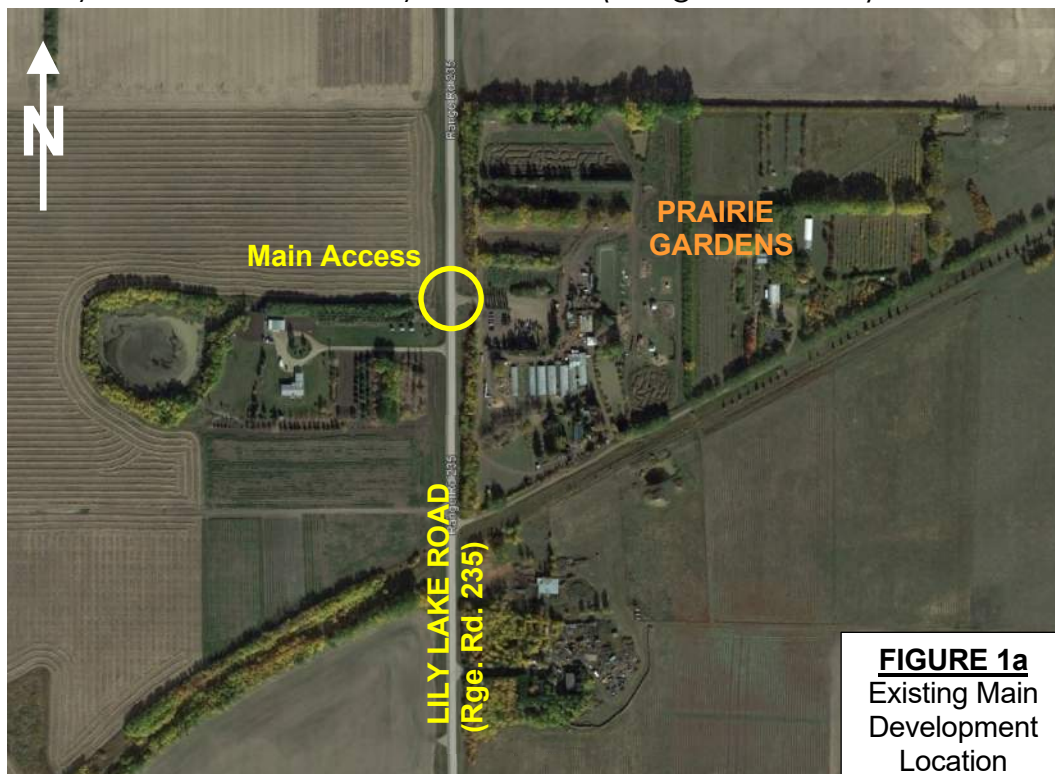
Revised Sept. 9, 2022

Background: This is a garden center located along Lily Lake Road (Range Road 235) north of Highway 28, north east of Bon Accord. This site primarily functions as a garden center that includes retail sales of agricultural products. Other activities, which are only occasional, include U-Pick berries/vegetables, small weddings, berry and corn fests, corn maze, wagon rides, and farm tours.

Overview: The County is requiring the owners/operators of Prairie Gardens to follow a Diversified Ag and Ag Tourism land use definition within the current Agriculture (AG) land use or to follow a proposed new Agricultural District (AG2) land use with similar definitions.

1. EXISTING DEVELOPMENT LOCATION

The existing development location is shown below. This is the main Garden Center site with only one access off of Lily Lake Road (Range Road 235). See below.



TRAFFIC IMPACT BRIEF

Prairie Gardens
Lily Lake Road (Range Road 235)
56311 Lily Lake Road, Bon Accord
SW 20 & 29 of 56-23-W4M, Sturgeon County

turns (SB to EB) occurring during any Lily Lake Road peak hours. Therefore, there is no warrant for the addition of a left turn lane or taper. As for right turns, traffic usually just slows down and turns, without making a complete stop thus delay through traffic. There is no need for any right turn lane with the low annual average volume of turning traffic.

Overall, the direction of traffic alone makes this intersection not warrant any improvements for this access. **No improvements are recommended.** The existing intersection treatment is sufficient for 100 AADT (Annual Average Daily Traffic) for the approach into the South Site for passenger vehicles. Large trucks (Single Unit Axle and Tractor Trailers and Buses) are not to be allow to access during operating hours.

The existing approach and treatment are shown below:



Viewing east from Lily Lake Road into the Prairie Gardens South Site access approach.



Viewing east from Lily Lake Road into the Prairie Gardens South Site access approach.



Viewing to the south from the Prairie Gardens South Site access approach.



Viewing to the north from the Prairie Gardens South Site access approach.

TRAFFIC IMPACT BRIEF

Prairie Gardens
Lily Lake Road (Range Road 235)
56311 Lily Lake Road, Bon Accord
SW 20 & 29 of 56-23-W4M, Sturgeon County



Viewing south at Lily Lake Road from Twp. Rd. 564 West.



Viewing east at Twp. Rd. 564 from the Lily Lake Road intersection.

The radii between the Twp. Rd. 564 and Lily Lake Road are sufficient for the turning movements of the anticipated vehicles projected to use the intersection in normal operations for passenger vehicles.

The existing intersection treatment is sufficient for 50 AADT (Annual Average Daily Traffic) of development traffic for traffic using Twp. Rd. 564 for passenger vehicles. Large trucks (Single Unit Axle and Tractor Trailers and Buses) are not to be allow to access.

7. TRAFFIC ANALYSIS – Prairie Gardens North Site on Twp. Rd. 564

Access to the Prairie Gardens North Site is made via Twp. Rd. 564 from Lily Lake Road. Intersection analysis is therefore required at the junction of North Site and Township Road 564. Analysis to the Prairie Gardens North site via Township Road 564 is not required as the existing traffic volume on Township Road 564 is less than 120 AADT.

6.1 Design Speed

The posted speed on Twp. Rd. 564 at this location is 80 km/hr. It is therefore reasonable to conclude that a design speed of 90 km/h is suitable.

6.2 Intersection Analysis

The 2022, 2032 and 2042 AADT values for North Access and Township Road intersection indicate from referencing Figure D-7.4, "Traffic Volume Warrant Chart for At-Grade Intersection Treatment on Two-Lane Rural Highways (Design Speeds **100/110/120** km/h)", that a Type I treatment is required.



North Site Approach on Twp. Rd. 564.



North Site Approach on Twp. Rd. 564.



Viewing west along Twp. Rd. 564 from the North Site Approach.



Viewing east along Twp. Rd. 564 from the North Site Approach.

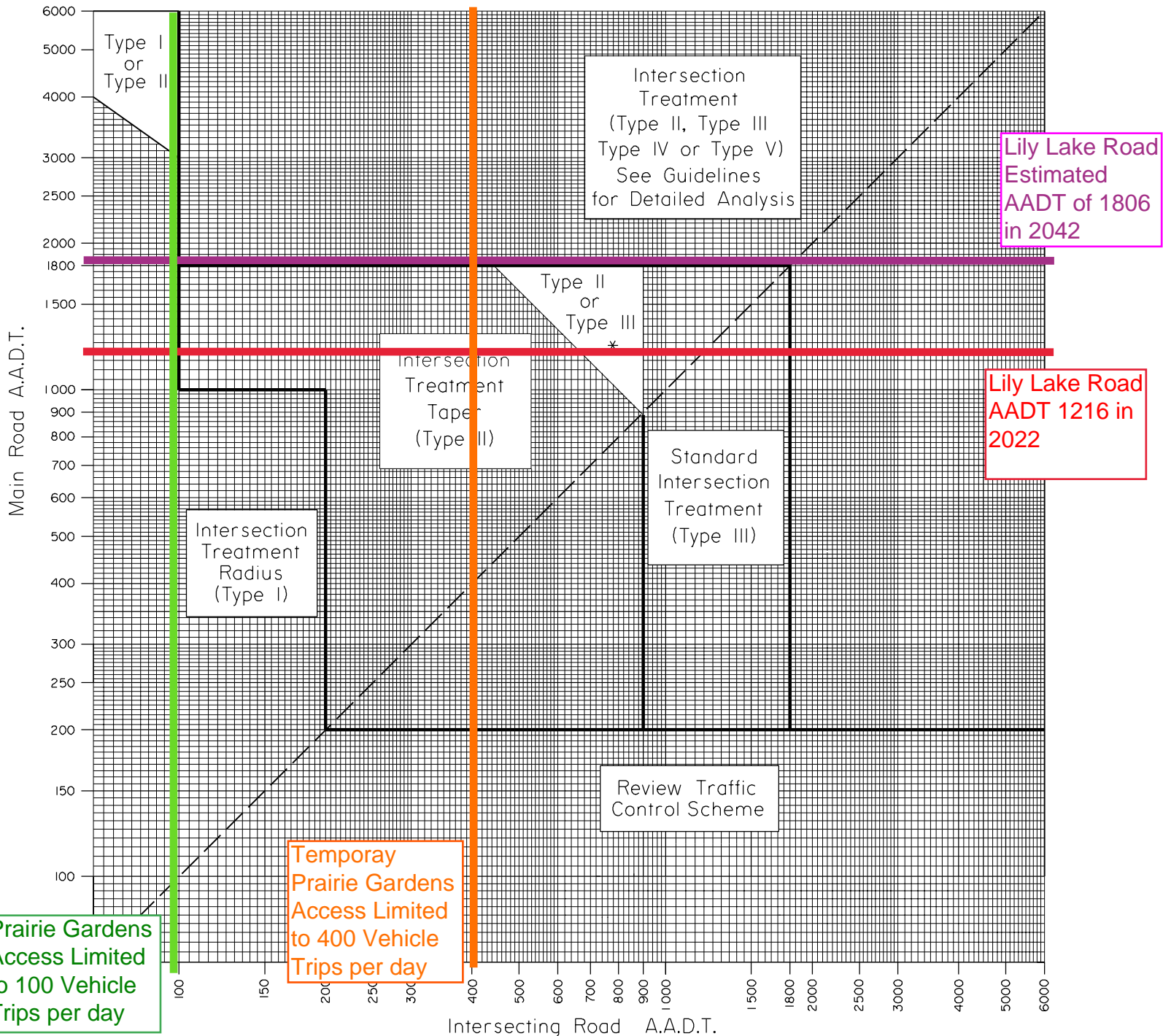
The radii between the Twp. Rd. 564 and Lily Lake Road are sufficient for the turning movements of the anticipated vehicles projected to use the intersection in normal operations for passenger vehicles.

The existing intersection treatment is sufficient for 50 AADT (Annual Average Daily Traffic) of development traffic for traffic for the North Site. Large trucks (Single Unit Axle and Tractor Trailers and Buses) are not to be allow to access.

8. INTERSECTIONAL SIGHT DISTANCE

APRIL 1995

FIGURE D-7.4 TRAFFIC VOLUME WARRANT CHART FOR AT-GRADE INTERSECTION TREATMENT ON TWO-LANE RURAL HIGHWAYS (DESIGN SPEEDS 100, 110, 120 km/h)



Notes:

1. If main road, or intersecting road, is <100 AADT provide Type I Intersection Treatment (15m radius), except as shown for the higher volume main roads on this chart (Type I or II zone) where engineering judgement may be used to select the appropriate treatment.
2. If main road is >4000 AADT Review Access Management
 - — — If Intersecting Road AADT is > Main Road AADT: Review Traffic Control Scheme
3. Use projected traffic volumes for design
 Sloping line is defined by Main Road AADT x Intersecting Road AADT = 800,000



11213-88Ave
Fort Saskatchewan, AB
T8L 2X4
780-998-7625
nabtraffic@gmail.com

Traffic Accommodation Plan

Location: 56311 Lily Lake Rd, Sturgeon County

Proposed Start Date: August 19, 2023

Proposed End Date: October 29, 2023

1. Location

56311 Lily Lake Road, Bon Accord, Sturgeon County. RR235, 53.852730, -113.396858 and North pumpkin patch entrance 53.861900, -113.395314.

2. Scope of Work

"NORMAL OPERATIONS"

For Normal Operations, such as the Intensive Agriculture Operations for Tree Nursery, Garden Centre, Greenhouses, Market Garden, U-pick and Agritourism Activities, The amount of trips are as follows:

South entrance AADT 100 trips per day.

North entrance AADT 50 trips per day.

"PEAK SEASON OPERATIONS"

The traffic flow is expected to be increased during this time to about 200 vehicles at the north entrance and 200 at the south entrance as an estimate. Please see the drawing below indicating the revisions to be made to the road during peak season on weekends.

The estimated average amount of trips per day are as follows:

OPEN FARM DAYS August 19-20

North Site: Estimate 25 vehicles per day for U-pick Strawberries. There is no corn maze this year. Complies with "Normal Use"

South Site: Estimate 150 vehicles per day

PUMPKIN HARVEST WEEKENDS:

Friday, September 15 - 200 vehicles per day

Saturday, September 16 - 800 vehicles per day

Sunday, September 17 - 800 vehicles per day

Monday September 18 - 200 vehicles per day

Friday September 22 - 200 vehicles per day

Saturday, September 23 - 800 vehicles per day

Sunday, September 24 - 800 vehicles per day

Monday September 25 - 200 vehicles per day

Friday September 29 - 200 vehicles per day

Saturday, September 30 - 800 vehicles per day

Sunday, October 1 - 800 vehicles per day

Monday, October 2 - 200 vehicles per day

Friday, October 6 - 200 vehicles per day
Saturday October 7 - 800 vehicles per day
Sunday October 8 - 800 vehicles per day
Holiday Monday October 9 - 800 vehicles per day

Friday October 13 - 200 vehicles per day
Saturday October 14- 800 vehicles per day
Sunday October 15 - 800 vehicles per day
Monday October 16 -200 vehicles per day

Friday October 20 - 200 vehicles per day
Saturday October 21 - 800 vehicles per day
Sunday October 22 - 800 vehicles per day
Monday October 23 - 200 vehicles per day

Friday October 27 - 200 vehicles per day
Saturday October 28 - 600 vehicles per day
Sunday October 29 - 600 vehicles per day
Monday October 30 - 200 vehicles per day
Tuesday October 31 - 200 vehicles per day

Flaggers:

Flaggers will be on private property at the entrance to the “north site” pumpkin patch at TWP564 and the entrance to the Prairie Gardens, the south site off Lily Lake Rd as well as inside the parking lots to help guide vehicles and pedestrians. The only time flaggers will be on the road will be to set up and remove signage.

Pedestrians:

Pedestrians observed walking to leave the parking lots as if to walk to the other site will be asked to drive and not walk down the range road as there are no sidewalks. There are signs posted displaying no pedestrian traffic as you leave the lots.

