



Eins Development Consulting Ltd.  
7409 111 Street NW  
Edmonton, AB  
T6G 0E6  
[www.eins.ca](http://www.eins.ca)

November 1, 2024

Mayor & Council  
Leduc County

RE: Farmhouse events – Lot 1, Plan 9321758 - LA24-001

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Dear Mayor & Council,

Please accept this report as supplemental information related to the above-noted application, to allow for a Rural Wedding and Agricultural Event Facility on the subject parcel.

This application has been ongoing since June 2024, and we are pleased to be able to discuss our application with you at the upcoming Public Hearing. The details in this report are intended to provide additional information about the proposal, and will be supported by the oral presentation at the Council meeting.

Thank you for your consideration.

Regards,

A handwritten signature in black ink, appearing to read 'R. Eidick'.

Ryan Eidick, MCP  
Director, Eins Development Consulting  
780.298.4179  
[ryan@eins.ca](mailto:ryan@eins.ca)

## **Overview**

The subject site is located along Township Road 510, which forms the boundary between Leduc County (south) and the City of Edmonton (north). It is located one quarter section east of the boundaries of the City of Beaumont, and is surrounded by primarily agricultural land uses.

## **Site History**

The site was originally subdivided from the quarter section for a homestead that remains on the property to this day. The site was previously approved for a Rural Wedding & Agricultural Event Venue in 2020 (D20-056) for a 2-year temporary timeline that expired in July 2022. The approval was temporary as it allowed County administration to monitor the situation over a period before determining whether it would be suitable to continue. The approval contained several conditions, including a maximum number of guests (75), operation times and dates (weekends only between May and October, between 12pm-11:59pm), as well as some aimed towards the reducing the impact on neighbouring properties (construction of a fence between neighbouring properties, and a restriction on noise). A new Development Permit (DP) application was sought in 2021 (D21-261) was applied for prior to the expiry of the original DP with the hopes of intensifying the development, including additional guests (150 maximum), operation times and dates (7-days per week, year round, between 12pm-11:59pm) and additional on-site parking (60 spaces). This application was refused by the County for several reasons, including issues with events that caused impacts to the neighbouring property owners. This refusal was appealed to the Land and Property Rights Tribunal, however the decision was upheld. Subsequent changes to the County's Land Use Bylaw in 2024 resulted in all Rural Wedding & Agricultural Event Venues being outlawed (except for a small number), and as such, the previous owners of the subject site decided to sell the property.

## **New Ownership & Intent**

Our clients (2462278 Alberta Ltd. o/a Farmhouse Events) purchased the property from the previous owners, with hopes of restoring faith in the site as a viable and non-impactful venue for all types of events, and as such made the application to rezone the parcel to DC to accommodate.

They have taken time to get to know their neighbours in an attempt to rebuild trust that was lost during the previous ownerships' regime. Although certainly rocky, they are of the belief that significant progress has been made with repairing relationships.

The new ownership group intend to use the site for a Rural Wedding & Agricultural Event Venue moving forward, focusing primarily on events that bring people from urban areas out to explore and enjoy the agricultural setting of the site. This includes corporate events, training sessions, small gatherings, classes, agricultural-themed dinners and other events. Much of the interest in using the site has come primarily from corporations and non-profit groups looking for a quiet and unique venue to host their events in an agricultural setting. Copies of letters of interest received by the owners can be found in Appendix D.

Weddings are also intended to be hosted on the subject site, however the ownership group has installed strict rules in response to neighbour concerns and previous issues with such events being hosted previously.

Currently, the intent is to host events only between May and October, in accordance with the previous DP approval, as the Quonset building where events are proposed to be held is not currently suitable for winter events. The intent is to have larger events on the weekend and smaller events during the week. Both daytime and evening events are intended, however all events will be required to cease any noise outdoors by 10pm. Events may continue indoors beyond that timeline, however will still be monitored by Host staff to ensure compliance with Leduc County Bylaws and restrict impact on neighbouring properties.

The largest change between previous owners and the new owners is that all events will be hosted and supervised by the ownership group, through dedicated staff and security personnel. This will ensure that all events will follow the strict rules set out by the ownership group, and any disruptions or issues will be dealt with swiftly to prevent significant impacts on the neighbouring properties.

Events will be allowed to host their events outdoors in part or in whole, subject to compliance with rules regarding noise and the location of the events that are only permitted on the west side of the Quonset building, in accordance with Appendix A, when they are larger or may create noise that would impact neighbouring properties to the east. Smaller daytime events may be hosted in the area south of the existing house, while both the house and Quonset buildings are available for guest use as well. Regardless of the event type and duration, noise levels outdoors will be strictly monitored and restricted past 10pm by Host staff and security.

A maximum of 120 guests is the intention of the new owners, and the majority of the events will be much smaller based on the interest received to-date. 60 parking spaces are proposed on the subject site as a maximum, and will be strictly monitored and enforced by Host staff and security. Off-site parking along Township Road 510 will also be strictly monitored by dedicated security staff, and any non-compliance will be enforced through towing of vehicles. Security staff will be located at the main gate entrance to the subject property, and visitors will not be permitted entry to the site unless they comply with these strict rules surrounding parking and guest maximums. Security staff will be provided guest lists in advance of all events, and all guests visiting the site will be required to check-in with the security staff prior to being granted access to the site.

Catering for events will be provided exclusively through the Hosts, and outside food will be limited and at the discretion of the landowners when signing contracts with guests. This is a purposeful decision that allows the landowners to cater food offerings based on locally available food products. The intent is to secure contracts with farmers in Leduc County to provide meat and produce that will be used for catering on-site during events, to support the local agricultural industry.

## **Policy Conformance & Other Considerations**

The site in question is small, and has never been used for agricultural purposes. Prior to it being converted to an event venue in 2020, it was the location of the homestead and shop for the surrounding croplands to the southwest. It is heavily vegetated on the east and north sides, providing adequate screening from neighbouring properties. The site has significant views to the rolling hills of the crop lands to the south and southwest, which are intended to become the focal point for events hosted on-site for their picturesque views of what makes Leduc County great – its focus on agriculture.

The small site is not suitable for agricultural uses as a result of its historic uses for other purposes. Per the Government of Alberta’s report on the Fragmentation and Conversion of Agricultural Land in Alberta (2018), Agricultural lands that should be minimized for conversion to non-agricultural uses are typically those that are between 10ac-240ac. Lands used for Rural Residential and non-agricultural purposes are those that are a maximum of 10ac typically, according to the report. The site in question has always been used for non-agricultural purposes because of its small size.

### *Municipal Development Plan*

Leduc County’s Municipal Development Plan speaks to the preservation of agricultural lands within the Rural portions of the County, however focuses on the restriction of subdivisions and development within Prime Agricultural lands or in areas that would impact the most important agricultural lands within the County. The lands in question are located within the “Agricultural Area B” (Appendix C), that allows consideration of non-agricultural development, subject to their ability to “maintain agriculture as the priority land use; prevent land use conflicts; and avoid unduly encumbering or hindering existing and future agricultural operations in the area” (Section 4.3.0.2). Because of the small scale of the proposed development, and that it will not be taking any current agricultural lands out of production, we are of the opinion that the development can be considered and meets the intent of this policy.

