

Appeals against Development Permits

Application Number: PRDP20221305

File Number: 05714020

Application Number: PRDP20221306

File Number: 05722007

Melanie, Zachary & Miranda Spafford

Lloyd & Carol Sandau

Darren, Cathy & Luke Toews



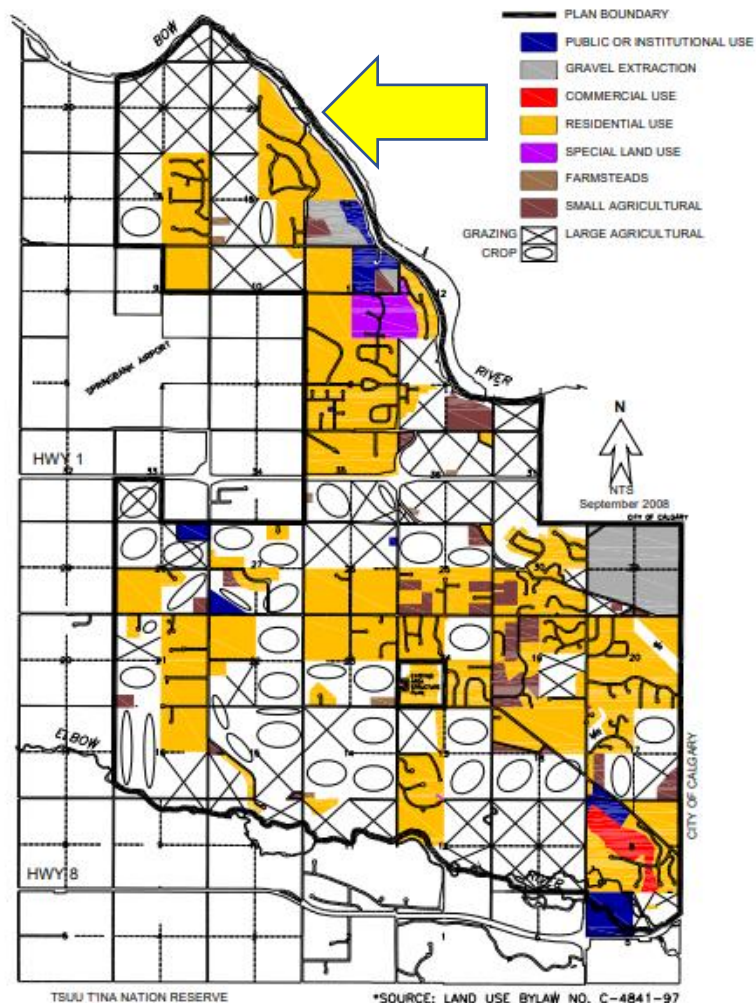
Who we are

- Lloyd & Carol Sandau purchased their acreage in 1977 to live and raise their family in a quiet, private, country residential neighbourhood with controls in place to remain that way
- Subdivided for their 3 children in 1993 – Spafford, Toews & Sandau
- We live at 3188 and 3192 Springbank Heights Way



- 44-year residents of the Springbank Heights neighbourhood who value a rural, quiet, peaceful lifestyle
- “SanFam” - 3 generations of family live and grew up in this neighbourhood

Map 2 - Current Landuse



This is a Residential Area

Central Springbank Area
Structure Plan Page 8



Our Properties

Tents and parking lots

View from our front window could include proposed tents, parking lots and many people in attendance


Right now we have a beautiful country view



Lights from
vehicles
leaving the
parking lot
will shine
right in our
bedroom
window



Impact on our Community

- Our homes and lifestyles are directly affected and negatively impacted by the proposed developments
 - The weekly parties will negatively affect the use, enjoyment and value of our properties
 - The noise will disturb our quiet enjoyment of our properties.
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How we use our properties