Tickets:

Prairie Gardens offers a pre-sale of tickets online where they can have the public purchase tickets with a time slot so they are able to monitor and somewhat control the amount of visitors coming in throughout the day. The tickets are sold in half hour intervals and are capped if they reach parking capacity. Around 85% of visitors do purchase online ahead of time especially since there are incentives in place for rideshare and a reduced price. There is still the option to arrive and purchase a ticket on the spot for an inflated cost, but only about 15% of the visitors do this.

Parking:

The Parking lot for Prairie Gardens south site can hold approximately 183 vehicles, with additional temporary overflow parking areas available. The majority of vehicles will be passenger vehicles. Large vehicles like delivery trucks will be postponed to off operation hours.

There will be no transit “shuttle” buses transporting people back and forth between the lots as mentioned as a possible solution in previous conversations. When the lot gets full at the Lily Lake Rd access at the south site, a “Lot Full” sign will be put out close to the road along with a “parking ahead at the corn maze” sign and a flagger waves traffic to keep moving and not turn in. There is expected to be less than 25 cars per day accessing the parking lot off TWP564. Signs will be laid flat or turned around after the last traffic has cleared out and re-erected before opening each day on Saturday and Sunday.

3. Duration

Peak Season. Open Farm Days August 19-20, 2023 and starting September 16 to October 29, 2023 between 9:30am and 6:00pm. There are a limited number of group events with less than 100 guests that occur in the evening between 5:00pm and 9:30pm.

4. Traffic Control Devices

Signs will be required during these event times when the anticipated traffic volume will exceed 100 vehicles per day on Lily Lake Rd. The signs proposed are laid out in the attached diagram. I suggest using Obstruction Ahead WD-AE4 in place of Roadwork/Workers WD-A-41 since there are no workers on or near the roadway.

“No parking” signs will be put onto Lily Lake Rd and TWP564 to keep vehicles from parking there. There will be no equipment (ie. Traffic cones, etc) on the roadway.

5. Speed Limits

PLEASE NOTE: The traffic drawings are not to scale and it states so in each badge, Scale: N.T.S. The posted speed limit northbound and southbound on RR235 is 100km/h and is a paved road. We will lower the speed limit to 80km/h on Lily Lake Rd for northbound and southbound traffic passing the entrance during high traffic volume times, removing these signs at the end of each day and/or when traffic volumes are lower. Any permanent signs that post the gazetted speed within this zone must be covered while the speed reduction is in effect. The speed limit increase back to 100km/h will be placed after TWP564 by at least 100m. The speed limit eastbound and westbound on TWP564 is 80km/h and a gravel road. Also, there is a stop sign located on TWP564 at Lily Lake Rd for both eastbound and westbound directions so vehicles travelling past the parking lot entrance would either be slowing down for the stop sign or starting to accelerate from the stop or from turning onto that road.

6. Flagperson Requirements

Flaggers will be trained by Northern Alberta Traffic Control in procedures to safely erect and remove signage, sign spacing, monitoring and maintaining signs and equipment, flagperson attire and how to properly flag traffic in the parking lot. Only those trained personnel will be permitted to set up and remove the signs on the roadway. Flaggers will wear high vis yellow with reflective stripes. Flaggers will be staying on the private property and will not be controlling traffic on Lily Lake Rd or TWP564.

7. Weather Conditions

Weather will impact the amount of vehicles that will be coming in and out. On sunnier, warmer

days it will be increased and on rainy or colder days the traffic will decrease. The signs will be erected only on days that there is expected to be over 100 vehicles per day at the south site and over 50 vehicles per day at the north site.

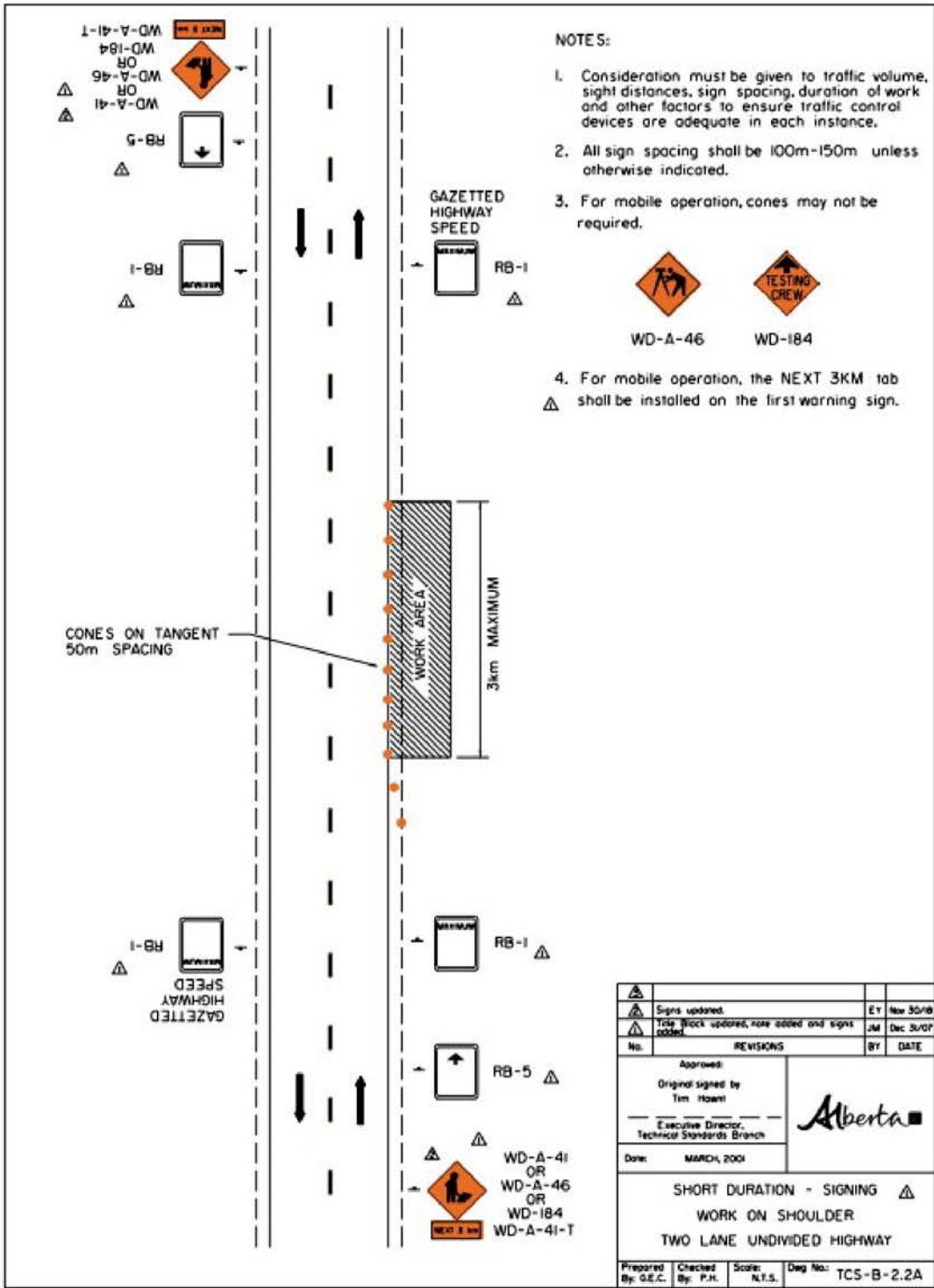
8. Site Specific Safety Issues

There is an annual permit for Diversified Ag Permit for Peak Season periods .

Flaggers and parking attendants will not only help vehicles enter and exit but will also try to keep pedestrians off the road. Information is also given on the website and facebook page about parking and pedestrian traffic safety. Additional traffic mitigation strategies including signage and speed reductions may be required based on actual traffic movements.

Emergency Contact List	
Police, Fire and Ambulance	911
Dangerous Goods 24 hour information centre	800-272-9600
Worker's Compensation Board	780-498-3999
Workplace Health and Safety	780-415-8690
Alberta Emergency Management Agency (AEMA)	866-618-2362
Alberta Sustainable Resources (Forest Fire)	866-310-3743
Fortis	780-310-9473
Alberta Environment (24 hour incident reporting)	800-222-6514
CANUTEC (Hazardous Materials Information)	613-996-6666
Poison & Drug Information Service (PADIS)	800-332-1414
Alberta One Call (To Locate Utilities)	800-242-3447
S.T.A.R.S. (Air Ambulance)	780-890-3131
Emergency Number 911	
Site Specific Contact Numbers	
Morinville RCMP	780-939-1600
Bon Accord Volunteer Firefighters Association	780-921-2557
Bon Accord Ambulance Services	780-923-3105
Bon Accord Medical Centre	780-565-3007
Prairie Gardens	780-921-2272
Owner Tam Andersen	
TAS Contractor: Northern Alberta Traffic Control	780-998-7625
Work Site Contact: Veronica Sauve	

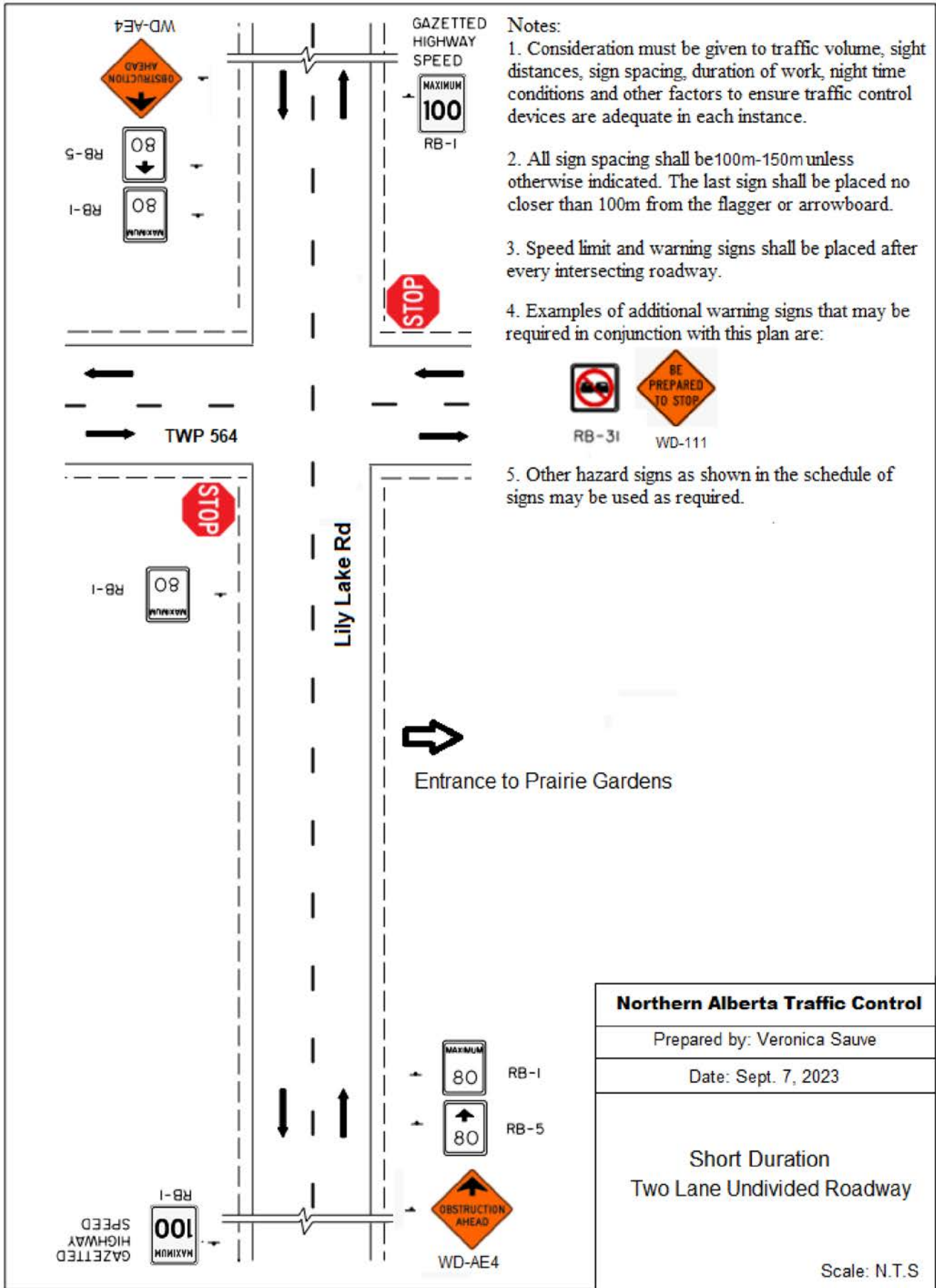
Severed in line with section 17 of the FOIP Act





- NOTES:
1. Consideration must be given to traffic volume, sight distances, sign spacing, duration of work and other factors to ensure traffic control devices are adequate in each instance.
 2. All sign spacing shall be 100m-150m unless otherwise indicated.
 3. For mobile operation, cones may not be required.
 4. For mobile operation, the NEXT 3KM tab shall be installed on the first warning sign.

