

From: [Caitlin Audrey](#)
To: [Development](#)
Subject: Application for LA24-001
Date: October/25/2024 3:13:42 PM

My name is Caitlin Larsen and I live at 24039 TWP 510 Leduc county and I strongly oppose the application LA24-001.

I have resided here since Jan 2018. At that time the property was a peaceful place to live. Over the past 6 years I have witnessed 2 owners attempt to use the property immediately to the west of my home to host large events and weddings. The thin barrier of trees between us does not block any of the noise from cars coming and going, horns, revving engines and on going music all hours of the night. To add to the noise impact of the close proximity of properties the topography of the land I reside on enhances the volume at which is directed at my home.

I have witnessed the horses running in panic in their pens during some of these events. And as is in the records, the previous owner had hosted events in which police had to be called on several occasions. At times it felt as though my safety was at risk. The current owner has also shown complete disinterest in keeping the noise down and on several occasions I've had to go and sleep elsewhere due to noise. When approached about the matter, he was not interested in solving the problem but continued on having events as well as weddings. It is of my understanding that he does not have the proper permits in place and is in direct violation of the current zoning.

If a wedding venue was to be permitted on the proposed land I would no longer be able to live there. I often have to spend the night at a friend's on the evening these events are held as the music vibrates through my home. Also, the topography of the land is such that sound travels and bounces. I live in a natural amphitheater with the surrounding hills causing any sound to echo.

Having to move would cause not only a financial strain for me, it would cause a lot of undue stress. I do not know where I would go if I was forced to find new living arrangements.

I also host therapeutic gardening events at my home in which I have developed gardens for people to come to, from the city, to relax and reduce their anxiety. Having weddings or large events on the weekends would no longer permit me to do this.

The property that I rent from. Cassie and Dustin is peaceful. Our community on Township 510 is also peaceful. We want to keep it that way. I hope you will understand that rezoning for a large event or wedding would change the entire community and impact it negatively. I am also the caretaker for Cassie's horses and on several occasions I have witnessed them reacting negatively to the amount of noise. I have also witnessed people trespassing onto our property as well as parking in and blocking my driveway. The amount of traffic that would increase on Township 510 would also be dangerous and recently there was an event in which traffic was backed up going east and west due to the event that they were hosting, causing major issues.

I do hope you take into account our previous experience as well as the county's decision to not allow a wedding venue for the previous owner. It would seem strange to allow it now given

how recently the previous decision was made.

I have a detailed list of all the events, RCMP calls and incidences for your review if needed.

Sincerely,

Caitlin Larsen

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From: [Roger Lavigne](#)
To: [Development](#)
Subject: Application LA24-001
Date: October/25/2024 2:46:52 PM

To Benjamin Ansaldo

Same concerns as the last time this property has applied for change of zoning. Further more their sewage for that property is not compliant as far as setback from property line. I hope you consider that this is definitely not a benefit to anyone around the property or anyone who uses the local roads. I urge you not to approve this application

Thank you for now. Roger Lavigne

Sent from my iPad

From: [Jamie and Yvan Goudreau](#)
To: [Development](#); benjamin@leduc-county.com; [Kala Raymond](#)
Subject: Opposing Amendment to Leduc County- File Number LA24-001 Roll Number 1143001 Location: Pt. NW 36-50-24-W4M
Date: October/23/2024 6:00:16 PM

To Whom it May Concern,

Re: Proposed Amendment to the Leduc County Land Use Bylaw 7-08
Applicant/Landowner: EINS Consulting Ltd. / 2462278 Alberta
LTD. Location: Pt. NW 36-50-24-W4M

My name is Yvan Goudreau and I am the property owner along with my wife Jamie Goudreau of 2310-73 Ave South Edmonton formerly known as 23534 Township Road 510. Our property was part of the Land Annexation deal between the County of Leduc and Edmonton. We are directly across the street (township 510) from the property of 24041 Township 510.

Our Neighbour Cassie Bernes sent us a copy of the letter sent on Oct 16, 2024 from the County of Leduc that another application (Re:Proposed Amendment to the Leduc County Land Use Bylaw 7-08 Applicant/Landowner: EINS Consulting Ltd. / 2462278 Alberta LTD. Location: Pt. NW 36-50-24-W4M) for a wedding venue has been filed.

We want to go on record and state we do not support the application for many ample reasons:

1. The safety of our family, home and property
2. Noise and distress this property produces
3. The amount of additional traffic and danger it causes on Township Road 510
4. Environmental impact (Sewage drainage onto our property)

We were opposed to an earlier application made for a wedding facility on the same property (application D21-261) in October, 2021 and our opposition to a wedding facility on this land has not, nor will not change. The past application was brought to Land and Property Rights Tribunal where the application was denied in Jan 2022

We will be in attendance for the public hearing on the proposed amendment at the Council Chamber, 101-1101 5 St, Nisku AB T9E 2X3, of the Leduc County Administrative Office on Tuesday, November 12, 2024 at 2 p.m.

Sincerely,

Yvan and Jamie Goudreau
2310-73 Ave SW
Edmonton, AB
T6X 2V5
(Formally 23534 Township Road 510
Leduc County, AB T4X 0T1)

To whom it may concern,

We are writing this letter regarding application LA24-001 which proposes to redistrict the land located at Pt. NW 36-50-24-W4M from Agricultural to Direct Control to allow for the development of a wedding facility.

We are adjacent land owners and are located at 24035/24039 Twp 510 Leduc County. The primary purpose of our property is residential, personal recreation and agriculture. Our driveway runs parallel to the land in question with only a thin barrier of trees between us. We have a friend/tenant who lives in a modular home located just off the driveway located along this shared property line. She helps with caring for our livestock, and the general upkeep of the property. On nights that these events have been held, she has been forced to leave her home and find elsewhere to sleep, sometimes for multiple days at a time because of the noise.

I would like to note that we originally were optimistic to the idea of a wedding/ event facility and a temporary permit was issued in 2020. The results to this trial period made it clear that the proximity of properties made this venture unbearable to accommodate. Not long after, a second permit application for the wedding facility was proposed. The decision from the tribunal was to decline this proposal based on numerous facts that proved it to be unsuitable for this location.

Since the property has changed ownerships we have continued to encounter the same problems as far as noise is concerned. New issues such as trespassing, cars parking in the ditches along Township 510, and blocking the driveways of neighboring properties have evolved. On more than one occasion over the past few months the owner has used event infrastructure to host large events.

Changing the district land use does not resolve any of the issues. In fact it would intensify the issues we have been experiencing. The website; farmhouseevents.ca illustrates the continued business taking place at this location despite not having a permit and in full knowledge that a wedding/ event venue is not permitted. There has been no sign of consideration by the land owner for the residence who live nearby nor the requirements set by the County of Leduc.

A Direct Controlled District can not coexist adjacent to an agricultural land property in this situation. As previously mentioned we raise livestock on our property. The following quote was taken from the National Institute of Health and it states "excessive noise can significantly affect the health and behavior of farm animals".

According to the County of Leduc website the general purpose of a Direct Control District is to allow for the operation of an innovative agriculture-centric Resort Recreational Facility, promoting proximity businesses, **built to educate, train, showcase, live and promote health and well-being in the local community.**

Videos, photos and testimonials can be made available to anyone who questions if a wedding facility fits the well-being of the local community.

Thank you for informing us of the proposed application, we hope you will sincerely consider the impact this decision has on our lives, our animals and the surrounding properties and those who reside here.

Sincerely,

Cassie and Dustin Bernes