Furthermore, policy 4.3.0.4 states that non-agricultural developments shall not “interfere with the purpose and intent of the agricultural area”; a policy which the proposed development also conforms to. No additional structures other than those already existing on-site are proposed to support the development, and all activities are intended to highlight and support the nearby agricultural operations.

Policy 4.3.0.6 states that non-agricultural uses shall give “...consideration of location and site design. Where possible, non-agricultural uses should be directed to low capability agricultural land”. The site in question is not a viable location for agriculture due to its historic uses, therefore should be considered “low capability”. Specific considerations related to site design have been made and are proposed to mitigate any perceived or real impacts to existing agricultural operations surrounding the site in question, including the proposed activity locations and the presence of trees and vegetation that acts as screening between adjacent properties.

## *Edmonton Metropolitan Region Growth Plan & Regional Agricultural Master Plan*

The site is located within the Metropolitan Area as designated in the Edmonton Metropolitan Region Growth Plan (EMRGP) and the Regional Agricultural Master Plan (RAMP), which is defined as “the area surrounding the metropolitan core, including portions of county lands, urban communities, major and local employment areas, and intervening undeveloped areas that are socio-economically tied and that share industry, housing and infrastructure. The metropolitan area encompasses the highest concentration of existing and future urban development in the Region, and reflects the general direction of future urban growth.”

While not intended for urban development at this time, it should be noted that the lands have specifically been included in the future growth area. At this time, the intent is to maintain a rural theme for the development, which will blend well with current agricultural neighbours as well as any future urban development that expands east from Beaumont’s current City boundary.

The site is located within the Rural Agriculture Area within the RAMP, that allows for non-agricultural uses to be considered when on proposed on lower capability land (Policy 15, page 38), of which this site conforms.

### **Comparison of existing Venues locally and in other jurisdictions**

The way in which these types of developments are regulated differs greatly across the region. The majority of urban centres (Edmonton, Beaumont, St. Albert, etc.) allow for event venues as uses, however direct them mostly to commercial and industrial areas. Rural areas approach them differently – Strathcona County and Foothills County, for example, are similar to Leduc County in that the use is regulated through site-specific Direct Control Districts. Other counties (Sturgeon, Red Deer, Wetaskiwin) allow these types of development as of right in many of their standard land use districts, including those that are agricultural, recreational, commercial and industrial in nature. We support Leduc County’s efforts to regulate these types of uses directly through a Council process, as it allows for unique situations to be considered and regulated individually

There are currently four approved Rural Wedding & Agricultural Event Facilities within the County’s AG District (Falkenberg Stables, The Old Red Barn, and The Whitewood Barn), all of which are comparable in terms of offerings. One additional venue (Tangled Roots) is zoned DC and is being used for a similar type of development.

The site in question is smaller than those that are approved, however features similar thematic considerations and restrictions:

- Falkenberg Stables has a small wedding venue on a property used for equestrian purposes, with capacity of 130 guests;
- The Old Red Barn hosts primarily farm-to-table dining events and weddings with up to 96 guests, on an existing dairy farm;

- The Whitewood Barn hosts all type of events with a maximum capacity of 180 guests on a purpose-built property exclusively used for events.
- Tangled Roots hosts primarily weddings with a maximum capacity of 150 guests on approximately 10ha of an overall 32ha site used purely for the hosting of events. The remainder of the site is utilized for agricultural purposes.

The subject site is most comparable to Tangled Roots and Whitewood Barn primarily, as it is intended to be purpose built for events only, is close to urban services and transportation routes, and is located and designed to minimize impacts on surrounding agricultural lands. While both Tangled Roots and Whitewood Barn focuses primarily on weddings, however, the proposed site is intended to be used for a wide variety of events primarily, including family events (baby showers, celebrations of life, birthdays, reunions, etc.), corporate events, training & retreats (yoga, art classes, etc.). This positions the use well from a competitive standpoint, and its unique location proximate to urban centres (Beaumont, Edmonton, Leduc, etc.) as well as the International Airport and major transportation routes (Highway 2), make it a superb location for the proposed use.

## **Summary**

The site in question is small, has been used for non-agricultural purposes historically, and has been designed in a way that minimizes the impact on neighbouring properties and agricultural operations surrounding the site through site and operational considerations. While there were issues with the subject site being used for the proposed Rural Wedding & Agricultural Event Facility use previously, the new ownership group respects the previous decisions and has made every effort to ensure the successful and non-impactful use of the site as best as possible. We believe that the use can be a successful contributor to the rural area surrounding the site, as the primary goal is to bring people to the site to be surrounded by and enjoy the agricultural nature of the surrounding area.

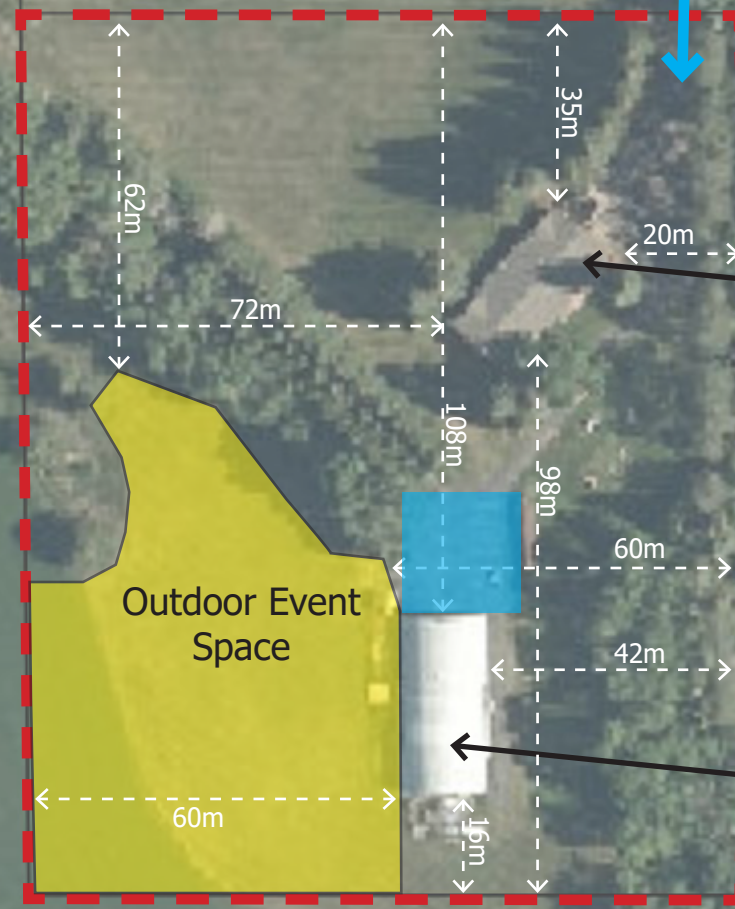
We are appreciative of the opportunity to make the case in favour of the application, and look forward to making these submissions orally at the upcoming Public Hearing.