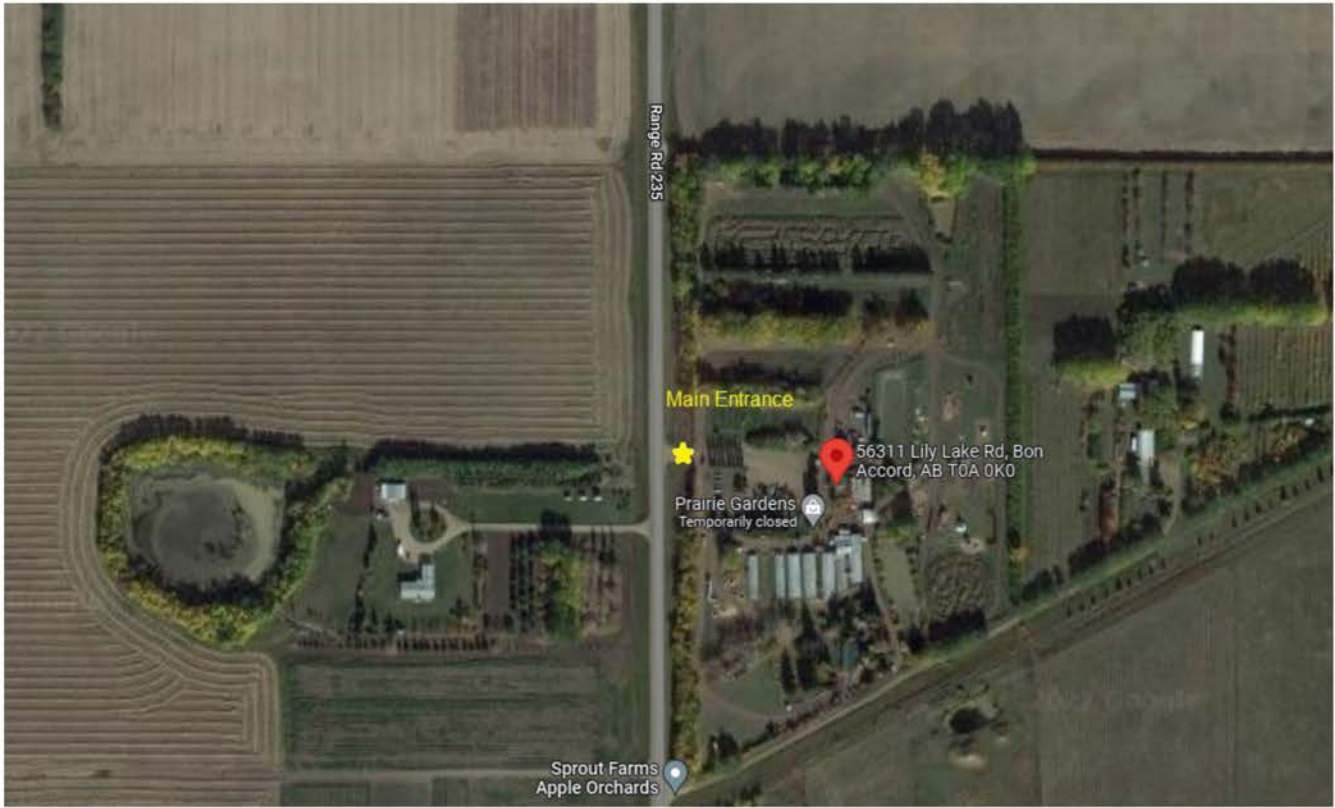


△	Signs updated.	ET	Nov 30/18
△	Tab Block updated, note added and signs added.	JM	Dec 30/17
No.	REVISIONS	BY	DATE
Approved:			
Original signed by Tim Hoani			
Executive Director, Technical Standards Branch			
Date: MARCH, 2001			
SHORT DURATION - SIGNING △ WORK ON SHOULDER TWO LANE UNDIVIDED HIGHWAY			
Prepared By: G.E.C.	Checked By: P.H.	Scale: N.T.S.	Doc No: TCS-B-2.2A



- Notes:
1. Consideration must be given to traffic volume, sight distances, sign spacing, duration of work, night time conditions and other factors to ensure traffic control devices are adequate in each instance.
 2. All sign spacing shall be 100m-150m unless otherwise indicated. The last sign shall be placed no closer than 100m from the flagger or arrowboard.
 3. Speed limit and warning signs shall be placed after every intersecting roadway.
 4. Examples of additional warning signs that may be required in conjunction with this plan are:
 -  RB-31
 -  WD-111
 5. Other hazard signs as shown in the schedule of signs may be used as required.

Northern Alberta Traffic Control
Prepared by: Veronica Sauve
Date: Sept. 7, 2023
Short Duration Two Lane Undivided Roadway
Scale: N.T.S



Subdivision and Development Appeal Board File 023-STU-020,21,23,24

Development Authority Report

October 11th, 2023



Sturgeon
C O U N T Y

Preliminary Matters

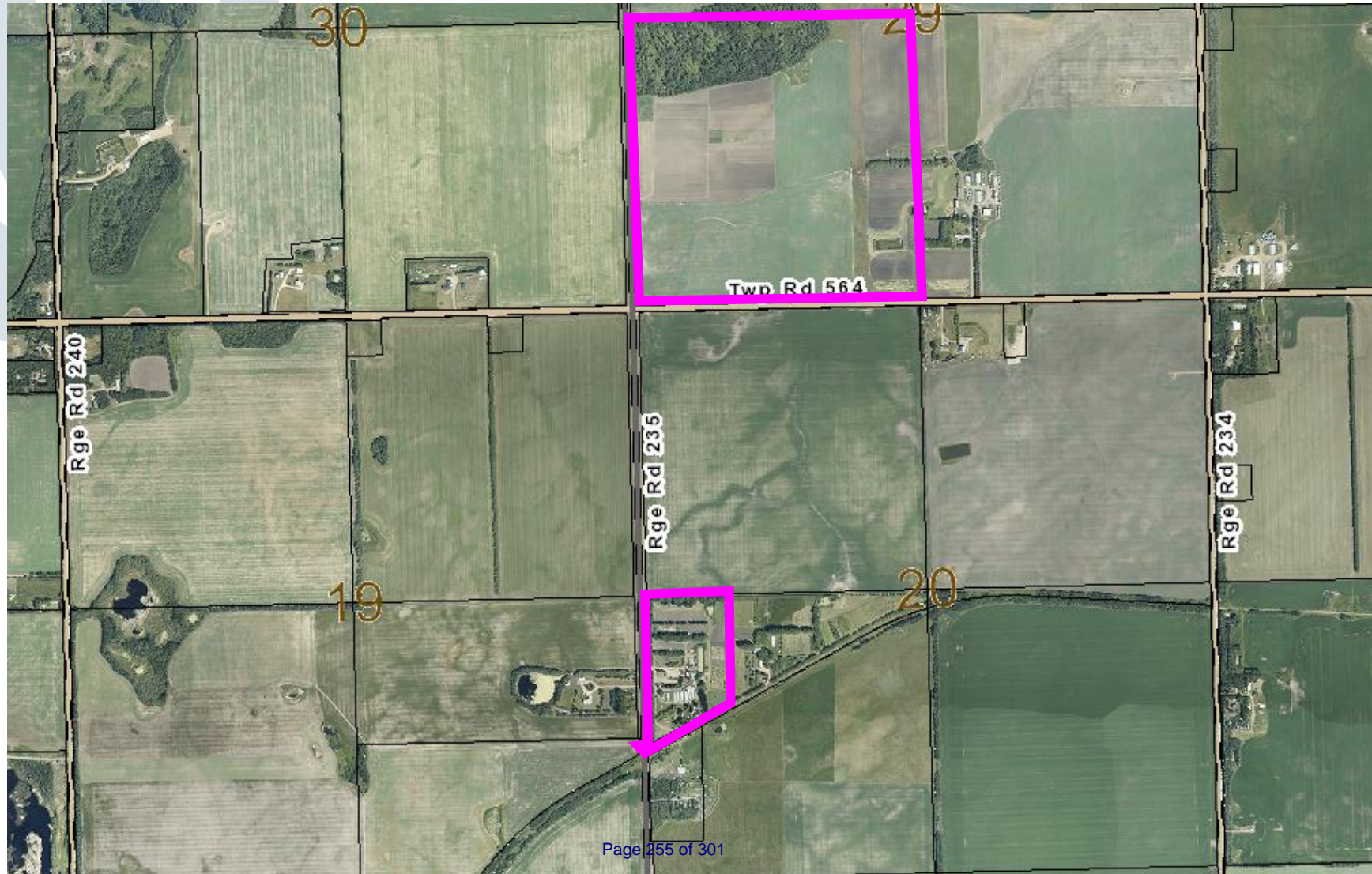
Development Permit's 305305-23-D0212 (Appeal 023-STU-024) and 305305-23-D0216 (Appeal 023-STU-023)

- Appealed 21 September 2023, 21-day appeal limit as per MGA Section 686(1)(a)(i)(A) [Appendix 1] was 14 September 2023.
- Development Authority does not support ability to appeal

305305-23-D0215 (Appeal 023-STU-021)

- Appealed 12 September 2023
- Error was made on written Notice of Decision, Decision was made as per the following: [Appendix 6]
 - Notice states decision 18 August 2023, Actual decision and notification to applicant was 23 August 2023
 - Appeal deadline should be 14 September 2023
- Development Authority supports ability to appeal

Site Location



Site Location

305305-23-D0212, &
D0214 (23-STU-020,024)

South Site - Lot A; Plan 2986KS

- Developed as an existing diversified agriculture use
- Working with applicant to come into compliance
- Multiple Intensive Agriculture approvals and buildings (Greenhouses) including Development Permit 305305-23-D0213 approved on August 23 2023.



Site Location

305305-23-D0215,
& D0216 (23-STU-
021,023)

North Site SW 29-56-23-
W4

- Agricultural uses including Intensive Agriculture Use (U-Pick) and Extensive Agriculture uses.
- Access from Township Road 564 and cross parcel from SE-29-56-23-W4M



Background

Application

- Preliminary application submitted 19 June 2023
- Deemed Incomplete 30 June 2023
- 13 July 2023 – Direct meeting with applicant to ensure all applications meet or exceed the County standards.
- 26 July 2023 – Applications received and deemed complete
- 23 August 2023 – Applications Approved with Conditions:
 - North Site: 305305-23-D0212, 305305-23-D0214
 - South Site: 305305-23-D0215, 305305-23-D0216

Relevant Policy & Legislation

Municipal Government Act (Appendix 1)

Section 686

- Section 686(1)(a)(i)(A) within 21 days after the date on which the written decision is given under section 642, or

Section 687

- Section 687(3) - In determining an appeal, the board hearing the appeal referred to in subsection (1)
- (a.2) - subject to section 638, must comply with any applicable statutory plans;

Relevant Policy & Legislation

Municipal Development Plan (Appendix 4)

Policy 1.4.9

- Shall ensure that both subdivision and development meet or exceed the standards outlined within the Sturgeon County General Municipal Servicing Standards. Standards should be reviewed and updated along with other County regulatory policies to coincide with innovations in the industry.

Policy C.3(d)

- Requiring that proposed non-Primary Industry development on lands identified with Class 1 or Class 2 soil designations (as identified by the Canadian Land Inventory: Land Capability for Agriculture) support the agricultural industry or its associated operations.

Relevant Policy & Legislation

General Municipal Servicing Standards

Standard A.1.3 (abridged)

- The General Municipal Servicing Standards presented in this document should only be considered as minimum requirements.
- Certain site-specific conditions may warrant the use of standards that are more stringent.

Standard C.3.1.1 (abridged)

- The Developer's Engineer is responsible...

Standard G.1.4 (abridged)

- It is the Developer's responsibility to satisfy, in addition to these requirements, all regulations and conditions required, but not limited to, the most current edition of the following:
 - Alberta Highway Design Guide

Standard G.4.1

- It is the Developer's responsibility to assess the traffic impacts associated with a proposed land development. This assessment must include a projection of the average annual daily traffic (AADT) over a 20-year design life for the internal subdivision roads as well as any adjacent provincial highways or municipal roadways.

Relevant Policy & Legislation

Land Use Bylaw

Section 2.4.3(w) & (aa)

- Other information may be required by the Development Authority to determine how a proposed development may impact land uses in the vicinity. Additional information shall be prepared by a practicing professional and may include, but is not limited to:
 - (w) traffic impact assessment;
 - (aa) any other report, study, plan or information (note: Traffic Accommodation Plan falls here)

Section 2.9.2(a) (abridged)

- Development Authority may require a Development Agreement to construct and pay for roads.

Section 2.9.4(a) & (g) (abridged)

- Development Authority may impose conditions that require:
 - (a) adherence to additional information as may be required under Subsection 2.4.3;
 - (g) limiting the time that a development permit may continue in effect;

Relevant Policy & Legislation

Land Use Bylaw

Section 6.7A - DIVERSIFIED AGRICULTURE, INTENSIVE AGRICULTURE, AND AGRICULTURE SUPPORT SERVICES

- Section lists requirements for Diversified Agriculture uses.

Section 9.1

- Parcel access and egress areas shall be hard surfaced and in accordance with Sturgeon County's General Municipal Servicing Standards.

Subsection 9.2.2 (abridged)

- All on-site parking facilities shall be so constructed that:
 - (a) - every on-site parking stall provided shall be hard surfaced if the access is from a road or lane which is hard surfaced; parking areas shall be paved or of a gravel mixture in accordance with the Sturgeon County's General Municipal Servicing Standards; and

Analysis

Hard Surfacing of Parking

- Land Use Bylaw requires the Development Authority to require Hard Surfacing of parking.
- For Permanent Development Permits (D0215, D0214) the applicant already has approved Parking Plans that include hard surfaced parking spaces that meet Land Use Bylaw Standards.
- For Temporary Development Permits (D0212, D0216) the Development Authority can support variance of the condition for the following reasons.
 - Both permits are Temporary for Temporary parking until October 30th 2023.
 - The land is classified as Class 2 Farmland, Protecting the soil of class 2 farmland is in alignment with MDP Policy C.3(d)
 - The Development authority does not have the variance powers as per Section 2.4 to have granted this request at decision.

