

Subdivision & Development Appeal Board June 30, 2022 Item B-2

File: PRDP20221305

Special Function Business

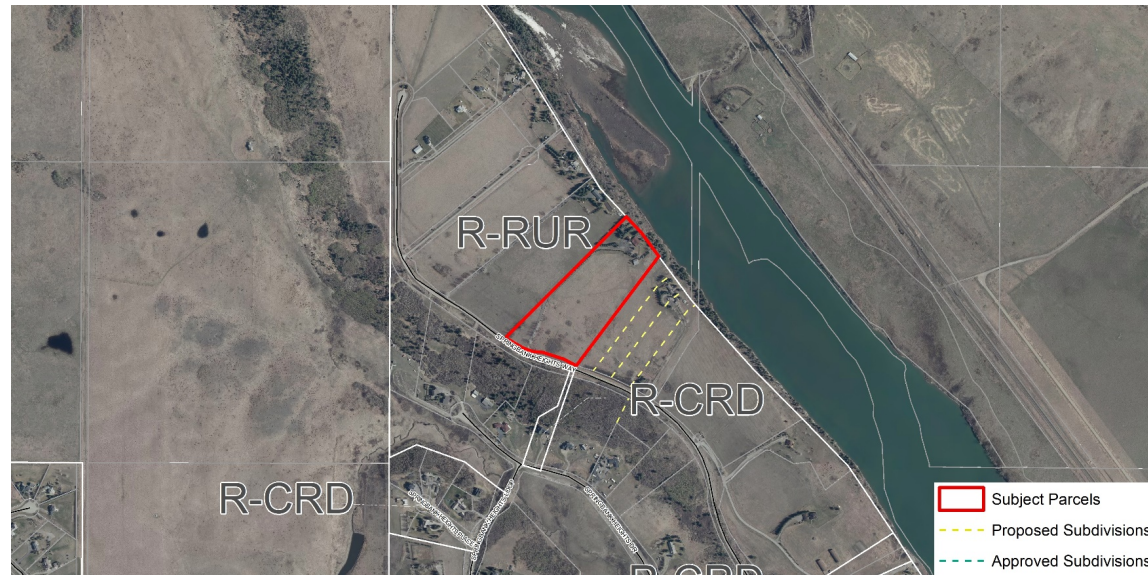
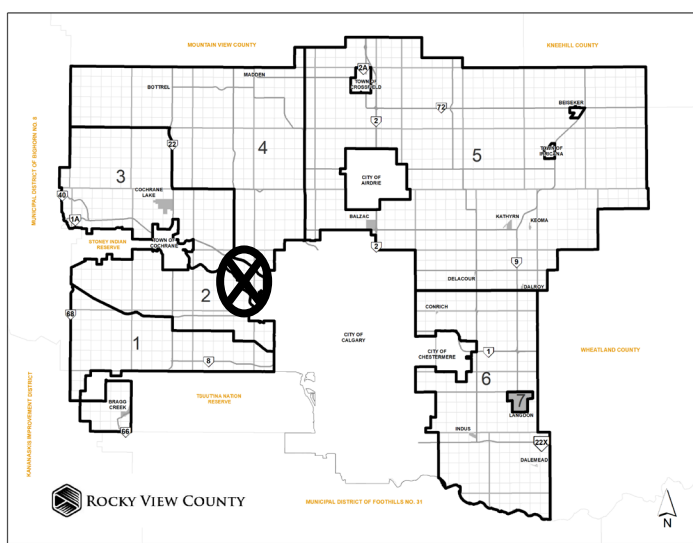
Applicant: Mike Collinge (Knotty Boyz Construction Ltd.)

Owner: Amaresh and Ruchike Swaro

Appellants: William and May Greig; JC Anderson; Dave Pierce (represented by Rick Grol); Melanie Spafford et al.