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# **APPENDIX A – PROPOSED SITE PLAN**

Township Rd 510



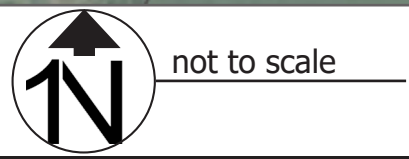
- legend
- site boundary
  - setback
  - site access
  - parking area

House

Event Barn

Outdoor Event Space

DRAWN: JA  
SCALE: N.T.S  
DATE: Mar 3, 2024





## **APPENDIX B – SITE PHOTOS**



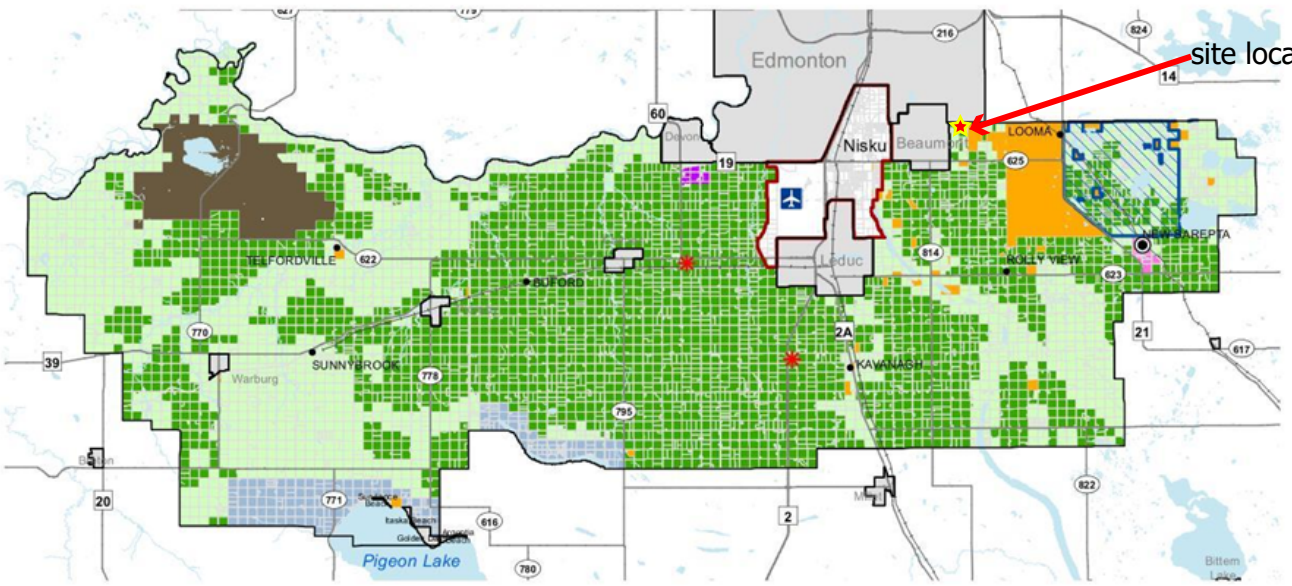
**FIGURE 3: VIEW OF QUONSET TO BE CONVERTED FOR EVENTS - FACING SOUTH**



**FIGURE 4: VIEW OF DESIGNATED OUTDOOR EVENT AREA - FACING SOUTHWEST**

## **APPENDIX C – STATUTORY POLICY MAPS**

Map 4 | Rural County Land Use Concept



site location



1:425,000



Legend

- A – Prime Agricultural Area
- B – All other Agriculture Area
- Country Residential
- Agricultural Smallholding Overlay
- Lakeshore Community
- Local Employment
- Hamlet Mixed Use
- Genesee Power Plant Area
- Urban Municipality
- Potential Agricultural Hub
- Growth Hamlet
- Hamlet

# Schedule C

## Policy Area 1 – Rural Agriculture

### Legend

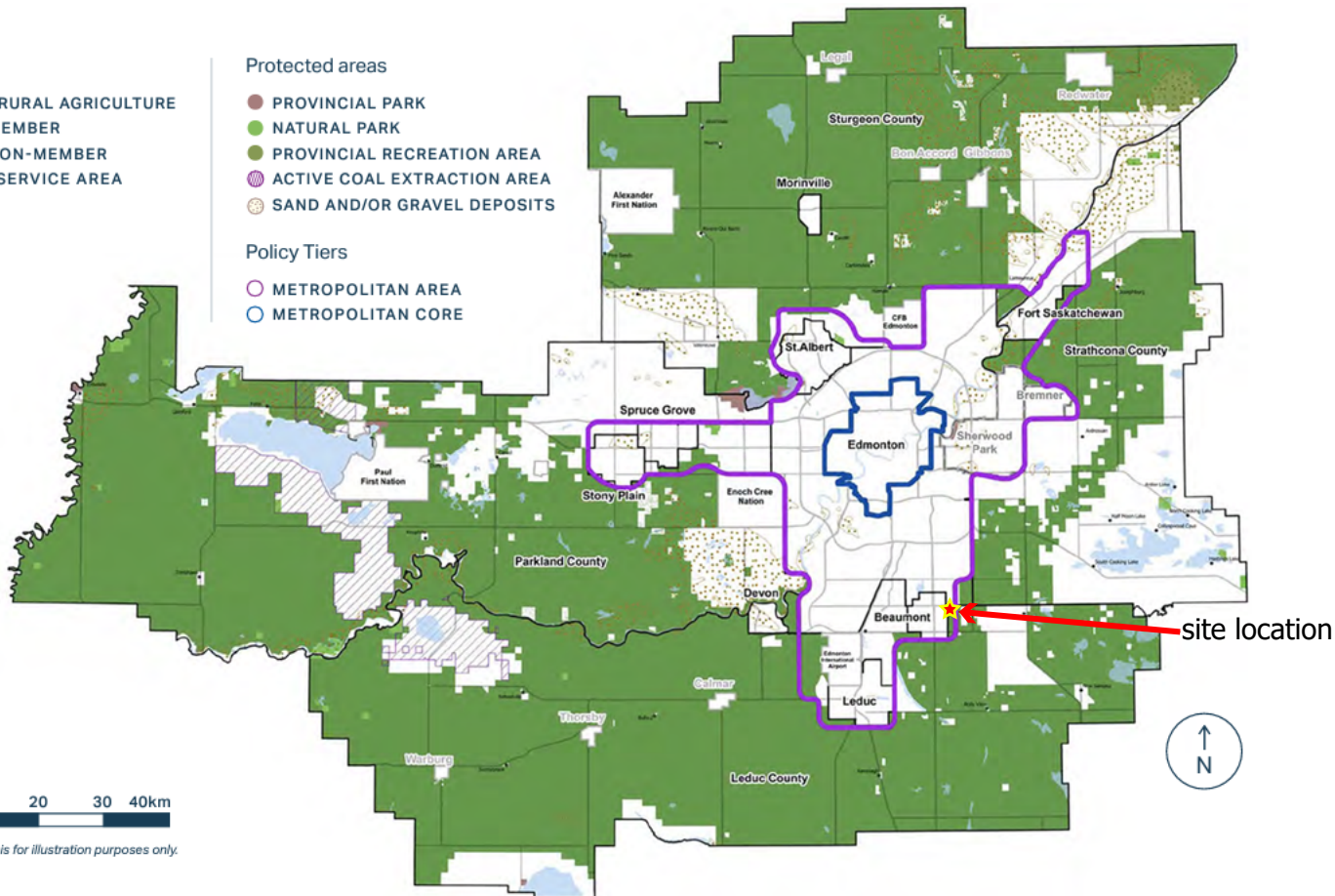
- AREA 1 RURAL AGRICULTURE
- EMRB MEMBER
- EMRB NON-MEMBER
- URBAN SERVICE AREA

### Protected areas

- PROVINCIAL PARK
- NATURAL PARK
- PROVINCIAL RECREATION AREA
- ACTIVE COAL EXTRACTION AREA
- SAND AND/OR GRAVEL DEPOSITS

### Policy Tiers

- METROPOLITAN AREA
- METROPOLITAN CORE



0 5 10 20 30 40km

NOTE: This map is for illustration purposes only.