Analysis

Time Limited Development

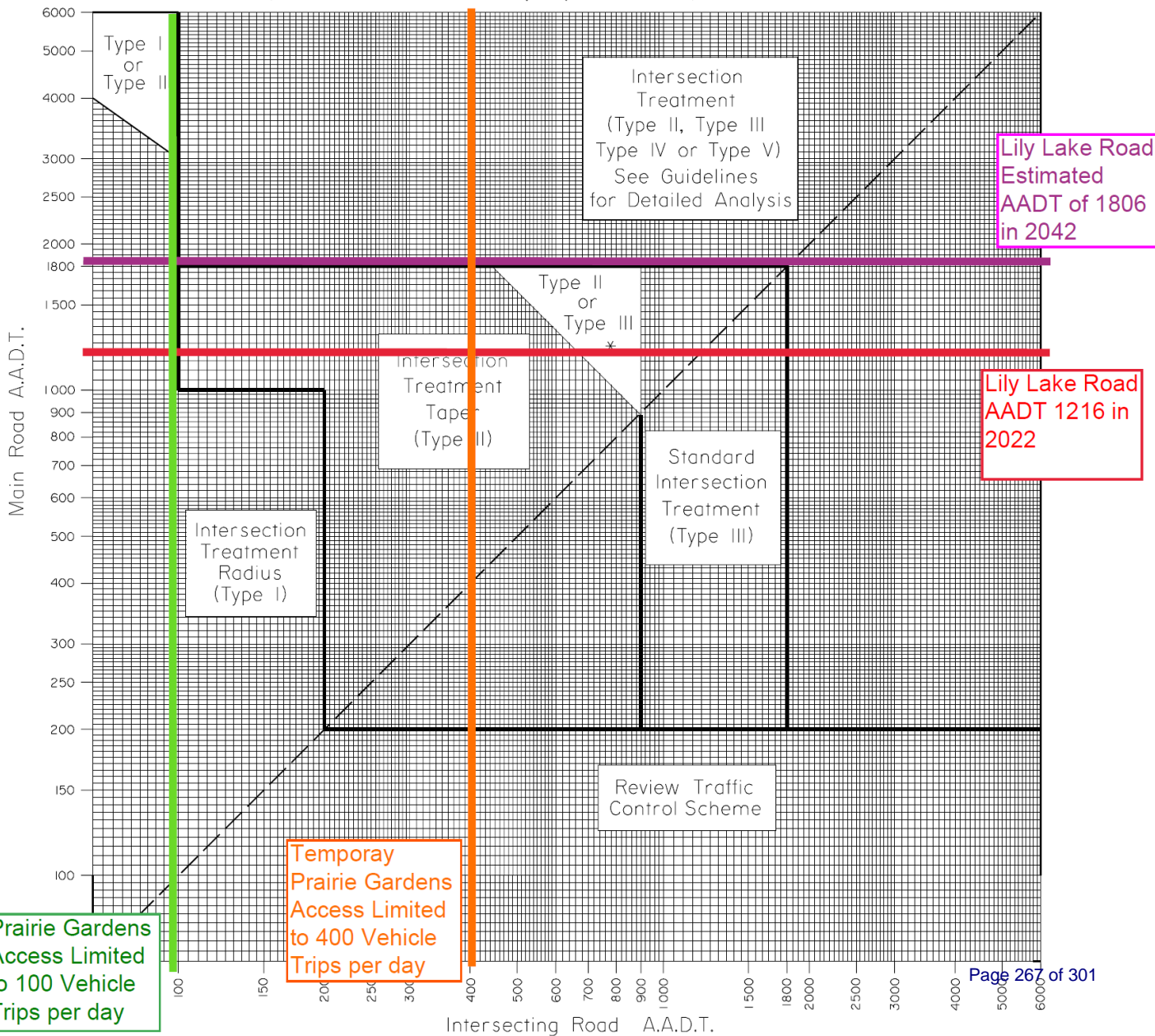
- Development Permit Applications 305305-23-D0212 & 305305-23-D0216 included a Traffic Accommodation Plan submitted August 17th 2023 (appendix 7) that proposed several dates that the development traffic volume was expected to exceed the safe construction of the existing access.
- The above permits were temporarily approved strictly for the dates applied for and expiring on October 30th after the last proposed date.
- Additional Dates were submitted as part of an updated Traffic Accommodation Plan submission (appendix 10), this was rejected by the County for safety reasons.

Analysis

Parcel Access, Safety and the General Municipal Servicing Standards

- Parcel Access safety has been a major concern with the noted properties for several years. Cumulating in a Stop Order in 2021 (Appendix 3)
- Throughout the compliance process the County has been working with the applicant to ensure the final Development Permits for Diversified Agriculture Use conform to the Land Use Bylaw and the General Municipal Servicing Standards
- An incomplete Traffic Impact Brief is logged on file, however the brief does include enough information and in association with professional best practices and standards from the Municipal Engineer to provide a baseline to approve the Development Permits with the traffic access limits imposed.
- The Permits have been approved in accordance with the GMSS, Highway Geometric Design Guide, and for the Temporary permits requiring adherence to a Traffic Accommodation Plan.
- The Temporary permits are strictly for the 2023 year, the Development Authority expects the applicant to provide full build out of the necessary intersection(s) as Municipal Improvements in the years going forward.
- Full build out of Intersections would be in accordance with the Geometric Design Guide (Appendix 9) as a Type II or a Type III intersection. As required in the General Municipal Servicing Standards and Land Use Bylaw.

FIGURE D-7.4 TRAFFIC VOLUME WARRANT CHART FOR AT-GRADE INTERSECTION TREATMENT ON TWO-LANE RURAL HIGHWAYS (DESIGN SPEEDS 100, 110, 120 km/h)



Analysis

Access, Safety, GMSS

- Access to the South Site as Permanent development permits is labeled on the **Green Line/Red Line**. With a Safe Limit of 100 vehicle trips per day from Lily Lake Road.
- At the Temporary 400 vehicle trips per day approval the minimum intersection for safe access would be a Type II Intersection. **Orange Line/Red Line**
- Temporary Approvals has included a Traffic Accommodation Plan to treat the access as a hazard. This is not a long term solution and is designed to allow operation during 2023.
- An Updated Traffic Accommodation Plan (Appendix 10) was submitted but refused by the County that proposed up to 1600 vehicle trips per day. This would require a minimum Type III intersection for safety.

Analysis

Parcel Access, Safety and the General Municipal Servicing Standards

- The Development Authority is required to ensure the Development Access meets the Land Use Bylaw Section 9.1 and the General Municipal Servicing Standards, Standard C.3.1.1, G.1.4 and G.4.1.
- It's the Development Authority Opinion that the Subdivision and Development Appeal Board does not have the ability to vary this requirement in consideration of MGA Section 687(3) requiring that the SDAB must comply to Statutory Plan Policy including MDP Policy 1.4.9.
- As an Alternative, the SDAB may require directly that the applicant to enter into a Development Agreement to the Development Authority's satisfaction to fully engineer and construct as a Municipal Improvement at the applicants own cost the Type II or Type III intersection(s) required to ensure the development meets the General Municipal Servicing Standards.
- If that action is taken, then the requirement to safety limit access to the Development as per the existing approval limiting the South Site to 100 vehicle trips per day, and the North site to 50 vehicle trips per day should be maintained until construction is complete to the Development Authority's satisfaction.
- If the SDAB is considering appeal of the Temporary Development Permits then the approved condition of adherence to the Traffic Accommodation Plan (Appendix 7) for 2023 should be maintained as approved by the Municipal Engineer.

Conclusion

Recommendations - 305305-23-D0212, 305305-23-D0216

- Deny the appeal of Development Permit's 305305-23-D0212 (Appeal 023-STU-024) and 305305-23-D0216 (Appeal 023-STU-023) on appeal deadline grounds.
- If the board does consider approval of the above appeals, the recommendation is to limit approval to the same conditions of development previously approved except for:
 - 1. Development Permit 305305-23-D0212 (Appeal 023-STU-024)
 - Condition 4 – Adjust to “This permit approval expires on October 31st 2023.”
 - Condition 7 – Adjust to “Parking for customers and employees shall be provided for onsite in accordance with the approved parking plan. At no time shall parking be permitted on a public road and/or road allowances.”
 - 2. Development Permit 305305-23-D0216 (Appeal 023-STU-023)
 - Condition 3 – Adjust to “This permit approval expires on October 31st 2023.”
 - Condition 7 – Adjust to “Parking for customers and employees shall be provided for onsite in accordance with the approved parking plan. At no time shall parking be permitted on a public road and/or road allowances.”

Conclusion

Recommendations - 305305-23-D0214, 305305-23-D0215

- Deny the appeal of Development Permit's 305305-23-D0214 (Appeal 023-STU-020) and 305305-23-D0215 (Appeal 023-STU-021) conditions to ensure public safety and compliance with the Municipal Development Plan and General Municipal Servicing Standards.
- If the board does consider approval of the above appeals, the recommendation is listed in the Development Authority report. Summarized below.
 - 1. Development Permit 305305-23-D0214 (Appeal 023-STU-020)
 - Condition 2 - The Applicant enter into a Development Agreement to construct and pay for roads, intersections and accesses as Municipal Improvements to the satisfaction of the Development Authority.
 - Condition 3 - Until the Municipal Improvements are completed to the Development Authority's satisfaction that the approval limits the daily operation to a cumulative maximum of 100 vehicle trips per day (50 vehicles in and out) for all activities on the property.
 - Condition 5 - Parking for customers and employees shall be provided for onsite in accordance with the approved parking plan. The parking area shall be hard surfaced as per Sturgeon County's General Municipal Servicing Standards (GMSS). At no time shall parking be permitted on a public road and/or road allowances.
 - 2. Development Permit 305305-23-D0215 (Appeal 023-STU-021)
 - Condition 2 - The Applicant enter into a Development Agreement to construct and pay for roads, intersections and accesses as Municipal Improvements to the satisfaction of the Development Authority.
 - Condition 3 - Until the Municipal Improvements are completed to the Development Authority's satisfaction that the approval limits the daily operation to a cumulative maximum of 50 vehicle trips per day (25 vehicles in and out) for all activities on the property.
 - Condition 5 - Parking for customers and employees shall be provided for onsite in accordance with the approved parking plan. The parking area shall be hard surfaced as per Sturgeon County's General Municipal Servicing Standards (GMSS). At no time shall parking be permitted on a public road and/or road allowances.

**APPELLANT
SUBMISSIONS
RECEIVED**

Tam Andersen
Prairie Gardens
56311 Lily Lake Road, Sturgeon County, AB
23414 TWP RD 564 Sturgeon County, AB

To legislativeservices@sturgeoncounty.ca

Subdivision Appeal Board, Sturgeon County, AB
Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings

Development Permit 305305-23-D0212 and/or Development Permit 305405-23-D0214
Development Permit 305305-23-D0215 and/or Development Permit 305305-23-D2016

Dear Subdivision Appeal Board Members,

Prairie Gardens was first established in 1956, and has operated for 67 years as a tree nursery, greenhouse and garden center, market garden, and agri-tourism farm. Now fully permitted under the new category of Diversified Agriculture, we are asking for your help so we can remain sustainable or even thrive under this new land-use classification, with your support of variances to conditions.

What we have learned in our seven decades of farming in Sturgeon County, is that farms and agriculture are changing. Small farms like Prairie Gardens that offer sustainable agriculture, have worked hard to attract regional and international visitors (and therefore contribute revenues towards economic development and creating jobs in the local region). We are the new leaders in showing how agriculture and tourism can work together. The values, leadership, and collaborative approach that we have taken over the past decades, is legendary across Canada and award-winning.

What's even more important is that travelers' needs and interests have been changing. Partly as a result of the pandemic, and partly because travel is becoming more diverse, travelers today want to learn from farmers and rural folks. They want to grow good food, eat farm-to-fork, and learn from farmers on-farm. Two of these markets that Destination Canada, Travel Alberta, and Edmonton Tourism have identified are Authentic Experiencers and Cultural Explorers. Their desire to visit farms, farmers' markets, and do things on-farm is identified from research as being part of their travel values, and specific areas of interest. Many of these folks live in urban regions like the Edmonton Capital Region and want to visit local farms, and there are numerous new farms as producers seeking to stay in agriculture respond to the opportunity.

Most regions across each province and across the country have recognized that some of the best stories, storytellers, and experiences in tourism are associated with farms, wineries, orchards, gardens, farm markets, and more. From Prince Edward County in Ontario, to eastern Manitoba, to various locations in Alberta, in BC and Nova Scotia provinces are actively developing on-farm experiences that include mazes, pumpkin patches, harvest festivals, retreats, foraging workshops, goat excursions, alpaca visits, and much more. Often in collaboration with other

community partners, the bigger package of benefits at the municipal level is that many people benefit from participating in the visitor economy, financially and as a destination.

Provinces, regions, municipalities across Canada seem generally happy to see producers generating new revenues that enable them to thrive, not just in the summer months, but all year long. The way that Prairie Gardens is exploring how to use their property in new ways is both inspiring and innovative to other farms across Canada. The Province of BC has now gone as far as ensuring that agri-tourism is a provincially mandated permitted land use, and that “municipalities may not interfere”.

As a mother-daughter farm operation- women in agriculture – we are truly pioneers at running a successful small-scale agri-tourism farm and tree nursery. We enjoy sharing our learnings on the opportunities for the story of our family farm. As agricultural producers, we have diversified for our farm story to be valued commercially (return on investment for our story, not just the crop) in the same way that a crop is valued.

That is, the story, and the life experience of the producer is now understood to have commercial value. By enabling farmers to diversify into agri-tourism, and to offer an array of visitor activities, farmers now understand how to create experiences that align with their agricultural story, heritage, and what they grow.

This new category of land use, Diversified Agriculture in Sturgeon County, and the permit we have been approved for, has the potential to allow us to offer not only the products we grow on our farm - direct to consumer, it allows us to thrive as a small family farm by monetizing the experiences folks have while buying the produce we grow.

However, there are conditions applied to this permit which we are respectfully asking you to approve variances for. These conditions add barriers to the degree that our farm cannot diversify to remain sustainable. They defeat the purpose of diversifying on the farm by requiring huge capital costs investments be made to build large surfaced permanent parking lots, expensive and unnecessary turning lanes, while reducing the number of paying customers to a trickle. This is not a supportive approach to saving family farms in Sturgeon County.

At this critical time of pumpkin harvest, the impact these conditions are having on Prairie Gardens as an intergenerational business, and the community partners who work with Prairie Gardens, employees, volunteers, the educational programs for children to learn about agriculture, and the many supportive customers who have visited Prairie Gardens over the years, is having devastating effects.

The following variances are requested:

- 1) **Surfaced Parking Lots:** This requirement is contrary to the Soil Conservation Act of Alberta. We have no desire to strip the Alberta #1 topsoil from our farm to make way for large, expensive and unnecessary parking lots for seasonal activities that have the duration of only 20 days, or 5% of the year. Our soil is our most valuable primary and non-renewable resource on our farm and for our agricultural operations,

for now and generations to come. Mitigations such as using pasture, hay or grass lands provide safe and entirely productive agricultural spaces for auxiliary parking areas for peak days are effective. In addition, the grassy lawn along our spruce tree windbreak is also the perfect place for u-pick parking. Tearing up and removing the soil from this windbreak will destroy the roots of the trees, and kill them, losing another precious resource on the farm. We ask that you approve the variance requested - permanent surfaced parking areas should not be required for our Diversified Agriculture or U-pick activities. Sturgeon County planning has indicated that they support this request for variance.