- ± 6.77 ha (± 16.73 ac) parcel is located approximately 2.70 kilometres (1.04 miles) north of Township Road 251A and on the north side of Springbank Heights Way. (3084 Springbank Heights Way)
- Residential, Rural District (R-RUR)
- Special Function Business, for an outdoor wedding venue

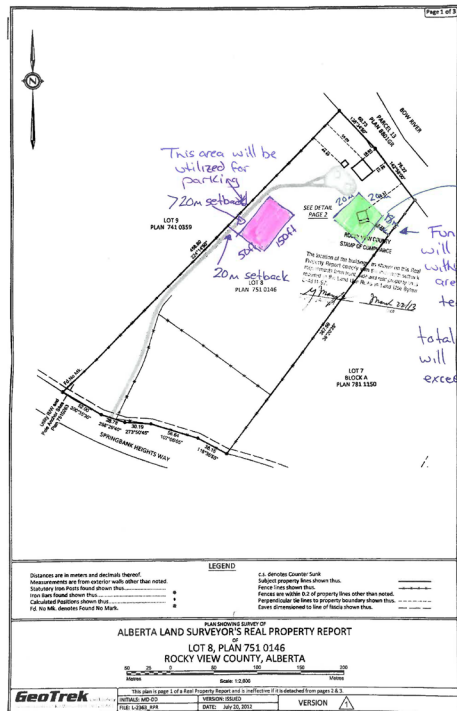


Location

Lot 8, Plan 7510146, NE-14-25-03-W05M
(3084 Springbank Heights Way)
Division 2; File 05714020

Development Proposal

- Applicant is proposing to establish a Special Function Business for an outdoor wedding venue
- A maximum of 15 annual events are proposed
- Total proposed event area is approximately 400.00 m² (4,305.56 ft²)
- Temporary tents and washroom facilities will be set up during events to accommodate a varying, but typical number of wedding guests
- A parking area to accommodate 50 parking stalls will be maintained on site. Will require only minor grading; goal is to leave as natural as possible but may require a small amount of imported material to finish.



- Vacation rental is approved on the parcel under PRDP20220537
- Special Function Business is considered discretionary in the Residential, Rural Land Use District, as per Section 318 of the Land Use Bylaw.
- An identical application, PRDP20221306, has been applied for by the adjacent landowner.



Decision of the Municipal Planning Commission

This is not a development permit

Mike Collinge (Knotty Boyz Construction Ltd.)
1206 Varsity Estates Road
Calgary, AB T3B 2X2

Development file #: PRDP20221305

Issue Date: May 12, 2022

Roll #: 05714020

Legal description: Lot: 8, Plan: 7510146; NE-14-25-03-W05M
(3084 Springbank Heights Way)

The Municipal Planning Commission conditionally approves the following:

Description:

1. That a Special Function Business, for an outdoor wedding venue, may commence on the subject parcel in general accordance with the submitted application and conditions of this permit.
 - i. That the event area shall not exceed 400.00 sq. m (4,305.56 sq. ft.).

Prior to Release:

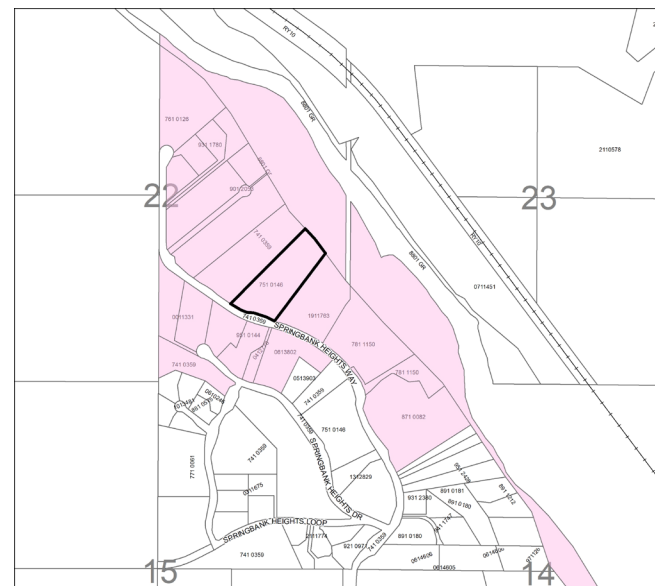
2. That prior to release of this permit, the Applicant/Owner shall submit a transportation assessment memo, prepared by a professional transportation engineer, indicating the volume of traffic generated by the development and address any special event and access management considerations. The assessment shall include any recommendations for off-site improvements required to accommodate the increase in traffic.
 - i. Should the transportation assessment indicate that off-site improvements are required, the Applicant/Owner shall enter into a Development Agreement (Road Right-of-Way Construction Agreement) with the County to construct the necessary improvements.

