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RE: Engagement Summary – Lots 1&3, Block 1, Plan 1220280

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Please accept this letter as supplemental information to an ongoing rezoning application, which summarizes findings of feedback gathered from residents proximate to the above-noted site during the execution of the approved engagement plan.

### **Overview**

EINS Development Consulting Ltd. has been working with the landowners on a rezoning application for the above-noted property since 2024, to allow Nature Based Tourism uses, as well as a Rural Event Venue to be developed on the property. Previous public engagements included a pre-notification letter sent to all surrounding property owners explaining the proposal in general details, an Open House held on August 7<sup>th</sup>, 2024 with more detailed information, and a second engagement letter sent to surrounding property owners on March 28, 2025 to solicit additional feedback on the draft DC regulations and general site plan. Since that time, several changes to the proposed DC and site plan have been made that warranted a third engagement effort to inform nearby property owners of those changes and seek additional feedback.

### **Summary**

Previous engagements included letters sent to surrounding landowners by EINS Development Consulting, using addresses provided by Strathcona County. A change in policy since those initial engagements occurred and resulted in this round of letters being sent out directly by Strathcona County to surrounding landowners. In total, 28 letters were mailed out on the 31<sup>st</sup> of October, and property owners had until the 21<sup>st</sup> of November to respond with feedback. Contact information for both EINS Consulting and Strathcona County staff were provided to allow for an option of sending feedback to either or both parties. During this time, three property owners were heard from via email by EINS Consulting, while Strathcona County Administration received feedback from four additional residents via email (2) and by phone (2). All those that provided feedback had concerns with the proposed DC, with similar issues related to the use having a negative impact on their properties.

Reasons for the opposition included:

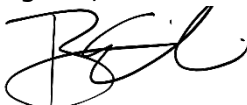
- Concerns related to an increase in traffic in the area as a result of the use;
- Impact on the peacefulness of the rural nature of the area, including:
  - o An increase in noise as a result of events being hosted on-site;
  - o An increase in people traveling along rural roads that are under the influence of drugs and/or alcohol after attending an event;
  - o A challenge in managing events safely and properly;
  - o The maximum capacity (180 proposed) of events;
  - o The lack of hours of operation being included in the DC that can be enforced;
- A perceived lack of need for such a use with others already existing in the County.

Two of the respondents also mentioned concerns with the notification system, that some neighbours did not receive previous letters and notices that were sent. All respondents were provided with answers to questions and an offer to meet or discuss further related to the concerns surrounding the operations of the proposed use that would be separate from a DC. Specific responses were provided where applicable, including:

- Acknowledgement that issues previous to this application with regards to the property owners may have occurred, however are separate from this application
- Efforts were made in the site design and regulations to minimize the impact of the proposed development on surrounding residential properties. Specifically, the location of the majority of the activities increases separation distances, screening requirements, locating access only to Range Road 223 to avoid conflicts between existing driveways and users of the site, and the general intensity of the use (number of guests, cabins, etc.) being minimized.
- Pointing out that the intensity of the rural event venue was modified. Although an increase to total guests permitted was proposed, the number of cabins and campsites associated with the rural event venue was halved to reduce overnight capacities related to the use. The size of the rural event venue and accessory buildings was also greatly decreased.
- Acknowledgement that regardless of the hours of operation being within the DC or not, there are hours of operation proposed within the Business Plan that could be shared if desired, and would be managed similar to most businesses by the business themselves. Other County Bylaws (Community Standards, Noise) would also still need to be adhered to and are not proposed to be changed as a result of this development.

While seven responses were received during the engagement period (25% of possible respondents), many of the concerns seem to be related to the operations of the proposed use and the perceived difficulty in managing it properly without impacting surrounding properties. As such, a comprehensive submission outlining the business plan, operations and other details that go beyond the DC and land use considerations will be provided as part of submissions as we move forward with the proposed development. We believe the DC as written is suitable to proceed to Public Hearing. We look forward to the continued progress of this application.

Regards,



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