Sitting outside on our decks,
enjoying the quiet, peaceful
surroundings



Relaxing in our yards with our neighbours



Enjoying
our
gardens
and our
pets



Gardening – to relax and for stress relief



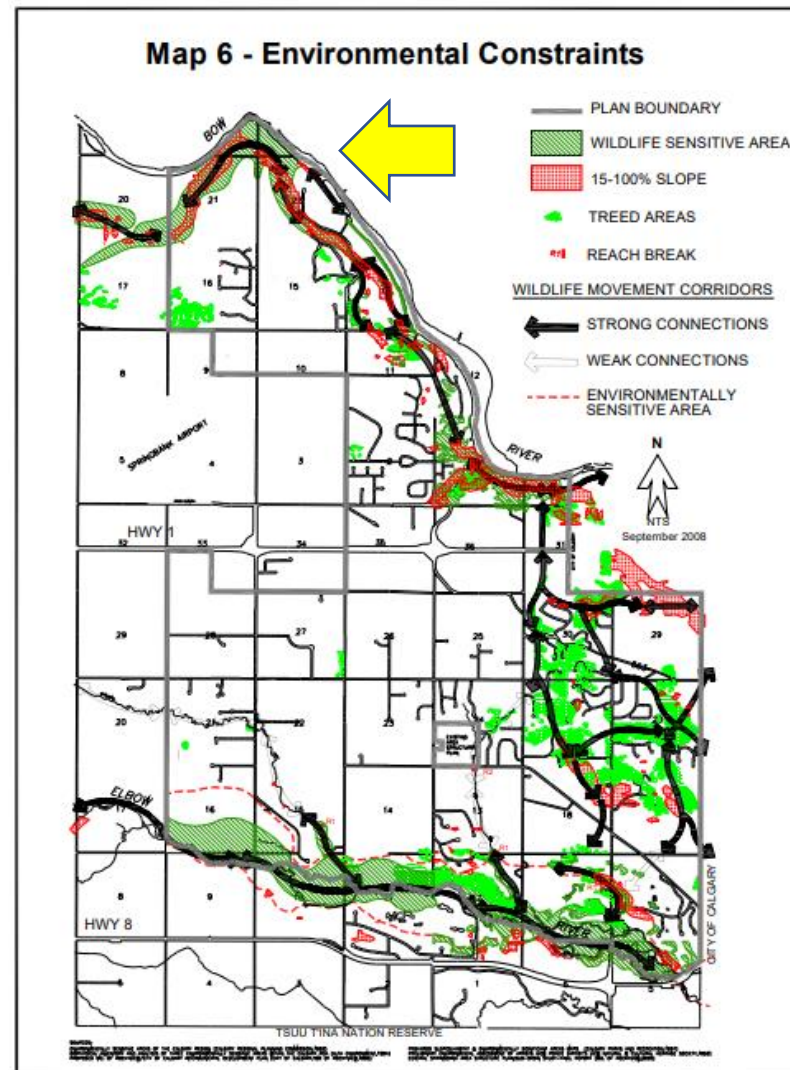
We like to
camp in our
yards on the
weekend and
enjoy the
quiet of
nature.



Enjoying
spending time
with our
horses



The proposed developments are in a very sensitive area with environmental constraints (Wildlife Corridor)



