

Good morning Mayor Flynn, members of council, ladies and gentlemen.

My name is Fred Fibi, and I live at [REDACTED] in Sturgeon County (Bon Accord).  
Severed in line with Section 17 of the FOIP Act

My family has owned this property since 1971, making us residents of Sturgeon County for close to 50 years. The reason I am here today, is to make a submission to Council for consideration of a noise bylaw and also a community standards bylaw.

My family, like others in this community, enjoys the rural farming lifestyle. Over the years there have been many changes as our community has grown, most of them good. The challenges have come with people who have begun operating businesses on their property which draw large crowds and create excessive noise as well as many other issues. All of these challenges make it difficult to enjoy our own properties and our quiet, country lifestyles.

Prairie Gardens and Adventure Farms, one of these new style of agri-businesses, is located directly north of my property, approximately ¼ mile. I understand this business has received an approved Special Events License for specific annual events after providing an explanation as to how they will address the concerns of the municipality, and has also provided a detailed description regarding their plan for noise mitigation. I have read the provided plan, and would like to bring to the attention of council specific examples of how this plan is not being followed, and how this business affects the quality of life of my family and I.

- Example 1
  - o Excessive noise outside of normal / reasonable business hours
    - Special events starting as early as 8 am, and running as late as midnight resulting in:
      - Crowd noise, pumpkin cannon, excessive traffic
      - Undue stress to my livestock
      - Unable to enjoy our own property and lifestyle
    - Weddings and other parties, outside of her special events permit running as late as 3 or 4 am with excessive DJ noise, live band noise, and crowd noise

- June 2015 county was under a total fire ban, wedding went past 11 pm with excessive noise and a bon fire creating embers which flew across the property and onto my hay yard, putting my farm at risk
    - Police were called, did not respond
  - July 2015 a wedding ran until 4 am, noise comparable to a concert in my back yard
  - As recently as June 4, 2017, a wedding ran until midnight, again noise from the band comparable to a concert in my back yard
- Example 2
  - Excessive traffic during events, creates up to 10 minute delays to leave my own driveway
    - Creates a safety issue for my family and friends entering and exiting my property
  - Visitors to Prairie Gardens parking their vehicles in my private driveway
  - Improper signage to direct traffic to Prairie Gardens
    - Sign does state entrance in 800 metres, however the arrow indicates the next right turn, which is my property
- Example 3
  - Strangers on my property
    - People (adults and young children) playing on my hay bales, on my property
      - Creates safety issue and a personal liability risk for my family
    - Wedding party and photographer conducting a photo shoot on my property without any authorization from my family
    - A party of 16 shooting family photos on my property, again without permission
  - When confronted, the people involved in each of these incidences stated they were told they were on the property of Prairie Gardens, and became verbally and almost physically confrontational when advised this was private property and asked to leave, especially the last example.

There are many, many more examples of violations and complete and utter disrespect of the surrounding property owners. However, I believe the ones I have just presented, as well as those provided previously by other landowners, demonstrate the seriousness of the issue this creates for our area.

As I mentioned previously, I have read the Noise Mitigation Measures provided to council by Prairie Gardens as part of their permit submission and approval. With respect to the stated “Good Neighbour Policy” in the Noise Mitigation Measures section, Ms. Andersen does not communicate with me, as she states she will, regarding any activities which involve her Agri-Tourism business and which create excessive noise for the neighbourhood. Repeated calls to both Ms. Andersen’s cell phone, as well as the cell phone of her events planner, go unanswered.

I have personally made at least 2 attempts to address my concerns directly with the business owner. The last one, being in August 2015, when I requested she:

- (1) Move her pumpkin cannon to her secondary property which is where her corn maze is located, 1 mile north of the main property:
  - o This pumpkin cannon, at its peak, will fire at least once per minute, every minute, from as early as 8 am to as late as 8 pm, well beyond what she has called out in her general mitigation measures.
  - o The excessive noise from this pumpkin cannon causes undue stress on my livestock, as well as prevents me and my family from enjoying our property outdoors due to the loud and repetitive booming sound of the cannon being fired.
- (2) Move or correct the signage directing traffic to her property, which incorrectly directs them to my property instead

In each of these attempts, Ms. Andersen adamantly refused to comply with my requests with a blatant “no”.

I am asking council today to establish set hours, restricting operation of this business to reasonable business hours, mitigating noise and other disruptions to me and my family, enabling us to enjoy our property and lifestyle as well. I am not asking the business to be constricted, I respect what they do, however 10 am to 8 pm on weekdays, 10 am to 6 pm on Saturdays and 10 am to 5 pm on Sundays

is being more than considerate of the nature of the operations of said business. Regarding any special events that would require operation outside of these hours (including weddings and other functions), surrounding residents should be consulted and advised prior to any permits being issued.

In conclusion, I would like Sturgeon County Council to consider a well crafted community standards / noise bylaw which would more effectively manage the operations of this business, showing consideration for the residents of this area and the nature of their personal farming operations and the well-being of their livestock.

Ladies and gentlemen, thank you for your time today.