2) **Cumulative Totals (CAPS).** Defined as 100 trips (50 cars or weekdays at Prairie Gardens and 25 cars at the north site at 23414 TWP 564, as each car is being counted as two trips), or 200 cars (400 trips) on weekends in September and October. We are asking that the term Annual Average Daily Total (AADT) be used to define the traffic statistic volume of customers to our farm. The conditions within a Cumulative Total or CAP, exceed the Alberta Transportation Highway Geometric Design Guide, which outlines rules towards a uniform approach to highway design and encourages the provision of safe and efficient roads for people traveling on Alberta highways. Average Annual Daily Total (AADT) statistics are used in road design and business entrances. We are asking for a variance for the Diversified Agriculture permit condition worded as a “Cumulative” total of traffic, or CAP to daily traffic to visit Prairie Gardens to read as AADT. I have undertaken a significant amount of research into this, and there is not a single example of a recommendation to apply a CAP to road use, as this is not a manageable approach to making highways and intersections safer. Imagine closing HWY 1 to Banff on the May long-weekend and the ensuing chaos that would result because a CAP had been reached. Using AADT averaging is a manageable and safe way to design for and manage traffic. *It should be noted that the Prairie Gardens Traffic Brief specifically mentions 100 AADT at the request of County Administration, as they required numerous changes in over four revisions. The Consultant quit the project due to changes in scope and interference.* It is not a scientific number. The Director of Planning, Travis Peeters informed us that this should be 50 cars, but, in my extensive research and discussion with Engineers, this is not how Design Geometrics are applied or function for farm entrances. In no instances does 100 AADT trigger a turning lane, or the need to CAP attendance. It is a complex formula which takes into account numerous conditions, ranging from the road design, sight lines, road pitch, AADT and Design Hourly Volume (DHV). The DHV is used in many detailed design tasks, including intersection design. “The DHV is normally the 100th highest hourly volume on the facility in the design year. The 100th highest hourly volume is obtained by ranking all 8,760 (or 8,784) two-way hourly volumes from highest to lowest and selecting the 100th highest value. The 100th Highest Hourly Volume (100th HH) is chosen because it would be wasteful to base a design on the maximum peak-hour traffic of the year and using the average hourly traffic would result in an inadequate design. The hourly traffic volume used in design should not be exceeded very often or by very much. On the other hand, it should not be so high that traffic would rarely be great enough to make full use of the resulting facility.” Source: ALBERTA TRANSPORTATION HIGHWAY GEOMETRIC DESIGN GUIDE - 2022

3) **Temporary Diversified Agriculture Permit.** County Administration has introduced a new “Temporary” Diversified Agriculture permit to manage Special Events. This appears to be a confusing and conflicting duplication, for the Permitted Land Use designation of Diversified Agriculture. Would the permanent permit then have priority and govern how the Temporary Permit is applied? This level of permitting defeats the entire purpose of getting a permit for the *permitted land use* of Diversified Agriculture which was to provide certainty for Diversified Agricultural operation for future generations. A Special Event Permit, which is readily available and better suited.

4) **Traffic Accommodation Strategy for Peak Harvest season.** We were forced to apply for this new “Temporary Diversified Agriculture” level of permitting, The condition required that we hire a professional Traffic Accommodation Consultant, which we did – Northern Alberta Traffic Control (NATC) to create a Traffic Accommodation Strategy (TAS) for peak pumpkin farm harvest activities, and provide certification for staff on installing the temporary weekend signs. They recommended that a temporary sign indicating traffic turning be installed for the fall harvest season. After numerous revisions, County administration was still in the process of negotiating terms when the attached it as a condition of the permit, and then insisted that a lowering of the speed limit to 80 km on weekends would be entertained, with appropriate temporary signage, which we supplied. They also required listing specific dates, and specific traffic counts, which we have no way of knowing in advance of the season, as weather plays a significant role. Rainy or snowy days means there is only 10% attendance and no speed reduction would be needed, and a sunny warm day would mean higher attendance, which would be accounted for, by the design of the TAS. In fact, we asked NATC to overdesign the traffic count totals, to allow for safety of all, and to add Fridays and Mondays as a precautionary measure - due to the threat of fines and violations if we exceeded it, but were denied, as it was stated that it was an inflexible condition. We are simply asking for a variance asking that the Alberta Transportation Guidebook Standards on applying a flexible Traffic Accommodation Strategy for peak weekends in October be utilized, rather than this as a condition to the Temporary Permit with cumulative total CAPS and specific dates. It is sensible to use a flexible working document with a date range of September 1 – October 31, and a special event volume range of up to 800 trips, that makes traffic, workers and neighbors safer due to changing conditions. “The actual requirements for traffic accommodation may vary depending on the complexity of the work activity, traffic volumes, traffic speeds, night time conditions, highway geometrics and other site-specific conditions.” Source: [Manuals.transportation.alberta.ca/TAS/Pages/TAS-Preparing-the-Traffic-Accommodation-Strategy-\(TAS\).](https://manuals.transportation.alberta.ca/TAS/Pages/TAS-Preparing-the-Traffic-Accommodation-Strategy-(TAS).)

5) **Date Revision** October 30 should be October 31.

We have done our best to both improve our farm, and meet our obligations within the permits:

- We applied for and were approved for all Permits required.
- We have passed all Safety Inspections as required.

- We contracted a professional Engineer to provide an engineered stamped traffic impact brief with the resulting recommendation that in “SUMMARY: [Excerpt] The above analysis indicates that a Type I intersection treatment is warranted for the next 20 years. There is no warrant for the addition of a left turn lane or taper. As for right turns, traffic usually just slows down and turns, without making a complete stop thus delay through traffic. There is no need for any right turn lane with the low annual average volume of turning traffic.” Source TRAFFIC IMPACT BRIEF Prairie Gardens Lily Lake Road (Range Road 235) 56311 Lily Lake Road, Bon Accord SW 20 & 29 of 56-23-W4M, Sturgeon County Project Number: H5408-2022. Paulichuk Consulting.
- We have hired a professional Traffic Accommodation Strategy (TAS) consultant and provided and executed the TAS plan as required with certified staff. The only exceptions were when all of the temporary signs and sand bags were all stolen overnight on several dates in 2022, along with the 70 km signs which were cut down with a chainsaw.
- We have worked with a Safety Consultant (PS Safety Consulting) on developing SOPs to ensure safety is our #1 priority in staff training and execution of their duties.
- We have increased the width of our entrance and installed a new wider gate in accordance with the direction and flagging of Sturgeon County engineering services to accommodate school buses and transport trucks to meet the Type 1 Intersection requirements.
- We have installed fencing and no-trespassing signs.
- We have made every effort to improve our neighborhood relations in a balanced approach to our activities, and mitigate traffic to our farm with regular visits and chats with directly adjacent neighbors. For example, we no longer offer farm weddings or a large corn maze.
- We have installed No-Parking Tow-Away zone signage along Lily Lake Road
- We have installed No Pedestrians Past this Point signage at the north site for the U-pick pumpkin patch, for which we have about 5 customers a day on average. We have had no incidents of pedestrian traffic in the past 14 months. (It should be noted that this has only occurred twice in the history of the farm in 67 years. This has only occurred on a couple of Sunday afternoons for only a few hours before it was resolved. Despite what the un-neighborly accounts are, this is not an ongoing occurrence or even a yearly occurrence, in fact occurred once on the occasion of the 10th anniversary of Alberta Open Farm Days last August (a provincial initiative to encourage visitors to come to farms for a free outing). As a result of pent-up demand post pandemic, farms across the province had higher than expected attendance, which in our case, was further complicated by Sturgeon County restrictions, which forced us to limit on-site parking). And once approximately 5 years ago due to a weather forecast of snow on the Monday of the Thanksgiving weekend, which resulted in a surge on Sunday afternoon.
- We now require customers to purchase tickets to the farm in advance, on staggered entry times at 1/2 hour intervals to successfully smooth traffic for peak harvest periods. This has been a successful mitigation for the past two fall harvest seasons – both in 2022 and in 2023
- We have installed signage advising motorists leaving our farm to use caution, as traffic along Lily Lake Road is 100 km an hour as the 70 km per hour speed zone signage that was installed by Sturgeon County was removed by Sturgeon County.

- We have positioned our hours of operation to run from 9:30 am – 7pm so as not to conflict with commuter traffic.
- There has been no "stacking" of motorists along Lily Lake Road at our entrance.
- We have advised potential clients through social media and website channels that advance on-line ticket purchasing was required, how to respect country and farm roads and traffic, and educated them on the Diversified Agriculture permit.
- We have offered incentives for folks to purchase online tickets with discounts offered.
- For the beginning of our fall pumpkin harvest activities, we further incentivized customers to purchase tickets online by increasing admission prices, and offering a bigger incentive discount to purchase tickets in advance.
- We have increased the width of our north-site entrance in accordance with Sturgeon County engineering service discussions to allow for bus, tractor and truck entry.
- We have arranged for car-pooling for staff, and we have made arrangements for bussing for folks attending farm-to-table dinners.
- We have reached an arrangement with Sprout Farms and have planted a shelterbelt of trees along the old railway ROW between our farm and the farm located south of them location to provide additional privacy and sound barriers.

Despite all of these efforts - unfortunately, as we had only had our permit for a couple of weeks, we were greatly dismayed that we received an un-neighborly complaint via Sturgeon County administration, of excessive noise and traffic. The bylaw officer came to inspect. No actions were taken, as there was no evidence to support the neighbor's complaints. In fact, the only illegal parking along the ROW of Lily Lake Road that day was that neighbor, as they were parked there for hours, as if to watch me and my daughter's movements, our staff's movements, and valued customers as they arrived to support our family farm. There is an ongoing RCMP investigation into criminal harassment activities in this case.

The resulting actions of CAO Reegan McCullough, as representative of Sturgeon County Council, though, has been to send an email to us to advise that we have had "multiple" *[unsubstantiated]* complaints as a reason to threaten to fine Prairie Gardens \$1000 a day for exceeding the CAP of 50 cars turn into and out of the farm, which includes staff, tractors and farm operations. The Engineering department has installed traffic counters, which have been up for weeks. This is also far in excess of what Alberta Transportation would require to achieve an AADT statistic, and would seem to be an intimidation tactic.

We are asking for variances as these conditions have also had the unintended consequences of:

- Creating an unsafe situation for both motorists and staff, by requiring that the gates be shut once the CAP is met, or face paying the fines and receiving violations. Due to the safety concerns, Prairie Gardens is doing the right thing and allowing vehicles to enter the farm to turn around and depart. Sturgeon County administration has been contacted with regards to this policy, which creates a situation of imminent danger and risk to staff and customers, but administration has taken no action to resolve this issue, stating they have spent enough time and money on Prairie Gardens.

- Impeding agricultural harvest and animal husbandry operations, staff are restricted to car-pooling, and may not re-enter the farm to take care of daily tasks. This puts both trees and livestock at risk when the daily CAP has been reached, as we cannot return to provide food and water to plants and animals without incurring fines.
- Unfair treatment: These rules and conditions are not being applied fairly across Sturgeon County or the Greater Edmonton Capital Region. Other agricultural businesses do not struggle with the same restrictions. For example, there is another market garden and pumpkin farm just 15 minutes down the road which generates equal or more traffic than Prairie Gardens, yet they continue to operate without harassment, and even have been awarded with Sturgeon County's farm of the year, and are actively promoted by Sturgeon County. There are several other local pumpkin farms and corn mazes in Parkland County, which do not face these restrictions, creating an unfair playing field across the region and the province. The Town of Bon Accord east access is off Lily Lake Road, yet there is no CAP or turning lane at this location, which accounts for up to 200 cars per day turning left across traffic.

Prairie Gardens has been in continuous operation for 67 years, without violations or fines. We have been the recipients of numerous awards ranging from Alberta Farm Direct Marketer of the Year, Alberta Greenhouse Grower of the Year, Morinville Chamber of Commerce Agri-tourism Farm of the Year - to being a worthy finalist as one of the Top Three Edmonton Sustainable Tourism Attractions in 2023.

We have personally conducted neighborhood visits and consultation with regards to Prairie Gardens activities and plans, and are pleased to let you know that of the 31 neighbors we were able to connect with, we have 31 letters of support for Prairie Gardens in this quest. John and Lorraine Allison are out of the country on holidays, but are always supportive of our endeavors. There were several neighbors we could not make contact with, as they have closed gates, or do not live in the area at this time. In addition, there are a number of employee support letters.

We are asking for your guidance in allowing this multi-generational farm to continue sustainably in the future.

Yours truly,

Tam Andersen

Tam Andersen
Owner
Prairie Gardens

**Prairie
Gardens &
Adventure
Farm**

	Sender's Name	Letters of Support	Sturgeon County - Prairie Gardens neighborhood (2 mi radius)
1	Allen Kobayashi	*	*
2	Anderseed Farms	*	*
3	Anderseed Farms	*	*
4	Ava, Ivan Siemens & Amanda Chedzoy	*	*
5	Bryce Van Brabant	*	*
6	Christina Prins	*	*
7	Cindy Briggs	*	*
8	Cori Jodoin	*	*
9	Darel Jodoin	*	*
10	Dennis Aitchison	*	*
11	Gina Darlington	*	*
12	Gislason, Matthew and Stacey	*	*
13	Greg Lewis	*	*
14	Hugh Allen	*	*
15	Jake Rogers	*	*
16	James T Milligan Farms LTD	*	*
17	Joe Milligan	*	*
18	John and Lorraine Allison	Away on Holidays	*
19	Kay Lewis	*	*
20	Kaylee Briggs	*	*
21	Ken Sullivan	*	*
22	Kevin Allen	*	*
23	Kristy Lewis	*	*
24	Michelle Michalczyk	*	*
25	Niels Laursen	*	*
26	Norman Prins	*	*
27	Rita Milligan	*	*
28	Ritchie Michalczyk	*	*
29	Rodd Lewis	*	*
30	Scott Briggs	*	*
31	Tracey Des Roches	*	*

WRITTEN
SUBMISSIONS
FROM
ADJACENT
LANDOWNERS
AND OTHER
AFFECTED
PERSONS

From: [Kristina DeGagne](#)
To: info@prairiegardens.org; [Legislative Services](#)
Subject: Prairie gardens subdivision appeal board hearing
Date: October 1, 2023 2:18:50 PM

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To whom it may concern,

Prairie Gardens is a wonderful attraction and family farm that brings joy to many. It also brings business into the towns of Bon Accord and Gibbons. Which in turn helps the municipal economy.

I live just off of Lily lake road and drive it every single day. I have never had an issue with cars, traffic, commotion or anything of the like. There is absolutely no reason for prairie gardens to be responsible for any road upgrades or intersections to be built. This is the responsibility of the county.

The notion that they should be responsible for this is negligent. As a rural county we should be supporting local attractions and small farms that bring in business not using them as scapegoats for upgrades that will financially shut them down. This expectation is very disheartening as a small farmer myself.

I would strongly encourage the county to reconsider its planning and budget and leave the small farms and attractions like Prairie Gardens to keep bringing joy and assisting the local economy.

Thank you
Kristina DeGagne

Kevin Allen
23415 TWP RD 564
Sturgeon County, AB

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings
Development Permit 305305-23-D0212 / Development Permit 305405-23-D0214
Development Permit 305305-23-D0215 / Development Permit 305305-23-D2016

Dear Subdivision Appeal Board Members,

We recently received a notice of appeal with regards to conditions applied to Prairie Gardens are residents in Sturgeon County and live within a 2 mile radius of Prairie Gardens.

