

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

File: PRDP20221306

*Special Function Business*

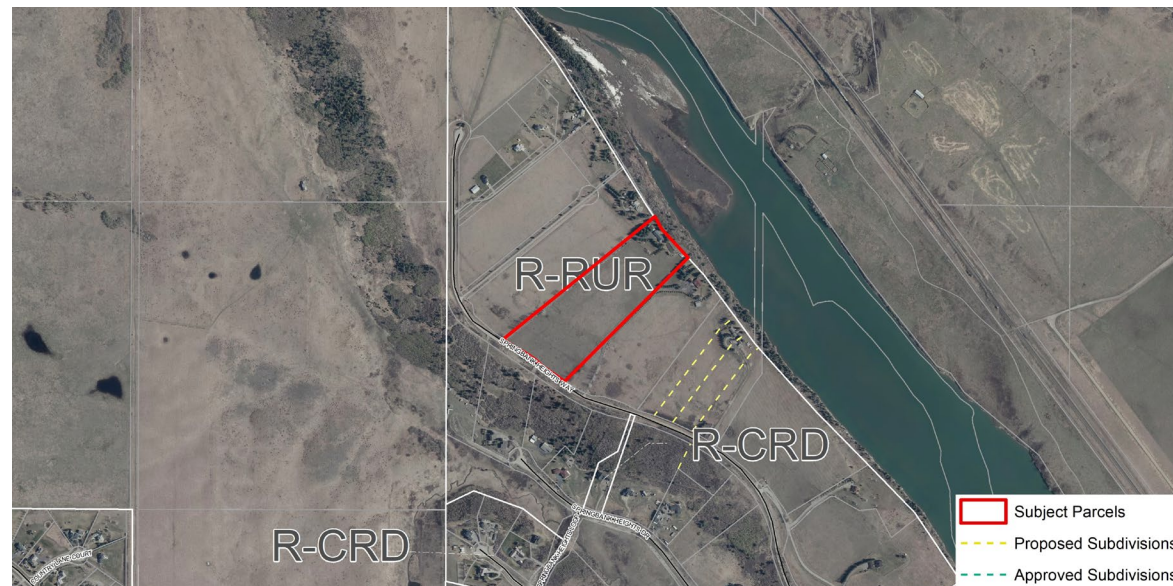
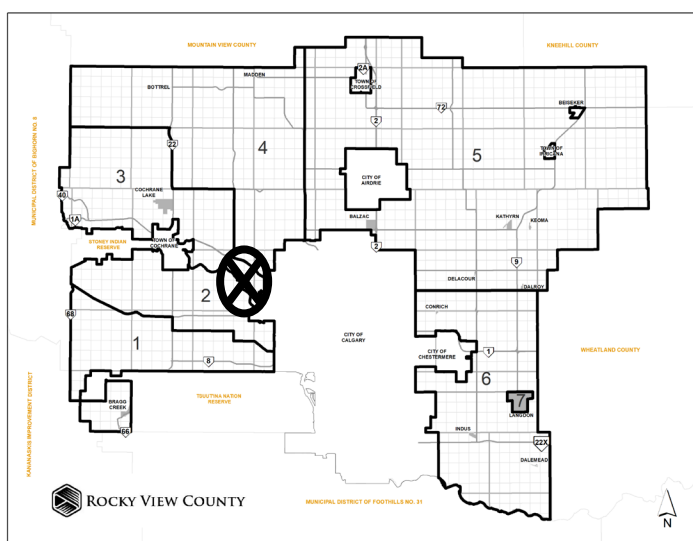
**Applicant:** Mike Collinge (Knotty Boyz Construction Ltd.)

**Owner:** Chander and Monika Gupta

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



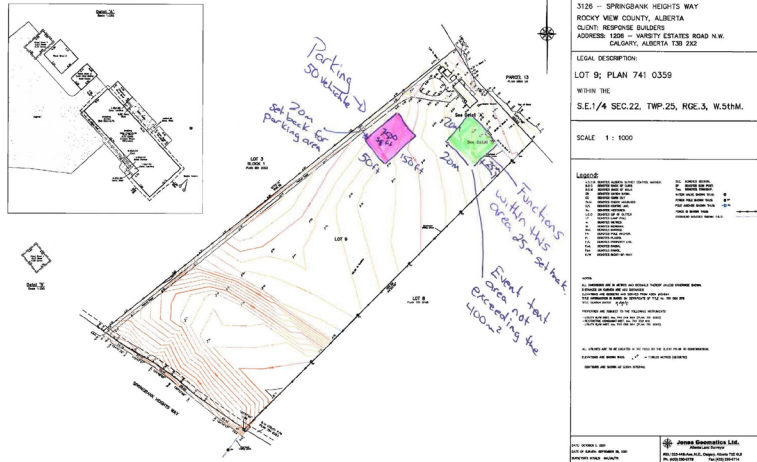
- $\pm 7.75$  ha ( $\pm 19.14$  ac) parcel is located approximately 2.70 kilometres (1.04 miles) north of Township Road 251A and on the north side of Springbank Heights Way. (3126 Springbank Heights Way)
- Residential, Rural District (R-RUR)
- Special Function Business, for an outdoor wedding venue



## Location

Lot 8, Plan 7510146, NE-14-25-03-W05M  
(3126 Springbank Heights Way)  
Division 2; File 05722007





- 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 m<sup>2</sup> (4,305.56 ft<sup>2</sup>)
- 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.