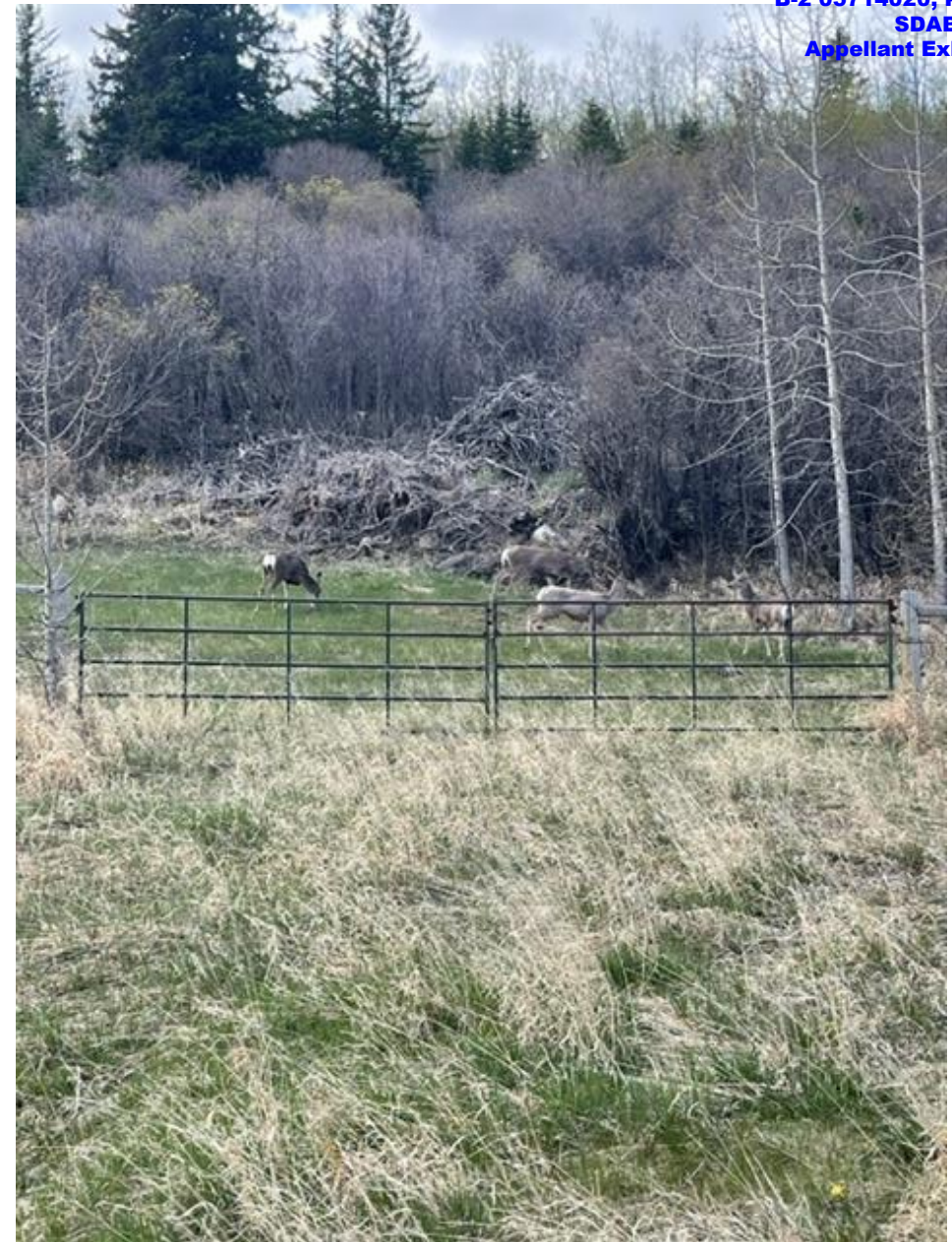
Wildlife and Environmentally Sensitive



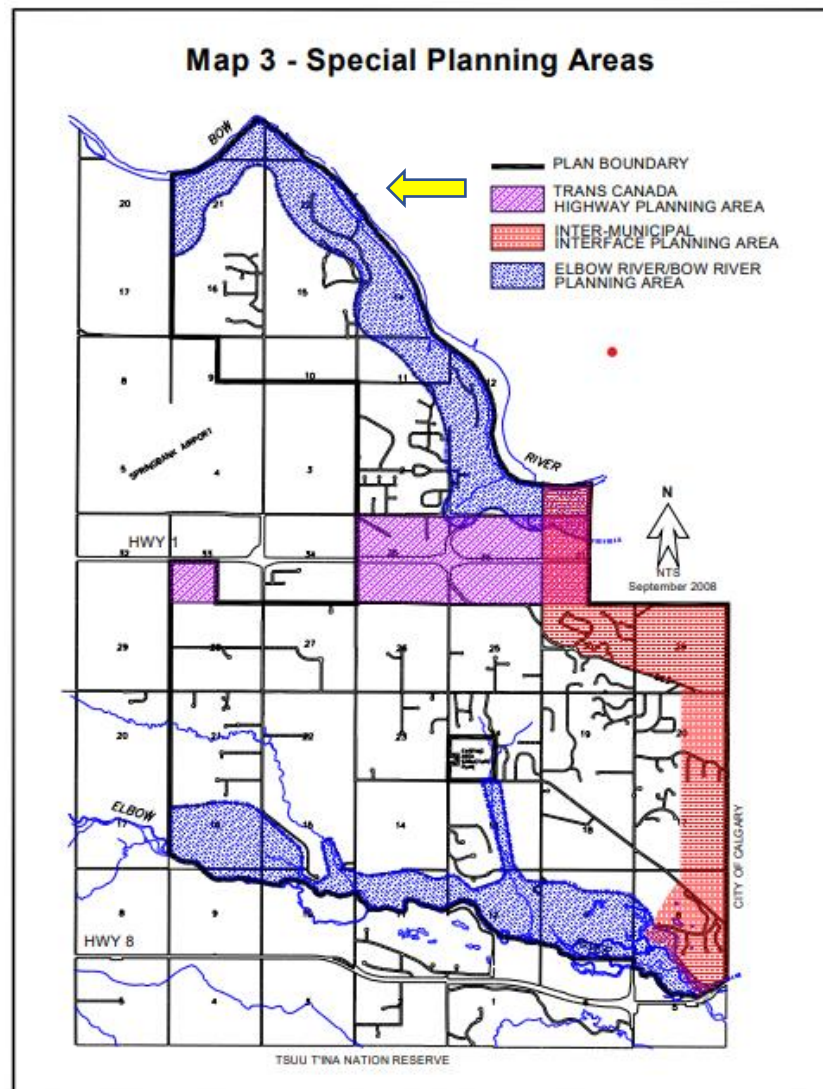
Wedding Venues

Wildlife Corridor





Bow River
Special
Planning
Area (as
indicated in
the Central
Springbank
Area
Structure
Plan)



- These properties are located in the Bow River Special Planning Area
- Several restrictions and considerations on what can be done on the land