We support and appreciate Prairie Gardens as a local farm business in our neighborhood. This farm grows food, sells trees, and creates jobs in Sturgeon County. They are an excellent supporter of local charities, groups, schools, teams and churches. They are a valued addition to our community.

We are in support of their request for the variances requested for the conditions on these permits that will allow their farm to continue to diversify into agri-tourism, culinary tourism, and direct farm produce and experience sales to consumers.

- Graveled parking be kept to a minimum to conserve our AB # 1 topsoil growing areas
- County administration follow the Alberta Transportation standard of Annual Average Daily Totals (AADT) instead of applying a Cumulative CAP of 50 cars per day (including staff and tractors. This creates an unsafe situation, as cars have to back out onto the road.
- County Administration follow the Alberta Transportation Guidebook Standards on applying a flexible Traffic Accommodation Strategy for peak weekends in October, rather than as a Permit Condition with CAPS. It is sensible to flexible working document that makes traffic, workers and neighbors safer due to changing conditions. "The actual requirements for traffic accommodation may vary depending on the complexity of the work activity, traffic volumes, traffic speeds, night time conditions, highway geometrics and other site specific conditions." Source: [Manuals.transportation.alberta.ca/TAS/Pages/TAS-Preparing-the-Traffic-Accommodation-Strategy-\(TAS\)](https://manuals.transportation.alberta.ca/TAS/Pages/TAS-Preparing-the-Traffic-Accommodation-Strategy-(TAS).).
- Fair treatment – adopting provincial standards means rules can be applied with fairness across the County and the Edmonton Capital Region and all of Alberta so as not to create unfair playing field and undue barriers for small family farms to be sustainable in Alberta. Other pumpkin farms and corn mazes in the region do not have the same stringent rules applied for their business entrances.

Yours truly,

Kevin Allen

Severed in line with section 17 of the FOIP Act

From: [Tsaida Springfield](#)
To: [Legislative Services](#)
Subject: Prairie Gardens Appeal
Date: October 4, 2023 7:49:17 PM

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Tsaida Springfield
Work address: 56311 Lily Lake Road, Sturgeon County, AB

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB
Legislative Services legislativeservices@sturgeoncounty.ca
RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings
Development Permit 305305-23-D0212 / Development Permit 305405-23-D0214
Development Permit 305305-23-D0215 / Development Permit 305305-23-D2016

Dear Subdivision Appeal Board Members,

I am writing this letter to ask for your support in Prairie Gardens' request for the variances on the conditions attached to these permits to will allow Prairie Gardens to successfully operate as a small family farm, and to be able to diversify into agri-tourism, culinary tourism, and direct farm produce and experience sales to consumers, and thus support employment in the region.

I am employed at Prairie Gardens and am deeply dismayed that my job is once again at risk with the actions taken by Sturgeon County. Sturgeon County administration has threatened to fine Prairie Gardens \$1000 a day for allowing more than 50 cars turn into and out of the farm, which includes staff, tractors and farm operations. \$1000 dollars is more than half my monthly wage, just to put it into perspective. That means if 51 cars drive in on a single weekday, Tam has to pay half of one of our wages as punishment. If that happens twice in one week, my entire job that

whole month is put at risk. 4 times in a week is the equivalent of 2 employees monthly wages. Do that math! It's unbelievably steep fines for a small local business!

They have installed traffic counters, which have been up for weeks, and are counting each vehicle as 2 visits. It has made simply driving in to work a difficult and chaotic experience. For our farm to run smoothly, we need adequate staffing, and with the looming \$1000 a day fine attached to the number of cars driving in, we have had to dramatically decrease our daily staff numbers. This in turn leads to overburdened staff and longer working days as we try to function with as few staff on site as possible to mitigate fines. This along with having to turn patrons away (including families and children) who have come to learn about farming and food and experience fresh air and farm life has been a heartbreaking turn of events.

Prairie Gardens is so well loved. As a tour guide, I frequently meet guests who visited the farm as children themselves and are now bringing their own children out to enjoy the farm. We have school groups come and they learn how to plant seeds and grow food, how to harvest it, how to forage and care for the farm animals, they learn about life cycles and seasons, planting trees, what it takes to make life grow; and they leave with full hearts and minds, inspired and excited by the natural world. We have our beautiful Indigenous Healing Forest where we run programs with elder Bill Bertschy teaching children about The Seven Teachings and what they mean in our real lives. They learn songs and beat drums and leave with a deeper understanding of how to live life in a good way. Tam honors the Indigenous way of life and does so much to promote reconciliation. She has so much support from Indigenous communities and individuals. I have seen many Indigenous visitors shed tears of appreciation when I tell them what we do here. There are so many amazing things about Prairie Gardens, I honestly have barely scratched the surface. We are a place to learn. To challenge yourself. To feel the joy of meeting a baby goat or just simply noticing how beautiful the sky looks and how sweet the breeze feels outside the city.

Sturgeon County should be proud of Prairie Gardens and all of Tam Anderson's incredible hard work and devotion to serving people. The County should be uplifting her and supporting her, not trying to shut her

down or hinder her success....because the success of Prairie Gardens is a success for Sturgeon County. It draws folks from all over Alberta and is a wholesome, good place for families to come and have a day they will never forget. We do great things out here and our staff is made up of so many truly excellent, kind people. It is a destination and an adventure out here. We need to be able to diversify, grow and change, and we need Sturgeon County to back us in doing that. Please, the staff out here beg you to help us find solutions and a good way of figuring things out for the benefit of all of us. We need cooperation and allyship. The lives of more than 30 staff are affected by all these restrictions. That's 30 families! And we work out here because we love it and we love what Tam is doing. She has a powerful vision for Prairie Gardens. Help us, help her to make them come alive. Bring more joy. Bring more learning. Bring more local food and bring more life. And yes, let's do it safely!! Let's work together and create something wonderful for Sturgeon County, for Alberta, and for our children.

Sincerely, I know there is a way we can all win.
Much Love,

Tsaida Springfield

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5 October 2023

Hugh and Rita Allen
23415 Twp Rd 564 Sturgeon County

Severed in line with section 17 of the FOIP Act

Subdivision Appeal Board, Sturgeon County, AB
Legislative Services legislativeservices@sturgeoncounty.ca
RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings
Development Permit 305305-23-D0212 / Development Permit 305305-23-D0214
Development Permit 305305-23-D0215 / Development Permit 305305-23-D2016

Dear Subdivision Appeal Board Members,

We recently received a notice of appeal with regards to conditions applied to Prairie Gardens and we are residents in Sturgeon County and live within a 2 mile radius of Prairie Gardens.

We support and appreciate Prairie Gardens as a local farm business and as our neighbors.

We are in support of their request for the variances requested for the conditions on the referenced permits.

- Graveled parking should be kept to a minimum to conserve our AB # 1 topsoil growing areas. Parking and access roads on grass and dirt have only one main issue and that is dust; however, as most rural residents know, dust is unavoidable in farm country, and I assume that the County is not planning on shutting down any farming operation because of excessive dust.
- The daily vehicle cap and a penalty seems to be excessive and punitive with questionable rationale, especially including staff vehicles and equipment. Is this level of restriction applied in any other circumstance in the County?
- It is ironic that Sturgeon County is celebrating Small Business Week and hearing an appeal of conditions that severely restrict the viability of one of those businesses.

Yours truly,

Hugh & Rita Allen

From: [Maria](#)
To: [Legislative Services](#)
Subject: Prairie Gardens
Date: October 5, 2023 6:41:59 PM

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To: legislativeservices@sturgeoncounty.ca

Maria Sereda Morinville AB

5 October 2023 Severed in line with section 17 of the FOIP Act

Subdivision Appeal Board, Sturgeon County, AB
Legislative Services legislativeservices@sturgeoncounty.ca
RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings
Development Permit 305305-23-D0212 / Development Permit 305405-23-D0214
Development Permit 305305-23-D0215 / Development Permit 305305-23-D2016

Dear Subdivision Appeal Board Members,
I am employed at Prairie Gardens and am dismayed that my job is once again at risk with the actions taken by Sturgeon County. Sturgeon County administration has threatened to fine Prairie Gardens \$1000 a day for allowing more than 50 cars turn into and out of the farm, which includes staff, tractors, and farm operations. They have installed traffic counters, which have been up for weeks, and are counting each vehicle as 2 visits. This is particularly onerous for staff, as I need to go back and forth to the Prairie Gardens market garden fields and pumpkin patch locations, 1 km down the road. These conditions are proving to be unsustainable for this small family farm, as it does not allow the farm to generate enough income to pay the bills or staff payroll.

In addition, these conditions have had the unintended consequences of:

- <!--[if !supportLists]-->• <!--[endif]-->Creating an unsafe situation for both motorists and staff, by requiring that the gates be shut once the CAP is met, or face paying the fines and receiving violations. Due to the safety concerns, Prairie Gardens is doing the right thing and allowing vehicles to enter the farm to turn around and depart. Sturgeon County administration has been contacted with regards to this policy, which creates a situation of imminent danger and risk to staff and customers, but has taken no action to resolve this issue, stating they have spent enough time and money on Prairie Gardens.
- <!--[if !supportLists]-->• <!--[endif]-->Impeding agricultural harvest and animal husbandry operations, as once the CAP has been reached, staff are restricted to car-pooling, and may not re-enter the farm to take care of daily tasks. This puts both trees and livestock at risk.

Fair treatment: These rules and conditions are not being applied fairly across Sturgeon County or the Greater Edmonton Capital Region. Other agricultural businesses do not struggle with

the same restrictions. For example, there is another market garden and pumpkin farm just 15 minutes down the road which generates equal or more traffic than Prairie Gardens, yet they continue to operate without harassment, and even have been awarded with Sturgeon County's farm of the year and are actively promoted by Sturgeon County. There is another local corn maze in Parkland County, which does not face these restrictions, creating an unfair playing field in the province.

Prairie Gardens has been in continuous operation since 1956 as a tree nursery and has had no violations in nearly 77 years of operation. They have been the recipients of numerous awards ranging from Alberta Farm Direct Marketer of the Year, Alberta Greenhouse Grower of the Year, Morinville Chamber of Commerce Agri-tourism Farm of the Year - to being a worthy finalist as one of the Top Three Edmonton Sustainable Tourism Attractions in 2023.

I support and appreciate Prairie Gardens as a local farm business that supports my livelihood. This farm grows food, sells trees, shares agricultural learnings with children, and creates jobs in Sturgeon County.

We are in support of their request for the variances requested for the conditions on these permits that will allow their farm to continue to diversify into agri-tourism, culinary tourism, and direct farm produce and experience sales to consumers.

- Graveled parking be kept to a minimum to conserve our AB # 1 topsoil growing areas
- County administration follow the Alberta Transportation standard of Annual Average Daily Totals (AADT) instead of applying a Cumulative CAP of 50 cars per day (including staff and tractors. This creates an unsafe situation, as cars have to back out onto the road.
- County Administration follow the Alberta Transportation Guidebook Standards on applying a flexible Traffic Accommodation Strategy for peak weekends in October, rather than as a Permit Condition with CAPS. It is sensible to flexible working document that makes traffic, workers and neighbors safer due to changing conditions. "The actual requirements for traffic accommodation may vary depending on the complexity of the work activity, traffic volumes, traffic speeds, nighttime conditions, highway geometrics and other site specific conditions." Source: [Manuals.transportation.alberta.ca/TAS/Pages/TAS-Preparing-the-Traffic-Accommodation-Strategy-\(TAS\)](https://manuals.transportation.alberta.ca/TAS/Pages/TAS-Preparing-the-Traffic-Accommodation-Strategy-(TAS)).
- Fair treatment – adopting provincial standards means rules can be applied with fairness across the County and the Edmonton Capital Region and all of Alberta so as not to create an unfair playing field with undue barriers for small family farms to be sustainable in Alberta. Other pumpkin farms and corn mazes in the region do not have the same stringent rules applied for their business entrances.

Yours truly,

Maria Sereda

From: [Katelyn Vanin](#)
To: [Legislative Services](#)
Subject: RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings
Date: October 6, 2023 8:19:09 AM

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Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

*RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings
Development Permit 305305-23-D0212 and/or Development Permit 305405-23-D0214
Development Permit 305305-23-D0215 and/or Development Permit 305305-23-D2016*

Dear Subdivision Appeal Board Members,

I am an employee at Prairie Gardens (and are residents of Sturgeon County) in the Prairie Gardens neighborhood. We recently chatted with Tam and Laurel Andersen to learn about their upcoming plans at Prairie Gardens.

They mentioned Prairie Gardens is now fully permitted with the new Sturgeon County Diversified Agriculture Permit, but that there are conditions which are hurting their business, to which they have applied for variance to your board.

I support and appreciate Prairie Gardens as a local farm business in our neighborhood. This farm grows food, sells trees, agri-tourism fun and creates jobs in Sturgeon County. They are an excellent supporter of local charities, groups, schools, teams and churches. They are a valued addition to our community.

We are in support of their request for the variances requested for the conditions on these permits that will allow their farm to continue to diversify into agri-tourism, culinary tourism, and direct farm produce and experience sales to consumers. We have not noticed high traffic volumes, cars parked in the ditch or any pedestrians along Lily Lake Road, or any excessive noise.

We agree with their requests for variances and fair treatment.

- Graveled parking be kept to a minimum to conserve the AB # 1 topsoil in our region.
- Follow Alberta Transportation Guidelines so rules are applied equally across the County.
- Fair treatment – adopting provincial standards means rules can be applied with fairness across the County and the Edmonton Capital Region and all of Alberta so as not to create unfair playing field and undue barriers for small family farms to be sustainable in Sturgeon County. Other pumpkin farms and corn mazes in the region do not have the same stringent rules applied for their business entrances.

Yours truly,

Katey

To

legislativeservices@sturgeoncounty.ca

Todd McCrae

[Insert your name] and address, AB

4 October 2023

T8L4R8

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings

Development Permit 305305-23-D0212 / Development Permit 305405-23-D0214

Development Permit 305305-23-D0215 / Development Permit 305305-23-D2016

Dear Subdivision Appeal Board Members,

I am employed at Prairie Gardens and are dismayed that my job is once again at risk with the actions taken by Sturgeon County. Sturgeon County administration has threatened to fine Prairie Gardens \$1000 a day for allowing more than 50 cars turn into and out of the farm, which includes staff, tractors and farm operations. They have installed traffic counters, which have been up for several weeks, and are counting each vehicle as 2 visits. This is particularly onerous for staff, as I need to go back and forth to the Prairie Gardens market garden fields and pumpkin patch locations, 1 km down the road.

