



# REPORT TO THE MUNICIPAL PLANNING COMMISSION

**April 28, 2022**

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<b>Item No.</b>	
<b>Application No.</b>	30/22
<b>Proposed Development</b>	special event, major <i>*seasonal artisan markets at the Gull Lake Honey Company</i>
<b>Legal Description</b>	Pt. SW 11-41-26-W4M
<b>Titled Area</b>	45 hectares (110 acres)
<b>Zoning</b>	Agricultural 'A' District
<b>Applicant/Landowner</b>	Gull Lake Honey Company (Lorne and Alida Prins)

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## BACKGROUND

Lorne and Alida Prins are seeking to obtain a development permit for three annual seasonal artisan markets to be held at the Gull Lake Honey Company on Pt. SW 11-41-26-W4M. The farmers market style craft markets would include a spring garage sale/craft market, and a Thanksgiving and Christmas craft market/artisan market.

The property is located directly on the east side of Gull Lake, near the residential communities of McLaurin Beach and New Saratoga.

The seasonal artisan markets would be held on a Saturday in mid-May, a Saturday near the end of September, and a Saturday in early December each year. The exact dates would be determined annually. The proposed market hours are 10 am to 4 pm.

The markets would be held in the existing honey house. No food or liquor are proposed to be served. No amplified entertainment is proposed.

Attendance at the markets is proposed to be 600 attendees.

Access to the property will be from Lincoln Road (Highway 792), west on Township Road 41-2 (Wilson Beach Road), south on Range Road 28-2, to the existing driveway access.

The estimated vehicle trips per day as a result of the markets is 100. Adequate parking is available on the proposed side, in front of the honey house, beside the super shed, and overflow parking is available near the storage shed.

## **POLICY CONSIDERATIONS**

The proposed markets are considered a “special event, major” which is a discretionary use in the County’s *Land Use Bylaw* under the Agricultural ‘A’ District, and requires approval from the MPC.

A major special event is defined as “a public or private event, held indoors or outdoors that is not part of the existing use of the site, the duration of which is temporary and has an expected attendance of more than 400 people. Typical events include but are not limited to festivals, trade shows, exhibitions or recreational competitions”.

## **CIRCULATION RESPONSE**

The proposed application has been pre-circulated to adjacent landowners within two (2) miles of the development, and to Lacombe County Operations and Lacombe County Fire Services.

Eight (8) responses were received by Gull Lakey Honey Company from the pre-circulation. All responses were positive; there were no questions or concerns.

Lacombe County Operations has no issue with the proposed markets. Access is adequate and the proposed traffic generated should not affect the surrounding infrastructure.

Lacombe County Fire Services has reviewed and approved the Emergency Response Plan submitted by the applicant.

Adjacent landowners will be informed of any approval by the MPC and advised of their right to appeal the decision if they have any concerns about the proposed development.

## **ANALYSIS**

The Blackfalds RCMP have reviewed and approved the market operation plan.

Proof of insurance with Lacombe County shown as Additional Named Insured has been provided.

The seasonal craft markets have been held since 2020, without development permit approval. There are no known issues or concerns from previous markets held.

The proposed markets are a complementary use to the existing agricultural operation known as the Gull Lake Honey Farm. No concerns have been raised, and the proposed markets are not expected to create conflict with the surrounding land owners.

## STAFF RECOMMENDATION

APPROVE the application, subject to the following conditions:

1. term of the approval for the markets to be for three (3) years
2. this approval shall be subject to annual review by the Development Officer. Failure to comply with the conditions of development permit may result in the permit being suspended or revoked
3. approval to be for three (3) one-day market events annually, for a maximum of 600 participants daily
4. events are to be held on a Saturday in mid-May, a Saturday near the end of September, and a Saturday in early December each year
5. the applicant shall submit an Emergency Response Plan to the County's satisfaction. Further, an updated Emergency Response Plan may be required as a condition of annual review
6. confirmation from the appropriate RCMP detachment to be submitted to the County confirmed the detailed operations plan has been reviewed and approved. Further, updated RCMP confirmation shall be required as a condition of annual review
7. the applicant shall be required to provide proof of the insurance policy obtained for the events held on the property. The insurance policy must be to the satisfaction of Lacombe County. Further, valid insurance shall be required as a condition of annual review
8. activities at the sites shall adhere to the description of activities provided with the development application A further development permit application is required for any changes to the markets
9. the applicant is to ensure that the markets do not cause any nuisance to surrounding property owners due to noise, dust or excessive traffic, or anything else of a dangerous or objectionable nature, as determined by the County as its sole discretion
10. markets held on the property must abide by Lacombe County's *Community Standards Bylaw 1153/12*
11. all parking for the markets shall be generally restricted to those areas identified on the site plan and information submitted with the development permit application, unless otherwise approved by the County. No parking is to occur on County roads
12. all traffic shall be directed to access the property from Lincoln Road (Highway 792), west on Township Road 41-2 (Wilson Beach Road), south on Range Road 28-2, to the existing driveway access. Traffic must also follow this route when leaving the market.

No other County roads are to be used to access the property, unless in case of emergency

13. the site to be kept at all times in a neat and tidy condition
14. the applicant is responsible for obtaining all necessary permits from other government and non-government agencies, including Alberta Health Services or the Alberta Liquor and Gaming Commission
15. a habitable dwelling to be maintained for as long as the markets operate at the site

*It is the responsibility of the applicants to ensure that the proposed development meets the requirements of the provincial Safety Codes Act and the associated Regulations.*

## **MPC DECISION**

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**PREPARED BY:** Cajun Paradis, Senior Planner  
**REVIEWED BY:** Dale Freitag, Director of Planning Services  
**REVIEWED BY:** Tim Timmons, County Manager