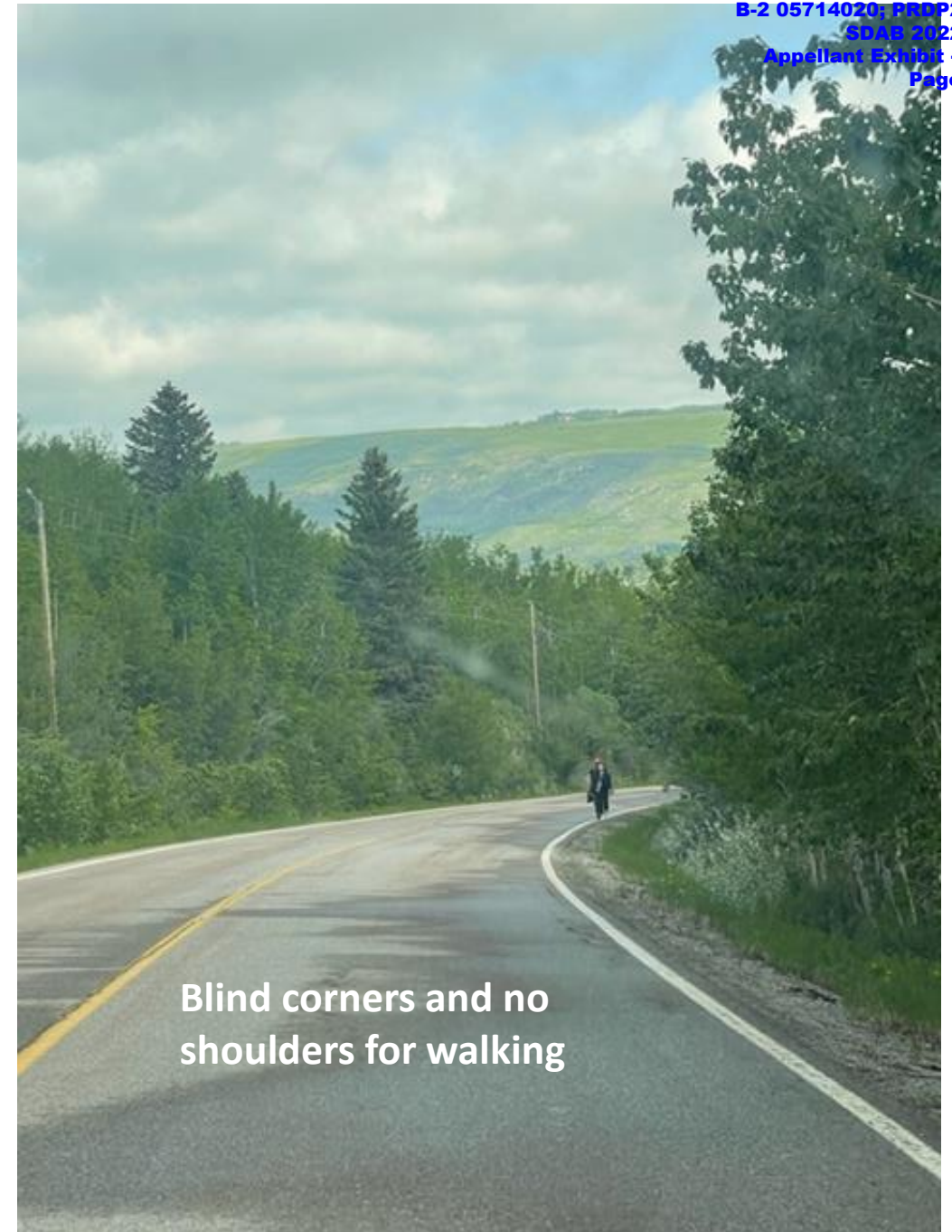
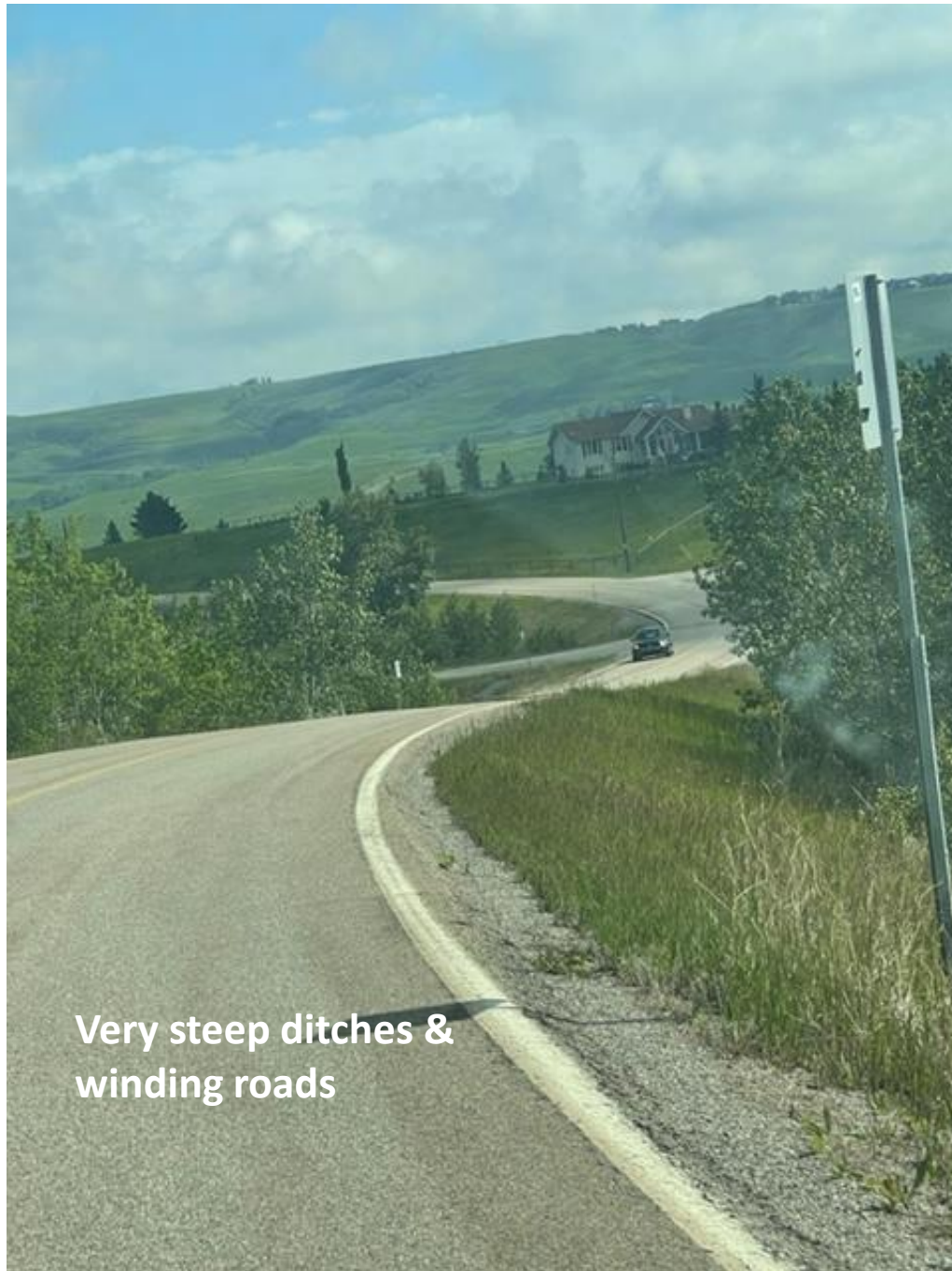
Many of our properties, including the proposed wedding venue sites border the Bow River which is a watershed area.