These conditions are proving to be unsustainable for this small family farm, as it does not allow the farm to generate enough income to pay the bills or staff payroll.

In addition, these conditions have had the unintended consequence of creating an unsafe situation for both motorists and staff, by requiring that the gates be shut once the CAP is met, or face paying the fines and receiving violations. Due to the safety concerns, Prairie Gardens is doing the right thing and allowing vehicles to enter the farm to turn around and depart. Sturgeon County administration has been contacted with regards to this policy, which creates a situation of imminent danger and risk to staff and customers, but has taken no action to resolved this issue, stating they have spent enough time and money on Prairie Gardens.

These conditions also have the unintended consequence of impeding agricultural harvest and animal husbandry operations, as once the CAP has been reached, staff are restricted to car-pooling, and may not re-enter the farm to take care of daily tasks. This puts both trees and livestock at risk.

It has restricted positive economic growth in the region. I also used to like supporting local Bon Accord business by purchasing lunches and groceries in Bon Accord or Gibbons, but am now in a car-pool and not allowed to leave the site to return on a lunch break during my workday.

These rules and conditions are not being applied fairly to Prairie Gardens and similar farm business in the County. There is another market garden and pumpkin farm just 15 minutes down the road which generates equal or more traffic than Prairie Gardens, yet they continue to operate without harassment, and even have been awarded with Sturgeon County's farm of the year, and are actively promoted by Sturgeon County.

Prairie Gardens has been in continuous operation since 1956 as a tree nursery, and has had no violations in nearly 77 years of operation. They have been the recipients of numerous awards ranging from Alberta Farm Direct Marketer of the Year, Alberta Greenhouse Grower of the Year, Morinville Chamber of Commerce Agri-tourism Farm of the Year - to being a worthy finalist as one of the Top Three Edmonton Sustainable Tourism Attractions in 2023.

I support and appreciate Prairie Gardens as a local farm business that supports my livelihood. This farm grows food, sells trees, shares agricultural learnings with children, and creates jobs in Sturgeon County.

We are in support of their request for the variances requested for the conditions on these permits that will allow their farm to continue to diversify into agri-tourism, culinary tourism, and direct farm produce and experience sales to consumers.

- Graveled parking be kept to a minimum to conserve our AB # 1 topsoil growing areas
- County administration follow the Alberta Transportation standard of Annual Average Daily Totals (AADT) instead of applying a Cumulative CAP of 50 cars per day (including staff and tractors. This creates an unsafe situation, as cars have to back out onto the road.
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- Fair treatment – adopting provincial standards means rules can be applied with fairness across the County and the Edmonton Capital Region and all of Alberta so as not to create an unfair playing field with undue barriers for small family farms to be sustainable in Alberta. Other pumpkin farms and corn mazes in the region do not have the same stringent rules applied for their business entrances.

Yours truly,

--

Severed in line with section 17 of the FOIP Act

From: [Nora Nykipilo](#)
To: [Legislative Services](#)
Subject: Subdivision Appeal Board, Sturgeon County, AB
Date: October 6, 2023 9:13:21 AM

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Subdivision Appeal Board, Sturgeon County, AB

October 6, 2023

Mrs. Nora Nykipilo

55431 Range Road 250

Sturgeon County, AB

T8R 0M8

*RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings
Development Permit 305305-23-D0212 and/or Development Permit 305405-23-D0214
Development Permit 305305-23-D0215 and/or Development Permit 305305-23-D2016*

Dear Subdivision Appeal Board Members,

I am an employee at Prairie Gardens and a resident of Sturgeon County in the Prairie Gardens neighborhood. I recently chatted with Tam and Laurel Andersen to learn about their upcoming plans at Prairie Gardens.

They mentioned Prairie Gardens is now fully permitted with the new Sturgeon County Diversified Agriculture Permit, which was good to hear. However, there are conditions that are hurting their business, to which they have applied for a variance to your board.

I fully support and appreciate Prairie Gardens as a local farm business in our neighborhood. This farm grows food, sells trees, provides agri-tourism fun, educates young Albertans through school tours, and creates jobs in Sturgeon County. My employment there mainly involves leading the school tours. It is a regular occurrence for me to witness our young population learn about where their food actually comes from and about farm animals. It is often the teachers and parent volunteers accompanying the groups who are also surprised to learn so much.

Additionally, Prairie Gardens is an excellent supporter of local charities, groups, schools, teams, and churches. This business is a valued addition to our community.

I support their request for the variances requested for the conditions on these permits that will allow their farm to continue to diversify into agri-tourism, culinary tourism, and direct farm produce and experience sales to consumers. I have NOT noticed high traffic volumes, cars parked in the ditch, pedestrians along Lily Lake Road, or any excessive noise.

I agree with their requests for variances and fair treatment.

- Graveled parking be kept to a minimum to conserve the AB # 1 topsoil in our region.
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- Fair treatment – adopting provincial standards means rules can be applied with fairness across Sturgeon County and the Edmonton Capital Region and all of Alberta so as not to create an unfair playing field and undue barriers for small family farms to be sustainable in

Sturgeon County. *Other pumpkin farms and corn mazes in the region do not have the same stringent rules applied for their business entrances.*

Sincerely,

Nora Nykipilo

Prairie Gardens Employee

Sturgeon County Resident

Retired Teacher

--

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

*RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings
Development Permit 305305-23-D0212 and/or Development Permit 305405-23-D0214
Development Permit 305305-23-D0215 and/or Development Permit 305305-23-D2016*

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Yours truly,

Tim Milligan

From: [Tom Spicer](#)
To: [Legislative Services; tam](#)
Subject: Letter of Support for Prairie Gardens
Date: October 6, 2023 11:43:52 AM

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To
legislativeservices@sturgeoncounty.ca

Tom Spicer

Severed in line with section 17 of the FOIP Act

 Parkland County

6 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings

Development Permit 305305-23-D0212 / Development Permit 305405-23-D0214

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In addition, these conditions have had the unintended consequences of:

- Creating an unsafe situation for both motorists and staff, by requiring that the gates be shut once the CAP is met, or face paying the fines and receiving violations. Due to the safety concerns, Prairie Gardens is doing the right thing and allowing vehicles to enter the farm to turn around and depart. Sturgeon County administration has been contacted with regards to this policy, which creates a situation of imminent danger and risk to staff and customers, but has taken no action to resolve this issue, stating they have spent enough time and money on Prairie Gardens.
- Impeding agricultural harvest and animal husbandry operations, as once the CAP has been reached, staff are restricted to car-pooling, and may not re-enter the farm to take care of daily tasks. This puts both trees and livestock at risk.

Fair treatment: These rules and conditions are not being applied fairly across Sturgeon County or the Greater Edmonton Capital Region. Other agricultural businesses do not struggle with the same restrictions. For example, there is another market garden and pumpkin farm just 15 minutes down the road which generates equal or more traffic than Prairie Gardens, yet they

continue to operate without harassment, and even have been awarded with Sturgeon County's farm of the year, and are actively promoted by Sturgeon County. There is another local corn maze in Parkland County, which does not face these restrictions, creating an unfair playing field in the province.

Prairie Gardens has been in continuous operation since 1956 as a tree nursery, and has had no violations in nearly 77 years of operation. They have been the recipients of numerous awards ranging from Alberta Farm Direct Marketer of the Year, Alberta Greenhouse Grower of the Year, Morinville Chamber of Commerce Agri-tourism Farm of the Year - to being a worthy finalist as one of the Top Three Edmonton Sustainable Tourism Attractions in 2023.

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Yours truly,

Tom Spicer

From: [Kathy Larson](#)
To: [Legislative Services](#)
Subject: Letter of support for Prairie Gardens
Date: October 6, 2023 11:46:25 AM

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To

legislativeservices@sturgeoncounty.ca

Kathy Larson

 Severed in line with section 17 of the FOIP Act

Bon Accord, AB T0A 0K0

4 October 2023
Subdivision Appeal Board, Sturgeon County, AB
Legislative Services

legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings
Development Permit 305305-23-D0212 / Development Permit 305405-23-D0214
Development Permit 305305-23-D0215 / Development Permit 305305-23-D2016

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For example, there is another market garden and pumpkin farm just 15 minutes down the road which generates equal or more traffic than Prairie Gardens, yet they continue to operate without harassment, and even have been awarded with Sturgeon County's farm of the year, and are actively promoted by Sturgeon County. There is another local corn maze in Parkland County, which does not face these restrictions, creating an unfair playing field in the province.

Prairie Gardens has been in continuous operation since 1956 as a tree nursery, and has had no violations in nearly 77 years of operation. They have been the recipients of numerous awards ranging from Alberta Farm Direct Marketer of the Year, Alberta Greenhouse Grower of the Year, Morinville Chamber of Commerce Agri-tourism Farm of the Year - to being a worthy finalist as one of the Top Three Edmonton Sustainable Tourism Attractions in 2023.

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Yours truly,

Kathy Larson

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From: [Cathy Spicer](#)
To: [Legislative Services](#)
Cc: [tam](#)
Subject: Letter of Support for Prairie Gardens
Date: October 6, 2023 11:40:34 AM

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To
legislativeservices@sturgeoncounty.ca

Cathy Spicer

Severed in line with section 17 of the FOIP Act

 Parkland County

6 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings

Development Permit 305305-23-D0212 / Development Permit 305405-23-D0214

Development Permit 305305-23-D0215 / Development Permit 305305-23-D2016

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Yours truly,

Cathy Spicer

Laurel Andersen
Prairie Gardens
56311 Lily Lake Road, Sturgeon County, AB

To legislativeservices@sturgeoncounty.ca

Subdivision Appeal Board, Sturgeon County, AB
Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings

Development Permit 305305-23-D0212 and/or Development Permit 305405-23-D0214
Development Permit 305305-23-D0215 and/or Development Permit 305305-23-D2016

Dear Subdivision Appeal Board Members,

My name is Laurel Andersen and I was born and raised in Sturgeon County. I attended school at Bon Accord Community School, Lilian Schick, and Sturgeon Composite High School, before receiving a Bachelor of Arts from the University of Alberta. Both of my parents farm in Sturgeon County, and I am an active member of the community. For instance, I am a Director on the Board for the Bon Accord & District Ag Society. I have also volunteered as a coach at Sturgeon Composite High School for the past eight years, allowing for opportunity in sport for female student-athletes. In addition, I have volunteered as a coach for various club teams within the County over the past eight years, including the Sturgeon Spurs U17, U15, and U13 basketball programs and the Morinville Youth Basketball Association U18 Girls Program. I have worked in Sturgeon County for my entire life, both at my mother's farm – Prairie Gardens – and at my father's farm – Anderseed Farms – though a majority of my time and energy is devoted to Prairie Gardens.

I would like to continue living, working, and volunteering in Sturgeon County. In order to make this possible, I would respectfully ask that the variances we are requesting are supported by the Board Members.

As it currently stands, the conditions imposed by Sturgeon County make any sort of long-term planning or certainty impossible. We are currently in the process of a generational transition at Prairie Gardens. My mother has dedicated her life to this farm and is at a point in her life that she would like to take a step back from the day-to-day operations. Over the past several years, I have grown more and more into a leadership role at the farm and am in the process of planning my future in the County. However, with temporary permits, promises of fines and violations, promises of un-affordable upgrades that would not be required under provincial standards, and the constant suggestion that permits will not be supported, I cannot imagine how I can possibly operate a viable agri-tourism business in the County.

To address the conditions that we are appealing:

1) “Parking for customers and employees shall be provided for onsite in accordance with the approved parking plan. The parking area shall be hard surfaced as per Sturgeon County’s General Municipal Servicing Standards (GMSS). At no time shall parking be permitted on a public road and/or road allowances.”

Sturgeon County’s GMSS for hard surface parking is completely counter to the intent of agri-tourism and counter to the needs of agricultural production. Most other regions that regulate agri-tourism actually require that farms have temporary parking to accommodate busy seasons. The purpose is to preserve farm land. For example, a percentage of land must be in use for agricultural production and can only be used for parking once the crop is harvested. I believe Sturgeon County has indicated that they will support of our appeal on this condition.

2) “The approval limits the daily operation to a cumulative maximum of 100 vehicle trips per day (50 vehicles in and out) for all activities on the property.” / “The approval limits the daily operation to a cumulative maximum of 50 vehicle trips per day (25 vehicles in and out) for all activities on the property.”

This condition is counter to provincial guidelines on traffic control, which uses averages in order to plan highway and road design, including intersections. More specifically, Alberta transportation uses Annual Average Daily Total (AADT) statistics. In a practical sense, this would mean that if a business typically had an average number of 50 cars visit a day, there would be no cause for concern if the business had a week such as the following:

- 30 cars visit Monday
- 50 cars visit Tuesday
- 40 cars visit Wednesday
- 70 cars visit Thursday
- 20 cars visit Friday
- 80 cars visit Saturday
- 50 cars visit Sunday

This allows for flexibility for the business, both in regards to hours of operation (the business does not have to close suddenly if the number of car trips exceeds 50 on a particular day) as well as special activities or promotions a business may want to offer. For instance, if a clothing store wanted to offer Christmas specials and expected elevated numbers of vehicle visits, that would be possible. Of course, the above example is only intended to illuminate the concept of using averages to plan for traffic design. AADT would be based on the span of a full year, not a week.

It should be noted that a cumulative maximum as a condition is particularly harmful to Prairie Gardens, as Prairie Gardens is a farm, and, like all other farms in the region, naturally experiences elevated vehicle trips during the fall harvest period. Can you imagine telling a traditional farmer that grows wheat, canola, barley, etc. that there is a cumulative maximum of vehicle trips they are allowed per day, and that this maximum is, in fact, the same number as their daily average?

So, if a farmer typically entered their farm with 15 vehicles times a day during the winter, 30 times a day in the spring, 20 times a day in the summer, and 50 times a day in the fall, that would give them an approximate yearly average of 28.75 vehicles per day. Imagine then informing the farmer that their average of 28.75 vehicles was a cumulative maximum, and that if they were to go over that number, they would be fined \$1000 a day. Imagine explaining that harvest is not an excuse to exceed that maximum, and in fact, it shouldn't matter because they can have 28.75 vehicles every day, even in the winter, should they so choose.

Does that scenario not seem absurd? That is the situation Prairie Gardens finds itself in because of this condition.

Of course, there are instances in which traffic volumes may greatly exceed the AADT, in which case tools like a Traffic Accommodation Strategy (TAS) are useful to safely manage traffic flow. There are other strategies such as overflow parking, timed ticket entry, signage, social media alerts, and so on that can be employed to manage significantly higher traffic volumes for select events/dates. (These are all strategies that Prairie Gardens is currently employing, to be clear).