## **APPENDIX D – LETTERS OF INTEREST RECEIVED**

# CENTURY 21.

## Smart Realty

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12<sup>th</sup> October, 2024

Farmhouse Events  
24041 Township Rd 510, Leduc County, Alberta  
Leduc County, Alberta

I am Vikas Kawatra, director of Century 21 Smart Realty. Century 21 is a renowned realty company serving community in buying, selling and renting residential and commercial properties. It has multiple offices across Canada and is dedicated in making dream of having home/property come true at best price.

I am looking for an ideal place to conduct my conferences and inhouse as well as external training for my team.

Your venue best suits me in terms of it being near to the city as well as providing both indoor and outdoor platforms for meetings/conferences and various other events.

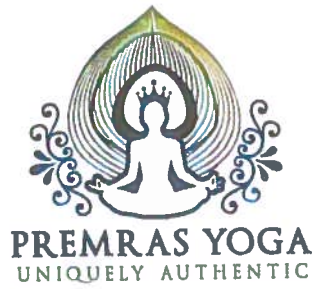
It would be great if you can share rates with me for booking the venue partially & whole. I can confirm to you that I will be booking your venue intermittently for at least 4 days in a month, hence looking forward for best price that you can offer.

Hope to hear from you soon. You can touch base with me at cell 782-450-8899 or can email me at [vikaas.k.kwatra@century21.ca](mailto:vikaas.k.kwatra@century21.ca)

Best regards,

Vikas Kwatra





16<sup>th</sup> October 2024

**Farmhouse Events**

24041 Township Rd 510, Leduc County, Alberta  
Leduc County, Alberta

SUBJECT: Booking of Venue

Greetings! I am Akhil, and I run "Premras Yoga", a meditation/yoga center in and around Edmonton. I am looking for an ideal venue to conduct retreats.

Your venue, Farmhouse Events in Leduc serves as one of the best locations in terms of peaceful/calm environment with enough parking space. Hence, I am interested in looking at available dates for this year and year 2025 so that accordingly I can have the venue booked.

Considering that I am looking for long association with you and intention of becoming regular client, would really appreciate if I am offered best rates to happily finalise the deal with you.

I open for discussion and any pre-requisite that you have.

Looking forward to the possibility of working together.

Best regards,

Akhil  
Premras Yoga

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Address: 6510, 17<sup>th</sup> St. SW T6X 2R5 Email: [namastay@premrasyoga.com](mailto:namastay@premrasyoga.com) Phone: 780-782-6718



18<sup>th</sup> October, 2024

Farmhouse Events  
Leduc County, Alberta

To Whom It May Concern:

I hope this message finds you well. My name is Yash Sharma, and I am the Director at Asian Tribune, a small community newspaper dedicated to serving our local readers with news, stories, and events that matter most to them.

We are planning to host a series of corporate events, including Meet and Greets, community forums, and networking sessions, and we believe that Farmhouse Events would be an ideal location for these gatherings. Your venue's unique charm and accessibility make it a perfect fit for our audience, which consists of local businesses, community leaders, and residents.


We aim to create an engaging environment that fosters collaboration and discussion among community members. Hosting our events at your venue will not only provide a welcoming space but will also help highlight the importance of community connection and support.

We would like to discuss the possibility of reserving some dates for our events, so we would like to know what dates you have available. Additionally, we are eager to explore any packages or services you may offer that could enhance our experience at your venue.

Please feel free to reach out to me directly at +1 780-200-0246 or [yash@asiantribune.ca](mailto:yash@asiantribune.ca) . I would be happy to discuss our plans in more detail and answer any questions you may have.

Thank you for considering our request. We look forward to the opportunity to collaborate with [Venue Name] for our upcoming corporate events.

Best regards,

  
Yashpal Sharma



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PO Box 32135, Edmonton, AB, T6K 4C2  
[yash@asiantribune.ca](mailto:yash@asiantribune.ca)

22<sup>nd</sup> October, 2024

Farmhouse Events  
24041 Township Rd 510, Leduc County, Alberta  
Leduc County, Alberta

To Whom It May Concern:

I hope this letter finds you well. My name is Chandra Anand and I Hindu Society of Beaumont, a nonprofit organization dedicated to promoting cultural awareness and community engagement through the arts. We are excited to explore the possibility of hosting our upcoming events at Farmhouse Events.

Our mission is to foster cultural appreciation and create inclusive spaces for dialogue and artistic expression. We believe that Farmhouse Events embodies the spirit of community and is the perfect setting for cultural festivals, workshops series, team building events scheduled throughout 2025.

The events aim to bring together diverse groups from the surrounding areas, providing a platform for local artists, businesses, and performers to showcase their talents and products. We anticipate a significant turnout, which not only highlights the rich cultural tapestry of our region but also supports local businesses and vendors.

Hosting our event at Farmhouse Events would not only enhance the experience for our attendees but also align with your venue's commitment to supporting community initiatives. We would be more than happy to acknowledge your venue in our promotional materials, ensuring visibility for Farmhouse Events among our diverse audience.

We are eager to discuss potential collaboration opportunities and are open to any conditions or requirements you may have regarding venue use. Please feel free to contact me at +1 780-200-0246 to schedule a meeting or to discuss further details.

Thank you for considering our request. We look forward to the possibility of working together.

Best regards,

 Chander Anand



23<sup>th</sup> October, 2024

Farmhouse Events  
Leduc County, Alberta

**To Whom It May Concern:**

My name is Aditya Sharma, and I am the Owner of Jiffy Lube Beaumont. We serve the community with their needs of oil change and other mechanical work on the vehicle.

I had an opportunity to visit your venue during one of the functions and I was overwhelmed by the ambience and the location.

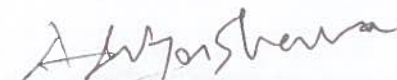
Your venue seems to be ideal as well as beautiful location to conduct my corporate meetings. I am sure, Farmhouse Events, location is appropriate and the ambience that it provides will really be enjoyed by all.

Thus, I would like to discuss the availability of dates when of the venue. And what all packages and services you have to offer.

You can reach out to me at +1 587-335-9016 or [adityasharma\\_686@hotmail.com](mailto:adityasharma_686@hotmail.com).

Looking forward to having my future corporate events at Farmhouse Events, Leduc County

Best regards,

  
Aditya Sharma

# FANCY DOORS AND MOULDINGS

4421 Roper Road NW. Edmonton, Alberta, T6B 3S5 Bus: (780) 432-7700 Fax: (780) 432-7710  
Web Page: [www.fancydoors.com](http://www.fancydoors.com) \* Email: [info@fancydoors.com](mailto:info@fancydoors.com)

Upinder Matharu  
CEO  
Fancy Doors and Mouldings Ltd  
4421 Roper Road  
Edmonton, AB, T6B 3S5  
[Upinder@fancydoors.com](mailto:Upinder@fancydoors.com)  
7802677740  
24<sup>th</sup> October 2024

I am writing on behalf of Fancy Doors and Mouldings Ltd to express our enthusiastic support for Farmhouse Events as a rural special events venue. As a corporate entity that values strong community ties and memorable experiences, we recognize the significance of such venues in enhancing personal and professional milestones. The venue is situated right outside the city of Edmonton that provides a unique rural experience, yet the proximity to the city allows for easy access to local business such as ours.