Country Residential Roads

- The roads leading into the valley are narrow, winding, steep and dangerous.
- Bikers, walkers, joggers, children, wildlife use the roads all the time
- An increase in traffic is likely to be catastrophic







We walk our dogs daily on the roads

Bikers use the roads daily



Users of the municipal reserve land (park)



- A large number of people will be brought into the neighbourhood
- Many seniors live in the neighbourhood who are very concerned for their safety and security
- Emergency services response times are already high, there is only one exit out of the valley

Safety and Security

Discretionary Use

- These applications are for intensive commercial business that should be located on a commercial property or in a Business Park as required in the Central Springbank Area Structure Plan (CSASP) 2.0.3 j & k.
- Discretionary use. Use discretion. Gather the facts. Follow the plans. Make the correct decisions. Just because you could allow this use doesn't mean you should allow it.
- This application should never have made it thru the planning review process with all the deficiencies and impact.

- The County's Municipal Planning Commission failed to properly evaluate the impact of the two developments on the surrounding properties and neighborhood.
- The proposed business developments are an intrusion in an environmentally sensitive area.
- The proposed developments are of a scale and intensity that is incompatible with the existing country residential developments in the area.

Development Permit Issues

Lack of information

- Absentee property owners don't live on the properties.
- One is a fully booked AirBnB business the other is being extensively renovated without a permit, stop work order issued.
- The applicant and property owners didn't engage the neighbouring residents about the proposed developments.
- Their submitted plan is very vague with inaccurate hand drawn maps.

Summary

- The Development Permits for these proposed businesses should be turned down due to the impact they will have on the resident's use, enjoyment and value of their properties

Thank you for your time

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