Though this condition does not reference parking, available parking is a key aspect in safely managing traffic flow, so I will touch briefly on the specific situation at Prairie Gardens.

Prairie Gardens has one hard-surface parking lot, which has a total of 86 parking stalls (available January-December). Prairie Gardens also has one pasture parking lot, which has enough space for total of 72 parking stalls (available May-October). We also have the ability to open three additional fields for parking (available August-October, depending on crop rotation), allowing for a total of 272 parking spaces. This is more than enough parking to reasonably accommodate an AADT of 50 cars. In fact, there is enough parking onsite, that an AADT of even 100 cars could be reasonably accommodated without resulting in: stacking on the highway (when multiple cars stop in sequence as the first car is delayed in entering the property), illegal parking in ditches or along roadways, vehicle stops on the highway, etc.

As a final point, imposing a cumulative maximum as a condition, actually causes far more disruptions to traffic than an AADT would and is a far greater safety hazard. In the case of Prairie Gardens, there is only one approach to enter/exit the farm. This approach is onto Lily Lake Rd (paved 100km/h County Road).

The only way that we can comply with a cumulative maximum is to close our gates and turn any and all vehicles away that exceed our 50 car-per-day limit. This forces vehicles to turn around in our approach and exit immediately back onto Lily Lake Rd. There is not enough space for multiple vehicles to turn around simultaneously, which can cause stacking or stops on the highway – something that wouldn't happen if we could simply park vehicles in the spaces we have available for them. Given the safety risk to motorists, we have been allowing vehicles to enter the main parking area and turn around, so that they can exit safely, though this currently counts towards our cumulative total.

While we are able to mitigate the number of vehicles that visit us by requiring online ticket sales, which even the approach of traffic through timed entry, there will always be a percentage of

vehicle trips that are beyond our control. Here is a brief list of reasons why vehicles have turned into the Prairie Gardens approach, as reported by our parking attendants this season:

- The driver was lost and needed directions
- The driver was following GPS, which inaccurately brought them to our location instead of their intended destination (namely Badger Truck Parts)
- The driver (or passengers) required a restroom break
- The driver blew a tire and needed to pull off the road
- The driver was looking for Sprout Farms Apple Stand and took the wrong turn
- The driver wanted to return a tree (which is warrantied)
- The driver wanted advice on how to split perennials
- The driver thought we were the Edmonton Corn Maze and went to the wrong location
- The driver is friends with an employee and wanted to visit
- A past employee wanted to visit and say hello
- An employee forgot lunch and needed a family member to bring it
- The driver missed their turn/took a wrong turn and wanted somewhere to turn around safely

This list is not exhaustive, but hopefully provides an idea of how challenging it is to manage a cumulative maximum number of vehicle visits per day. Of course, employees coming to work count towards our cumulative total, as do trips between our two farm sites, should we be harvesting pumpkins, potatoes, or any of the other vegetables that we grow that require specific storage conditions (storage conditions not available in the field).

If the board approves our request to change the condition from a cumulative total to an AADT, such instances as what I've listed above should not be causes for concern, as they would no longer be directly affecting our viability as a farm. For, each one of the visits that I listed above, reduced the number of customers that we could allow to enter the property.

3) **“This permit approval expires on October 30th 2023.”** As October 31st is the final date of our fall season, it should be the date listed, not October 30th.

Thank you for your time and consideration.

Respectfully,

Laurel Andersen

Dennis Aitchison
56330 RR 240
Sturgeon County, AB
T0A 0K2

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings

Development Permit 305305-23-D0212 and/or Development Permit 305405-23-D0214

Development Permit 305305-23-D0215 and/or Development Permit 305305-23-D2016

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Yours truly,

[Insert your name] and address

ANDERSEED FARMS
SE-30-56-23-W4

Subdivision Appeal Board, Sturgeon County, AB

4 October 2023

Legislative Services legislativeservices@sturgeoncounty.ca

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Yours truly

Severed in line with section 17 of the FOIP Act

[Insert your name] and address

ANDERSEED FARMS
SE 19 26 23 W 4, Sturgeon County, AB

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

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Severed in line with section 17 of the FOIP Act

Serena Boone

56311 Lilly Lake Rd

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

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Yours truly,

Cindy Briggs
56329 Range Road 240

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

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Yours truly,

Kaylee Briggs
56329 Range Road 240

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

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Yours truly,

Scott Briggs
56329 Range Road
240

4 October 2023

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Legislative Services legislativeservices@sturgeoncounty.ca

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Yours truly,

Kurt Couper

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Yours truly,

Gina Darlington
56331 Rge Rd 240
Sturgeon County, AB, T0A 0K2

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

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Yours truly,

Tracey DesRoches
56330 R# 240
Sturgeon County, AB
T0A 0K2

4 October 2023

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CORI JUDOIN
56504 - Rge Rd 234
Sturgeon County

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

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Yours truly,

Cori Judoin

56504 Rg Rd 234 Sturgeon
County

Darel & Cori Saloin

Severed in line with section 17 of the FOIP Act

4 October 2023

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Legislative Services legislativeservices@sturgeoncounty.ca

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Severed in line with section 17 of the FOIP Act

Allan Kobayashi
23910 750 RD 570 Sturgeon County

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings

Development Permit 305305-23-D0212 and/or Development Permit 305405-23-D0214

Development Permit 305305-23-D0215 and/or Development Permit 305305-23-D2016

Dear Subdivision Appeal Board Members,

We are residents in the Prairie Gardens neighborhood. We recently chatted with Tam and Laurel Andersen to chat about their upcoming plans at Prairie Gardens. They mentioned are now fully permitted with the new Sturgeon County Diversified Agriculture Permit, but that there are conditions which are hurting their business, to which they have applied for variance to your board.

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Niels Laurson
56528 Kge Rd 234
Sturgeon County,
T0A 1N4

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings

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Development Permit 305305-23-D0215 and/or Development Permit 305305-23-D2016

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Yours truly,

[Insert your name] and address

Greg Lewis - 56201 - RD 235

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings

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Yours truly,

Severed in line with section 17 of the FOIP Act

Kay Lewis 56201 Rg Rd 235

[Insert your name] and address

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings

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Yours truly,

Severed in line with section 17 of the FOIP Act

[Insert your name] and address

KRISTY LEWIS 56201 Range Road 235

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings

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Yours truly,

Severed in line with section 17 of the FOIP Act

Rod/Anna Lewis
56215 RR 235
Sturgeon County, AB

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings

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Yours truly,

Michelle Michalczyk
23510 Twp 564
Sturgeon County, AB
TOA OK2.

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings

Development Permit 305305-23-D0212 and/or Development Permit 305405-23-D0214

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Yours truly,

Richard Michaluk
23510 - TWP 584
Sturgeon County

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings

Development Permit 305305-23-D0212 and/or Development Permit 305405-23-D0214

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Yours truly

JOE MILLIGAN
56309-rge rd 234 Sturgeon County

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings

Development Permit 305305-23-D0212 and/or Development Permit 305405-23-D0214

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Yours truly,

RITA MILLIGAN

56309 - rge rd. 234, Sturgeon County

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings

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Yours truly,

Sandra On
56311 Lily Lake Rd (Summer Residence)
Subdivision Appeal Board, Sturgeon County, AB

Severed in line with section 17 of the FOIP Act

Legislative Services legislativeservices@sturgeoncounty.ca

*RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings
Development Permit 305305-23-D0212 and/or Development Permit 305405-23-D0214
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This authentic and quintessential small family farm is an innovative primary agricultural producer. They grow and sell direct to the consumer - vegetables, apples, pumpkins and sell trees. More importantly, we provide educational tours of the farm each and every day – teaching children and adults alike where food grows. Prairie Gardens is the bridge between urban and rural, sharing their artisanal knowledge on how to be self-sustainable. Customers leave with a new appreciation of farm stewardship practices, how to be self-reliant and how to appreciate the rural agricultural lands that surround the city. Prairie Gardens also works with the guidance of an Indigenous Elder, and have launched a woodland conservation project in collaboration with the David Suzuki Foundation called Payhonin, which is the first and only National Healing Forest in Alberta.

Agri-tourism creates jobs in Sturgeon County. It is heartbreaking to see all of the hard work put into this heritage farm go to waste, as we sit idling at the sidelines. Critical harvest season revenue is how this farm makes ends meet. The number of paying customers that support the farm through the entire season comes from the eight weekends of harvest, as a typical farming cycle. And agri-tourism provides much needed revenue throughout the region. As it typical of a tourism destination, only 20% of the revenue generated goes directly to the attraction. The visitor economy generates an additional 80% to the region. Travelers spend money on gas, food, accommodation and sight seeing at other venues.

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Severed in line with section 17 of the FOIP Act

Gilbert Podiat
55121 Range RD 235
Sturgeon County ~~#10564~~
Subdivision Appeal Board, Sturgeon County, AB T&T 2B2

Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings
Development Permit 305305-23-D0212 and/or Development Permit 305405-23-D0214
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Yours truly

Christina Prins
56515- Lily Lk. Rd
TOA OKO

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings

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Yours truly,

NORMAN PRINS
56515 - Lily Lk. Rd.
TOA OKD

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

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Yours truly,

Jake Rogers
56329 Range Road 240
Sturgeon County

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings

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Isabella Sheptak

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

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Dear Subdivision Appeal Board Members,

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This authentic and quintessential small family farm is an innovative primary agricultural producer. They grow and sell direct to the consumer - vegetables, apples, pumpkins and sell trees. More importantly, we provide educational tours of the farm each and every day – teaching children and adults alike where food grows. Prairie Gardens is the bridge between urban and rural, sharing their artisanal knowledge on how to be self-sustainable. Customers leave with a new appreciation of farm stewardship practices, how to be self-reliant and how to appreciate the rural agricultural lands that surround the city. Prairie Gardens also works with the guidance of an Indigenous Elder, and have launched a woodland conservation project in collaboration with the David Suzuki Foundation called Payhonin, which is the first and only National Healing Forest in Alberta.

Agri-tourism creates jobs in Sturgeon County. It is heartbreaking to see all of the hard work put into this heritage farm go to waste, as we sit idling at the sidelines. Critical harvest season revenue is how this farm makes ends meet. The number of paying customers that support the farm through the entire season comes from the eight weekends of harvest, as a typical farming cycle. And agri-tourism provides much needed revenue throughout the region. As it typical of a tourism destination, only 20% of the revenue generated goes directly to the attraction. The visitor economy generates an additional 80% to the region. Travelers spend money on gas, food, accommodation and sight seeing at other venues.

We are in support of their request for the variances requested for the conditions on these permits that will allow their farm to continue to diversify into agri-tourism, culinary tourism, and direct farm produce and experience sales to consumers. We have not noticed high traffic volumes, cars parked in the ditch or any pedestrians along Lily Lake Road, or any excessive noise.

We agree with their requests for variances and fair treatment.

- Graveled parking be kept to a minimum to conserve the AB # 1 topsoil in our region.
- Follow Alberta Transportation Guidelines so rules are applied equally across the County.
- Fair treatment – adopting provincial standards means rules can be applied with fairness across the County and the Edmonton Capital Region and all of Alberta so as not to create unfair playing field and undue barriers for small family farms to be sustainable in Sturgeon County. Other pumpkin farms and corn mazes in the region do not have the same stringent rules applied for their business entrances.

Yours truly,

Severed in line with section 17 of the FOIP Act

Ken Sullivan
56415 RR 240
Sturgeon County, AB
T0A0 K2

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

*RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings
Development Permit 305305-23-D0212 and/or Development Permit 305405-23-D0214
Development Permit 305305-23-D0215 and/or Development Permit 305305-23-D2016*

Dear Subdivision Appeal Board Members,

We are residents in the Prairie Gardens neighborhood. We recently chatted with Tam and Laurel Andersen to chat about their upcoming plans at Prairie Gardens. They mentioned are now fully permitted with the new Sturgeon County Diversified Agriculture Permit, but that there are conditions which are hurting their business, to which they have applied for variance to your board.

We support and appreciate Prairie Gardens as a local farm business in our neighborhood. This farm grows food, sells trees, agri-tourism fun and creates jobs in Sturgeon County. They are an excellent supporter of local charities, groups, schools, teams and churches. They are a valued addition to our community.

We are in support of their request for the variances requested for the conditions on these permits that will allow their farm to continue to diversify into agri-tourism, culinary tourism, and direct farm produce and experience sales to consumers. We have not noticed high traffic volumes, cars parked in the ditch or any pedestrians along Lily Lake Road, or any excessive noise.

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Yours truly,

Bryce Van Brabant
56320 RR 240
Sturgeon County, AB

4 October 2023

Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings

Development Permit 305305-23-D0212 and/or Development Permit 305405-23-D0214

Development Permit 305305-23-D0215 and/or Development Permit 305305-23-D2016

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Yours truly,

From: [Ava Siemens](#)
To: [Legislative Services](#)
Subject: Prairie Gardens Permit Appeal
Date: October 6, 2023 3:47:32 PM

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Subdivision Appeal Board, Sturgeon County, AB

Legislative Services legislativeservices@sturgeoncounty.ca

RE: Conditions on Permits for Prairie Gardens – Concurrent Hearings

Development Permit 305305-23-D0214 and/or Development Permit 305405-23-D0216

Dear Subdivision Appeal Board Members,

Our property is adjacent to Prairie Gardens' 56311 Lily Lake Road location. We are aware that they have acquired a Sturgeon County Diversified Agriculture Permit, and that they are appealing some of the board's decisions.

We would like to note that while the customer related noise and traffic generated this year (from May to September 2023) at Prairie Gardens has been tolerable for us, we understand that a cap on 50 vehicles per day for them is making business difficult during their busy seasons. We would be amenable to an increase in the 50 vehicles cap in a way that supports Prairie Gardens' ability to generate income as well as preserves our own ability to peacefully enjoy our own property during peak seasons.

We would also like to note that since adding "No Parking" signage, speed reduction signage as/when needed, and having widened the main Prairie Gardens entrance, we have noticed much less spillover of their traffic onto our property. We have not personally witnessed anyone parked in the ditches or pedestrians along Lily Lake Road this year.

We thank the board for their time and expertise in dealing with this matter, and trust you to continue to collaborate with Prairie Gardens in finding a fair balance between their successful business operation and it's effects on surrounding community.

Sincerely,

Owners / Residents of 56307 Lily Lake Road,
Ivan and Ava Siemens