Farmhouse Events stands out not only for its beautiful setting but also for its commitment to providing exceptional service and creating unforgettable experiences. Supporting a local rural venue like Farmhouse Events contributes to the economy by creating jobs and fostering local partnerships. It enhances community vibrancy, which is essential for sustaining growth and prosperity.

Corporate events held at a well-regarded venue can facilitate networking and relationship-building among attendees. This can lead to new partnerships and collaborations, strengthening our team and industry ties.

Beyond its social impact, Farmhouse Events will also contribute to the local economy. By attracting professionals and event organizers from surrounding areas, it will drive traffic to nearby businesses, such as hotels, restaurants, florists, and photographers. This ripple effect generates revenue and creates job opportunities, supporting local employment and boosting the economic vitality of our community.\

Warm regards,





Unit 203, 9129 35 Ave NW  
Edmonton AB T6E 5Y1  
+1(780)462-4000; (780)709-8600  
fax: +1(888)610-5774  
careerplus.director@gmail.com  
www.careerplus.ca

Oct 25, 2024

Farmhouse Events  
24041 Twp 510 Range Road  
Leduc County

I am writing on behalf of Career Plus Immigration Consultants Inc. to offer our enthusiastic support for Farmhouse Events as an outstanding rural venue for special events. As a company dedicated to fostering community connections and creating meaningful experiences, we appreciate the value venues like

Farmhouse Events bring to both personal and corporate milestones. Located just outside Edmonton, this venue offers a distinctive rural charm with the added convenience of easy access to businesses like ours in the nearby city. Farmhouse Events is notable not only for its picturesque location but also for its dedication to exceptional service and memorable events. Supporting a local rural venue like Farmhouse Events bolsters the local economy by creating jobs and strengthening local partnerships, enhancing community vitality which is crucial for sustainable growth and success.

Hosting corporate events at a reputable venue like Farmhouse Events can create valuable opportunities for networking and relationship-building among attendees, potentially leading to new partnerships and collaborations that strengthen our team and industry connections.

In addition to its social impact, Farmhouse Events also supports the local economy. By drawing in professionals and event planners from the surrounding areas, it drives business to local services such as hotels, restaurants, florists, and photographers. This ripple effect generates revenue and creates jobs, supporting local employment and enhancing our community's economic growth.

A handwritten signature in black ink, appearing to read "Kanwaljit Singh".

Kanwaljit Singh  
Director  
Career Plus Immigration Consultants Inc.



28<sup>th</sup> October, 2024

Farmhouse Events  
Leduc County, Alberta

I am Arti Verma, and owner of Punjab Insurance **Edmonton**. Punjab Insurance offers insurance experience and expertise needed to get beneficial and cost-effective solutions to meet insurance needs. Punjab Insurance operates from multiple locations across Canada and is one of the most reputed companies serving in Insurance sector.

Punjab Insurance trains its advisors with continuous education about new practices of insurance to keep their knowledge up to date to serve the clients rightly above the industry standards. On behalf of Punjab Insurance, I intend to have such training sessions at a location which is quite and peaceful and has ample outdoor area and to conduct team building activities as well.

Requesting you to share best package that you can offer. My requirement is to book the venue twice a month and this will be an ongoing monthly requirement.

I am willing to visit your office to discuss this further and close this at the earliest possible.

You can reach out to me directly at the address or phone number as mentioned below in the letter head.

Best regards,  
Arti Verma

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Address:9130 34a Ave NW, Edmonton, AB T6E 5P4 Phone: (780) 299-9090 Email:insurancebyarti@gmail.com

# CANADIAN MOSAIC ARTISTS ASSOCIATION OF EDMONTON

4204 8 ST NW, T6T 0W7

I hope this message finds you well. On behalf of Canadian Mosaic Artists Association of Edmonton, I am reaching out to express our intent to book Farmhouse Events for an upcoming networking event. After careful consideration, we believe that your rural venue would be an ideal setting for our gathering.

At Canadian Mosaic Artists Association of Edmonton, our mission is to promote South Asian culture and diversity. We are committed to encouraging youth education, individual growth, social connection and we have found that the environment in which we host our events significantly influences their success.

We are particularly drawn to the charm and natural beauty of Farmhouse Events. Here are a few reasons why we feel this venue aligns perfectly with our organization's needs:

1. **Community Engagement:** A rural venue fosters a sense of community, encouraging attendees to connect with each other in a relaxed atmosphere. This aligns with our goal of building relationships and promoting collaboration among participants.
2. **Connection to Nature:** The serene surroundings of Farmhouse Events would enhance our event experience, providing a calming backdrop that inspires creativity and reflection. Nature has a profound impact on well-being, and we believe our attendees will benefit greatly from this environment.
3. **Accessibility:** Your venue's location allows us to reach a wider audience, particularly those from rural communities. By hosting our event at Farmhouse Events, we aim to create an inclusive environment that welcomes all.
4. **Support for Local Economy:** By choosing a rural venue, we are also committed to supporting the local economy. We believe in promoting local vendors and artisans, which is integral to our values as a nonprofit organization.
5. **Flexibility for Unique Events:** The rustic charm and open space at Farmhouse Events offer us the flexibility to design a unique and memorable experience. Whether we are planning workshops, panel discussions, or community activities, the venue provides the perfect canvas for creativity.

We would be thrilled to discuss our vision for the event further and explore how Farmhouse Events can help us achieve our goals. Please let us know your availability for a meeting or a site visit at your earliest convenience.

Thank you for considering our request. We are excited about the possibility of partnering with you to create a meaningful event that will have a lasting impact on our community.

Warm regards,

A handwritten signature in blue ink, consisting of a stylized, somewhat abstract scribble of lines that forms a name, followed by a long horizontal flourish extending to the right.



## New Millenium Edmonton Tire & Lube Ltd.

7320 18 Street Edmonton, AB T6P1N8  
Ph. # (780) 485-0026 Fax# (780) 485-0018

To Whom it may concern

Edmonton Tire & Lube ltd

7320 18 St. NW Edmonton T6P 1N8

780-504-0026

Events Farm

24041 510 Range Road

Leduc County

Dear Sir,

I'm writing on behalf of Edmonton Tire & Lube Ltd to express our support for Farmhouse Events. Its location near Edmonton provides a perfect rural setting with easy access to the city, making it ideal for events.

Farmhouse Events excels in service and helps boost the local economy by creating jobs and supporting nearby businesses. Hosting corporate events there enhances both community and business connections.

We fully support Farmhouse Events and believe it is a valuable asset to the region.

Sincerely,  
  
Harjinder Solhi





October 24, 2024

Dear Farmhouse Events Team,

I hope this message finds you well. I am writing to extend our heartfelt gratitude for hosting our recent meditation retreat at your beautiful venue. We truly appreciated that the space had everything we needed to feel comfortable and, in fact, exceeded our expectations in many ways.

I'd like to share a bit about the Bhatara Foundation, a non-profit organization dedicated to bringing holistic well-being to the community through yoga camps, meditation, and healthy living initiatives. Our mission is to create accessible opportunities for individuals to improve their mental and physical health, fostering a sense of connection and empowerment within the community.