This is not a development permit

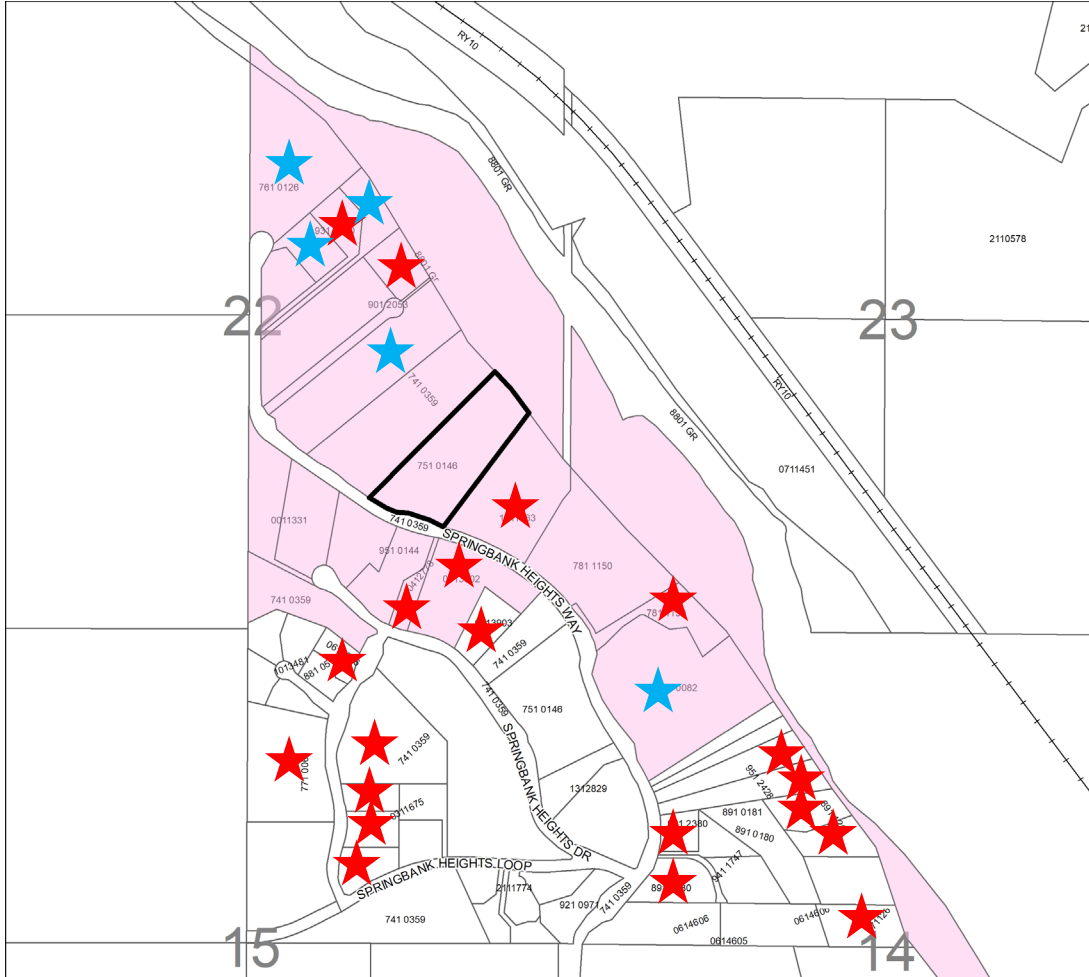
Rocky View County Municipal Planning Commission

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- PRDP20221305 was applied for March 24, 2022, deemed complete on March 31, 2022
- May 11, 2022: Application approved by Municipal Planning Commission
- Notice of Decision circulated to 21 adjacent landowners



Landowner Circulation Area



Legend

- Appeal 
- Support 
- Not Support 

- 4 Appeals Received (1 appeal contained 3 additional names)
- 50 letters in support of appeal were received. 20 Addresses were mapped and 30 were outside the mapped circulation area
- No letters in opposition of appeal were received