- 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, PRDP20221305, 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 #: PRDP20221306

Issue Date: May 12, 2022

Roll #: 05722007

Legal description: Lot: 9, Plan: 7410359; SE-22-25-03-W05M  
(3126 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**

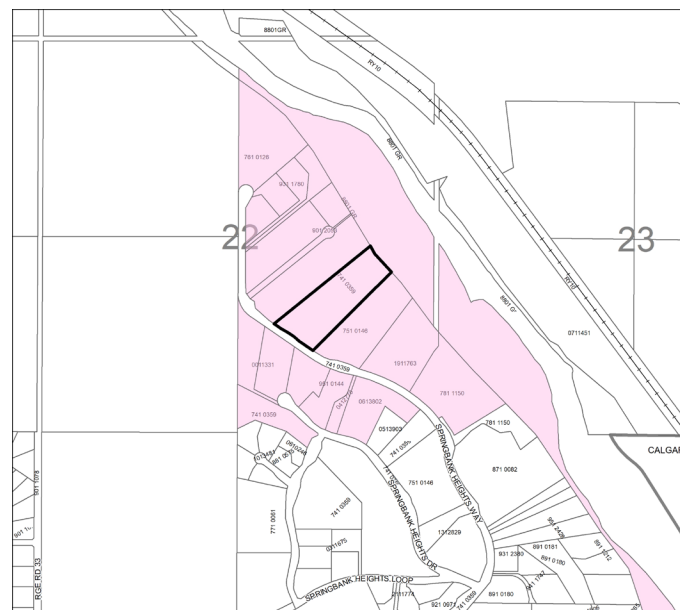
Rocky View County Municipal Planning Commission

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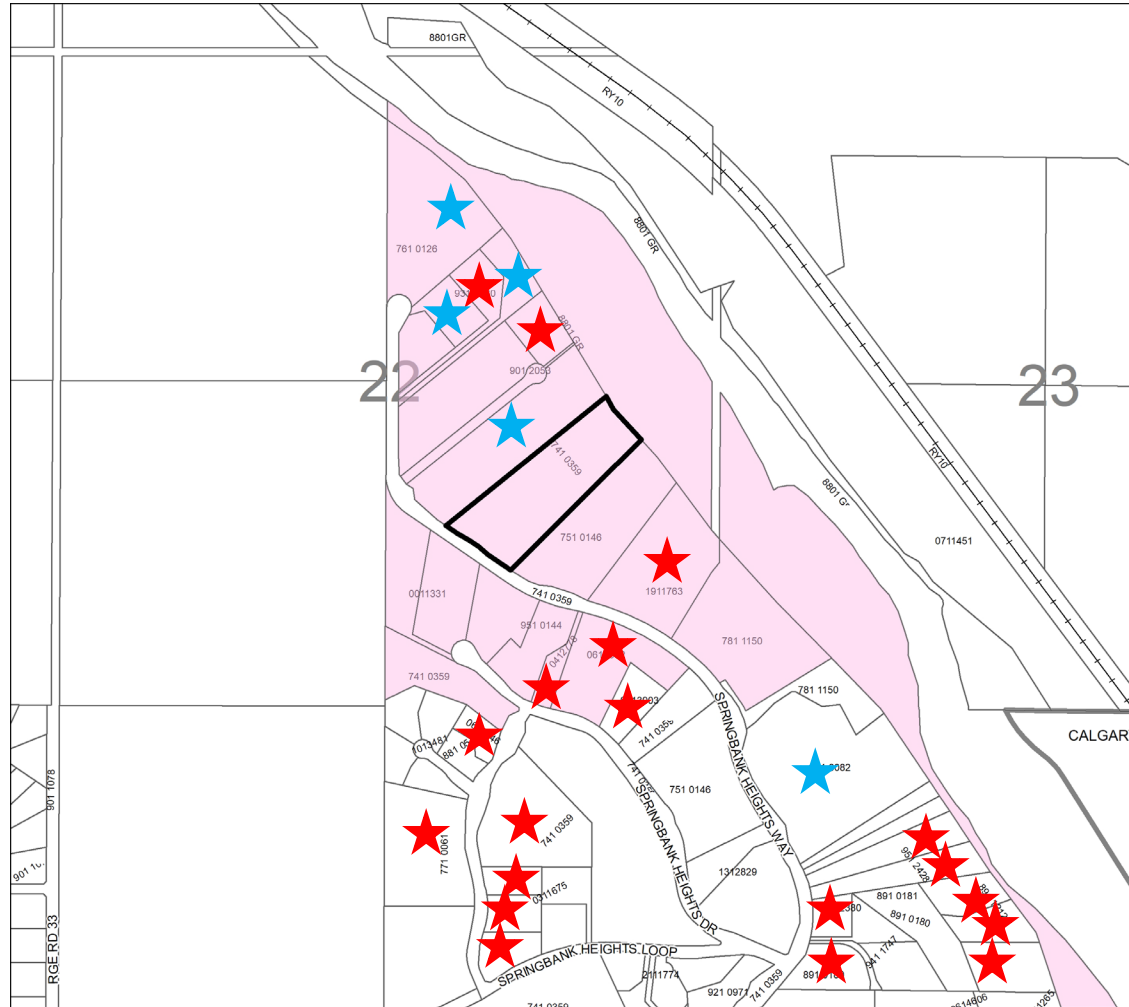
## Application History

**B-3 05722007; PRDP20221306**  
**SDAB 2022 June 30**  
**Development Authority Presentation**  
**Page 5 of 6**

- 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)
- 49 letters in support of appeal were received. 19 Addresses were mapped and 30 were outside the mapped circulation area
- No letters in opposition of appeal were received