Your team was incredibly accommodating with all our requests and generous with your time, which made our experience even more enjoyable. The venue proved to be the perfect setting for our events, and we created memories that will last a lifetime. The participants thoroughly enjoyed every moment, thanks in large part to the welcoming atmosphere you provided.

During the meditation retreat hosted at Farmhouse Events, we focused on cultivating good mental and physical health through a combination of yoga, meditation, and breathing exercises. Participants experienced profound relaxation and rejuvenation, allowing them to reconnect with themselves and with nature in your tranquil setting.

We are eager to host future events at Farmhouse Events for several reasons:

1. **Natural Environment:** The serene surroundings fostered a deep sense of peace, enhancing our meditation practices.
2. **Community Connection:** Your commitment to creating a space that encourages connection resonated deeply with our participants.
3. **Retreat Experience:** The overall ambiance of your venue contributed to a truly transformative retreat experience.
4. **Accessibility:** The convenience of your location made it easy for participants to join us, allowing for a greater turnout.
5. **Support for Local Communities:** We admire your dedication to supporting local communities, which aligns perfectly with our values.

We would love to explore the possibility of partnering with you for future retreats and events. Thank you once again for your outstanding support and for providing such a wonderful venue. We look forward to the opportunity to collaborate with you again soon!

Warm regards,

**Divya Bhatara**

*Director  
Bhatara Foundation*



**SIFARISH**  
COMMUNITY | CONNECTIONS | COLLABORATION

## Request to Host a Networking Event at Farmhouse Events

Dear Prince Bawa,

I hope this message finds you well. On behalf of The Sifarish Network, I am excited to reach out regarding the possibility of hosting our upcoming networking event at Farmhouse Events. After careful consideration, we believe your picturesque venue offers the perfect atmosphere for our gathering.

At The Sifarish Network, our mission is to connect, collaborate and create community. We are deeply committed to doing many different types of community engagement events and we've seen how the setting of our events plays a significant role in fostering meaningful connections and successful outcomes.

Farmhouse Events stood out to us for several reasons:

1. **Strengthening Community Bonds:** The relaxed and welcoming ambiance of a rural setting encourages deeper engagement among attendees, which aligns with our goal of building lasting relationships and collaboration.
2. **A Natural Retreat:** The beautiful surroundings of Farmhouse Events will provide a peaceful and inspiring environment, enhancing the overall experience and encouraging creativity and reflection. We believe nature can have a profound effect on our attendees' well-being, making it the ideal setting.
3. **Inclusive and Accessible:** Your location offers the perfect balance of accessibility for a broad audience, including those from rural areas, allowing us to create a welcoming and inclusive environment for all.
4. **Supporting Local Communities:** Hosting our event at your venue allows us to support the local economy, aligning with our values of promoting local vendors and artisans—a vital aspect of our nonprofit's commitment to community development.
5. **Versatility and Charm:** The flexibility and rustic charm of Farmhouse Events offer us the creative freedom to design a truly unique and memorable experience. From workshops to panel discussions and community activities, your venue provides the perfect canvas for our vision.

We would love the opportunity to discuss our ideas in more detail and explore how we can collaborate to create a remarkable event. Please let us know your availability for a meeting or site visit at your earliest convenience.

Thank you for considering our request. We are enthusiastic about the possibility of partnering with Farmhouse Events to deliver an impactful experience that will resonate with our community for years to come.

Warm regards,

Raj Malhotra

Co Chair/ Co Founder  
The Sifarish Network  
7809357420/ Raj@sifarish.org

## **APPENDIX E – SECURITY COMPANY LETTER & SCOPE**



Dated : 2024-10-25

To Whom So Ever This May Concern

Farmhouse Events  
24041 Township Rd 510  
Leduc County, AB

I am writing at the request of the Management for the above listed site/venue as my Security company—Benaiah Guarding Ltd., located out of Edmonton, AB, has been chosen to represent the Management as an Agent of the Property during onsite events (seminars, conferences, corporate events, retreats, music/sporting events etc.). They have requested, I provide for your consideration, some information about my company.

Benaiah Guarding Ltd. has been working in the Alberta market since 2011 when owner, Trina Vandermeer, applied for the first Solicitor General mandated Business License (B000571), and has maintained—in Good Standing—that license as well as the approved Guard Trainer license, and the City of Edmonton business license (135937723-002 valid through March 2025). The Company carries \$5M in insurance instead of the required \$2M and will provide proof of insurance upon request as well as a COI co-insured if required.

As a Solicitor General approved Training company for the Industry, Benaiah Guarding follows all three parts of the Security Guard's job description which is to "Observe, Deter, and Report", therefore all guards are required to carry—along with their SSIA license—either the Verbal Judo or equivalent De-Escalation certificate; CTSS or PPCT Use of Force Certificate; ProServe and First Aid (current or expired).

Duties which may be performed on site during a shift based on Management, Promoter, or Customer contract or request may include but not be limited to the following:

1. Crowd monitoring for Illegal or Unacceptable behaviors
2. Alcohol/Drug monitoring (both patrons and contractor/vendor employees)
3. Eviction/Ban (Summary Offences) and Arrest (Indictable Offences)
4. Parking Assist/Traffic Assist when egressing from property post events
5. Noise/Disturbance Monitoring
6. Pat downs/bag checks when directed
7. DE-ESCALATION of any potential/occurring violent interactions
8. Representing the Solicitor General and the Industry with positive Department
9. Representing Benaiah Guarding Ltd in a positive, professional manner at all times
10. Representing the Farmhouse Events and it's representatives in a positive, professional manner.

Company owner, Trina Vandermeer, has over 25 years in the Security Industry including working as an Event Guard, House Guard, Executive Protection Guard, Venue Security Manager for Northlands Park, Security Manager for Executive Flight Center, ABST/AIT/CTSS Trainer for her own company and as a Contractor for many of Alberta's local Security Businesses.

Should you have any questions, concerns, or feel you need additional information, please contact me directly at 780-999-6176 at any time.

Warmest regards,

*Trina Vandermeer*

Trina Vandermeer  
Owner/Brand Ambassador  
Benaiah Guarding Ltd  
780-999-6176

## **APPENDIX F – STANDARD CONTRACT FOR EVENT GUESTS**

DATED on the \_\_\_\_\_.

### SPECIAL EVENT CONTRACT

This contract defines the terms and conditions under which 2462278 ALBERTA LTD. (hereinafter called the "Host" ) and \_\_\_\_\_ (hereinafter referred to as the "Client" ) agree to the Client's use of the Host's facilities on \_\_\_\_\_ (date).

This contract constitutes the entire agreement between the parties and becomes binding upon signature of both parties. This contract may not be amended or changed unless executed in writing and signed by the Host and the Client. This contract shall be considered void if not signed and returned within two (2) weeks of issuance.

**1. Event and Client Information:**

**Type Of Event** (hereinafter called "the event") \_\_\_\_\_

**Start Date & Time of Event** \_\_\_\_\_

**End Date & Time of Event** \_\_\_\_\_

**Contact Person Name** \_\_\_\_\_

**Contact Person Phone** \_\_\_\_\_

**Maximum Number of Guest** \_\_\_\_\_

**2. Facilities Provided by the Host:**

The Host will provide the following facilities on the dates and times indicated above:

(hereinafter called the "property").

House, Quonset and surrounding grounds located at (hereinafter called the "property").

24041 Township Road 510,  
County Of Leduc, Alberta, T4X 0N1

Parking (self-park) allowed for maximum of 60 cars.

Please note that Clients wishing to place decorations of their own for events must obtain the Host's approval for methods used to secure decorations within the facility.

**3. Usage:**



- 3.01 The Client shall be entitled to the use of the facilities for the sole purpose of setting up seating, tables and decorations for the event, between the hours of \_\_\_\_\_ (date and time)
- 3.02 The Client shall be entitled to the use of the facilities for the sole purpose of cleaning up any garbage from the venue, packing up tables, chairs and removing decorations between the hours of \_\_\_\_\_ (date and time)
- 3.03 If the Client or any of the Client's family, friends, employees, invitees or guests remain on the property in excess of any of the time restrictions described in this Agreement then the Client shall pay the Host \$250.00 for every hour segment, or portion thereof, that the Client and the Client's family, friends, employees, invitees or guests remain on the property past any of the time restrictions stated in this Agreement.
- 3.04 The Host will not tolerate rude, aggressive or obnoxious behaviour (the "behaviour") and reserves the right to cancel the event if the behaviour occurs prior to the event. If the behaviour occurs during the event, the person or persons involved in the behaviour shall be removed from the property. The Host may retain the entire security deposit in either situation.
- 3.05 For safety reasons, the Client and their guests shall not access the lands surrounding the home or quonset after 10:00 p.m. during the summer months and after 5:00 p.m. during the winter months for potential injuries due to low visibility, wild life, natural landscape.

#### **4. Deposits, Fees and Payment:**

- 4.01 The Client agrees to pay the Host a deposit of \$ \_\_\_\_\_ on the date the event is booked.
- 4.02 The Client agrees to pay the Host a security deposit of \$ \_\_\_\_\_ at least (7) days prior to the event. The security deposit shall be returned to the Client within seven (7) days following the event if the property is returned in the same condition as existed prior to the event and if all fees, charges, rents and penalties have been paid. Any amount from the security deposit withheld by the Host for damages shall be summarized in writing and the actual or estimated cost for repairs shall be deducted from the deposit along with any outstanding amounts owed to the Host by the Client and the balance refunded to the Client.
- 4.03 A fee for cleaning will be charged if the property is not returned in the same condition as existed prior to the event. Cleaning fees are charged at a rate of \$200 per hour and will be deducted from the security deposit.
- 4.04 The total rental fee is \$ \_\_\_\_\_ of which is the deposit specified in paragraph 4.01 above. The balance of \$ \_\_\_\_\_ is due three (3) months prior to the event. Payment is to be made by cash, bank draft or e-transfer payable to the Host.

#### **5. Cancellation:**

- 5.01 The Client must notify the Host in writing of a cancellation of the event.

- 5.02 Any notice of cancellation by the Client received by the Host one hundred eighty (180) days or more prior to the event shall result in a forfeiture of Fifty (50%) percent of the rental fee.
- 5.03 Any notice of cancellation by the Client received by the Host less than one hundred eighty (180) days but greater than thirty (30) days of the event shall result in a forfeiture of seventy (70%) percent of the rental fee.
- 5.04 Any notice of cancellation by the Client received by the Host less than thirty (30) days prior to the event shall result in a forfeiture of the entire rental fee.
- 5.05 The Host reserves the right to cancel or revoke this Agreement at any time prior to the event date. This notice shall be in writing. If the Host cancels or revokes this Agreement for reasons other than non-payment of fees or breach of this Agreement, the Host shall refund to the Client the full amount paid by the Client in connection with this Agreement.

**6. Indemnification, Liability and Insurance:**

- 6.01 The Client shall obtain special event liability insurance with a minimum General Liability coverage of \$5,000,000. This policy is to cover all services provided by the Client at the event including liquor, food, music, light, dance floor and any other items specific to the event for the date(s) of the event. The Host is to be listed as first loss payable or co-insured. A Certificate of Insurance must be provided to the Host a minimum of ten (10) days prior to the event. If proof of insurance is not provided, this Agreement may be cancelled at the discretion of the Host, with no refund to the Client of any deposit.
- 6.02 The Client shall be responsible and liable for any damage to property, personal or real, injury or death associated with their event. The Host is not responsible or liable for any damage, injury or death associated with the event.
- 6.03 The Client hereby indemnifies and holds harmless the Host and any of its employees, directors, agents, heirs, successors and assigns from any and all damages, actions, suits, claims or other costs, including reasonable legal fees arising out of or in connection with any damage to property or any injury or death caused to any person caused by the Client's use of the property. This includes any acts or omissions on the part of the Client, independent contractors, guests, invitees or other agents.
- 6.04 The Client shall immediately notify the Host of any damage, injury or death of which they have knowledge in, to or near the property regardless of the cause of such damage, injury or death.
- 6.05 The Host shall not be responsible for damage to or theft of any person items belonging to the Client or to guests or agents of the Client.

**7. Performance:**

- 7.01 The Host shall be released of its obligations to perform under this Agreement in the event of Acts of God, inability to obtain labor and materials or reasonable substitutes for labor and materials, governmental restrictions, governmental regulations, governmental controls, court orders, hostile government actions, civil unrest, fire, other casualty or other causes

beyond the reasonable control of the Host.

**8. Alcohol and Drugs on Property:**

- 8.01 The Host does not hold a liquor license. The Client is responsible for obtaining a liquor license prior to the event and must display the liquor license at the beginning of the event. The Client should consult with their insurance company to ensure that their policy adequately covers the serving of alcohol at the event. The Client assumes all liability for alcohol and consumption of alcohol at the event and the sobriety of all guests is the responsibility of the Client.
- 8.02 The Client must have someone tending bar and overseeing all liquor consumption. If Client guests become noticeably intoxicated, the Host reserves the right to shut down the event bar. If the Host observes unauthorized consumption of alcohol anywhere on the property the Host will shut down the event bar. All alcohol served on the property must be served from one location on the property, pre-informed by the Client to the host along with the liquor license.
- 8.03 Consumption of alcohol by minors on the property is strictly forbidden and if, in the sole discretion of the Host, it is believed that minors are consuming alcohol, the Client will be responsible for having the minor(s) and the minor's parents or guardians escorted away from the property.
- 8.04 The Client shall comply with all federal, provincial and municipal laws and regulations in relation to the service and consumption of alcohol.
- 8.05 The "last call" for the service of alcohol must be made one hour prior to the end of the reception and the event bar must be closed at that time.
- 8.06 Alcohol may only be consumed on the property on the day of the event and shall not be consumed on any other day.
- 8.07 Only alcohol from recognized distributors may be served at the event and no "home brew" may be served.
- 8.08 The Client is responsible to advise all persons attending the event of the rules respecting alcohol service and consumption and the Client is responsible to enforce these rules at all times when the Client has access to the property.
- 8.09 There shall be no smoking, consumption or use of any illegal drugs or other illicit substances anywhere on the property at any time during the period of the event as set out in this Agreement. All violators will be escorted from the property.

**9. Smoking:**

- 9.01 Smoking is prohibited by the Client and their guests or any other person associated with the Client or the event inside the house and the Quonset or within 20 meters of any door. The Host reserves the right to escort anyone found smoking off the property.

- 9.02 The Client is responsible to advise all persons attending the event of the rules respecting smoking and the Client is responsible to enforce these rules respecting smoking at all times when the Client has access to the property.
- 9.03 The Client shall be responsible for any smoke damage to the interior of the home regardless of whether it was the Client or their guests who caused the damage.
- 9.04 The Host shall provide at least three (3) fire extinguishers throughout the home and two (2) fire extinguishes for the Quonset.

## **10. Children and Pets:**

- 10.01 Well behaved and carefully supervised children are welcome at the property. IT is the responsibility of the Client to ensure that all children associated with their event are properly supervised. Please keep all children out of areas of the property that may not be included in the event. Tree-house is not to be accessed by anyone at anytime while on the property.
- 10.02 The Host is not liable or responsible for the supervision or safety of children associated with the event. The Host reserves the right to escort any event guests off the property if that guest is responsible for poorly behaved or poorly supervised children.
- 10.03 No animals or pets associated with the event shall be permitted on the property unless previously agreed to in writing by the Host. The Client shall take full responsibility for damage, clean up or injury done by any animal or pet associated with their event.

## **11. Music, Catering and Deliveries:**

- 11.01 Music supplied or coordinated by the Client must be kept at a reasonable volume at all times. If, in the opinion of the Host or its agents, the music becomes excessively loud or obnoxious, the Host reserves the right to interrupt the electricity if the volume is not turned down. All music shall cease before 10:00 p.m on the date of the event.
- 11.02 Scheduling of all deliveries is the Client's responsibility. The Client must make arrangements to meet with individual vendors at the property. If deliveries must be made on dates prior to the event, prior approval from the Host must be obtained in writing.
- 11.03 **Do not drive on the grass at the venue site.** The cost to repair damage caused to the grass areas will be deducted from the security deposit.
- 11.04 **Parking is to be in the designated parking area only.** Parking in front of the Quonset Doors is limited to drop-off and pick up only. Once maximum number of cars have reached on the property, any additional cars will be restricted from entering the property. Parking on Township Road 510 is strictly banned and will result in towing away any cars parked at owners expense immediately. We encourage carpooling, taxi/uber, or shuttle services.

## **12. Decorations:**

- 12.01 All decorations are to be removed after the event. Push pins, nails and staples may be utilized by the Client to decorate.
- 12.02 The use of bird seed or other confetti-type items is expressly prohibited and if used at the

event, may result in the forfeiture of the entire security deposit. Fireworks are strictly prohibited and if used will result in a fine of \$5000 and Client will lose entire security deposit.

12.03 Decorations belonging to the Host shall not be removed from the property and if decorations belonging to the Host are removed from the property, the replacement cost plus 20% will be deducted from the security deposit.

12.04 The use of "sparklers" is only permitted outside and not in the house or Quonset.

### **13. Clean up:**

13.01 The Client is responsible for the cleaning up after the event is complete to the same level of order and cleanliness as was present prior to the event. The Host is not responsible for any clean up after the event and will charge the Client at the hourly rate specified herein for any clean up not completed by the Client. The necessity of additional clean up by the Host will be at the sole discretion of the Host.

13.02 The Host encourages recycling. The Client should separate, bag and label all types of recyclable waste from the event. The Host will provide recycling bags.

13.03 The Client must remove all garbage and recyclables from the property. If garbage or recyclables remain in the property, a disposal fee of \$45.00 along with \$100/hour for the time taken to clean up will be charged and deducted from the security deposit.

13.04 Any items supplied by the Host shall be neatly stacked and placed in the area designated by the Host.

13.05 The Client shall take down and remove all decorations and flowers associated with their event.

### **14. Security:**

14.01 The Host shall have cameras set up throughout the property including the home, the Quonset and the garden area. The Client acknowledges and agrees that they and their guests, family, friends, employees, caterers, photographers, and other invitees may be monitored by the Host throughout the period of the event. The Host will not use any footage obtained from the cameras for any purpose other than for legal purposes, if necessary. Host can visit venue site during event without notice.

14.02 Guest are required to hire Security Guard on Site on any day during the stay when there will be more than 50 guest on property. Additional guards are required for every 50 additional guests. (Only our approved security companies are allowed)

### **15. Notices:**

14.01 Any payment, account or notice required or permitted to be given to any of the parties to this Agreement may be given by mail, fax, email, text or personally delivered to:

Host at: Farmhouse Events  
24041 Township Road,  
County Of Leduc, Alberta  
admin@farmhouseevents.ca  
780 666 0050

Client at: Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**15. Dispute Resolution:**

- 16.01 If a dispute arises between the parties, whether it be with respect to interpretation of this Agreement or to any act or omission of either party, the parties agree to:
- a) Attempt to resolve the matter between themselves and if this does not resolve the matter then,
  - b) A single arbitrator appointed pursuant to the provisions of the Arbitration Act shall make a binding determination of the unresolved issue(s). The costs of arbitration shall be paid as directed by the arbitrator.

**17. General Matters:**

- 17.01 Entire Agreement: This Agreement constitutes the entire agreement between the parties and cancels and supersedes any prior understanding and agreements between the parties. There are no representations, warranties, terms, conditions or agreements between the parties other than those expressly set out in this Agreement.
- 17.02 Schedules and Headings: All schedules attached to this Agreement are expressly incorporated into and form part of this Agreement. The headings in this Agreement have been inserted for reference only and do not form part of this Agreement.
- 17.03 Invalid or Conflicting Provisions: If an provision of this Agreement is or shall become invalid or unenforceable, that provision is severed and the remainder of this Agreement shall be unaffected. If conflicts arise between provisions in this Agreement and any other agreements between the parties, this Agreement shall prevail.
- 17.04 No Waiver: No waiver of any breach of any provision of this Agreement shall be effective or binding unless made in writing and signed by all affected parties. Any waiver of any default committed by a party to this Agreement shall in no way extend to or be taken to affect any other default. Failure to complain of any act or failure to act or to declare default, irrespective of how long such failure continues, shall not constitute a waiver of the affected party's rights under this Agreement.
- 17.05 Singular, Plural, Gender and Joint and Several: Wherever the singular, plural, masculine, feminine or neuter is used in this Agreement, the same shall be construed as meaning the singular, plural, masculine, feminine, neuter or body corporate where the fact or context so requires. Any and all provisions contained in this Agreement shall be construed to be joint and several where applicable to more than one party.

- 17.06 No Assignment: Neither party may assign the rights or obligations under this Agreement without the prior written consent of the other party.
- 17.07 Successors and Assigns: This Agreement shall survive the death of any party for the benefit of and be binding upon the parties and their respective heirs, executors, administrators, trustees, successors and assigns.
- 17.08 Governing Law: This Agreement shall be governed by the laws of the Province of Alberta.
- 17.09 This Agreement creates legal obligations for the Host and the Client. The Client may wish to obtain independent legal advice prior to signing the Agreement.
- 17.10 Additional Conditions:

17.11 Additional Package details:

This Agreement was executed on the day and year first above written.

**2462278 ALBERTA LTD.**

Per: \_\_\_\_\_  
The Host

**CLIENTS**

I/WE have read and understand this Agreement and agree to comply with all requirements of the Agreement. I/WE agree to be responsible for any and all damage to property, injury to persons or death resulting from my/our use of the property: Initials: \_\_\_\_\_

\_\_\_\_\_  
Witness - Print Name

\_\_\_\_\_  
The Client

\_\_\_\_\_  
Witness - Print Name

\_\_\_\_\_  
The Client