

May Greig,
Appellant/Adjacent
Neighbour,
3150 Springbank
Heights Way

Appeals Against Development Permits

Application Number: PRDP20221305

File Number: 05714020

Owners: Amaresh & Ruchika Swaro

Application Number: PRDP20221306

File Number: 05722007

Owners: Chander and Monica Gupta



Impact to our current lifestyle



We enjoy the quietness and natural beauty of the Bow River



SURROUNDED WITH WILDLIFE





Our house is 100 feet from
the property line with no
barrier or separation






View from
the
property
line to our
house

Path to and from the river






PEOPLE CAN WANDER UP THE PATH INTO OUR BACKYARD



The grade of the land is about 3 ft below their driveway. Infilling will be required to create access/egress to and from the parking lot.

Looking out our window will include a view of the parking lot.



The applicant and owners undertook no engagement with the neighbours and our local community about the proposed outdoor wedding venues." "They never talked to us about their application."

Looking directly at our house from the parking lot

Well Water Issues



All houses are on well water



Increases in consumption drastically
decrease well water levels



Increase in noise from
partying, music, PA
systems, vehicles,
generators...

How will this be monitored
and enforced?



Lights from tents, parking lots,
pathways and vehicles

The driveway to the wedding venues is built
down our property line resulting in excessive
amounts of vehicle lights shining directly in our
windows

Currently we enjoy dark skies and stars

Previous fire in the
valley burned up to our
garage

Destroyed very large
blue spruce trees

Increase in fire risk due
to the wedding venues



Horses

We pasture 3 horses directly beside the wedding venues

Wedding guests will likely try to pat, feed and take photos with the horses

The noises, light, traffic and people will be upsetting to the horses



There will be a
decrease in
our property
value due to
the impact
from these
Wedding
Venues



Please support
these appeals
and the
affected
residents.

Thank you for
your time!



William Greig

Appellant/Adjacent
Neighbour

3150 Springbank Heights
Way

Application Number:
PRDP20221305

File Number: 05714020

Owners:
Amaresh & Ruchika Swaro

Legal: Lot 8 Block Plan
7510146, NE-14-25-03-05,
3084 Springbank Hts. Way

Application Number:
PRDP20221306

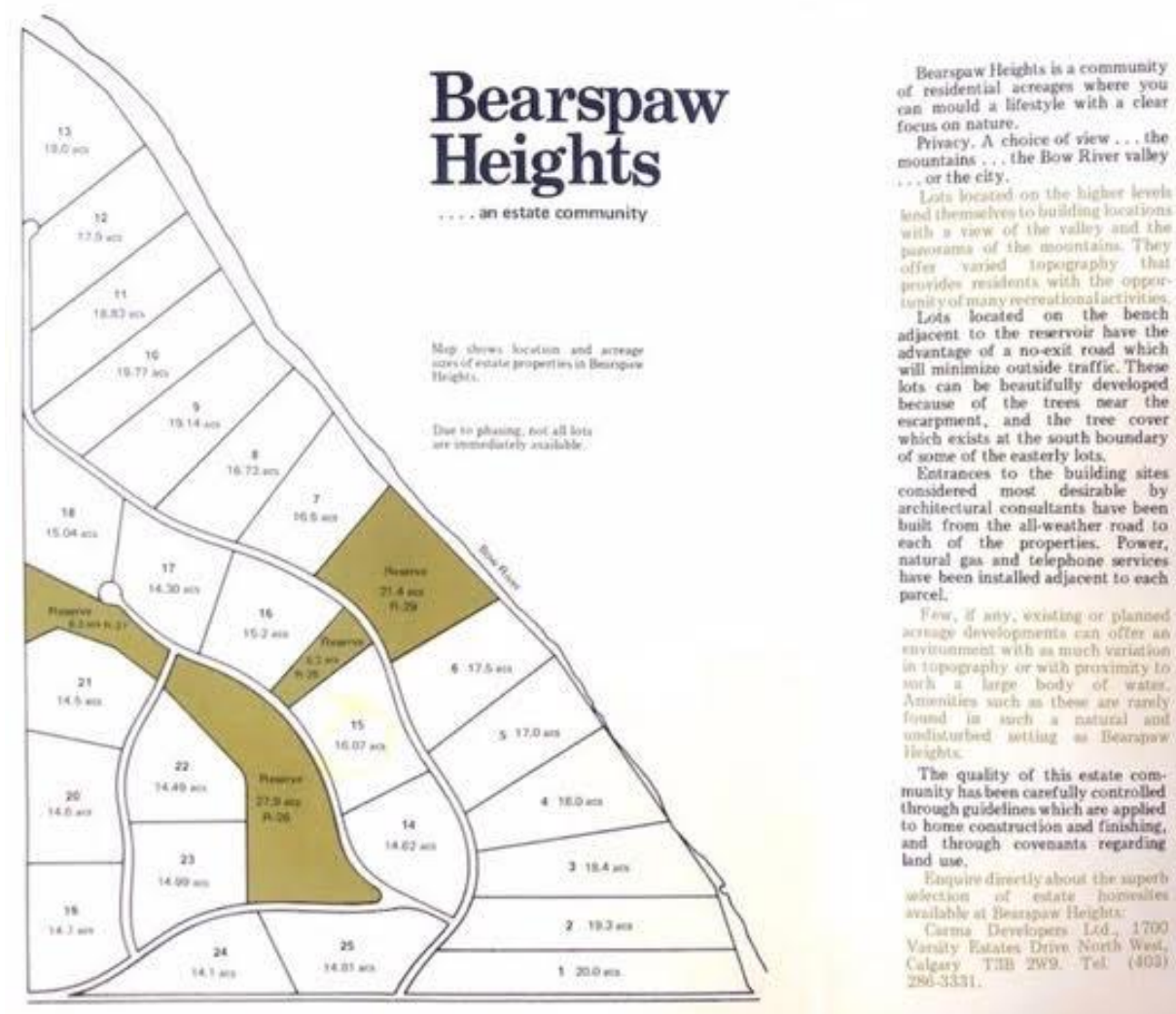
File Number: 05722007

Owners:
Chander and Monica Gupta

Legal: Lot 9 Block Plan
7410359, SE-22-25-03-05,
3126 Springbank Hts. Way

Carma's Concept

- “..a community of residential acreages where you can mold a lifestyle with a clear focus on nature and privacy.”
- These 2 Outdoor Wedding Venues are, without question, not compatible with the character of our neighbourhood



OUR HOME

We have invested a lot of time and money into our home and property

This development will negatively impact the use and enjoyment of our land, our privacy, our security and safety, our value of our land



Basically the
whole lifestyle
we have
enjoyed over
the past 46
years.



*Tent Capacity Chart**

TENT SIZE	SQUARE FEET	THEATER STYLE 6SQ.FT/PERSON	COCKTAILS 8SQ.FT/PERSON	BANQUET SEATING 10SQ.FT/PERSON	SIT DOWN DINNER 12SQ.FT/PERSON
20X20	400	66	50	40	33
20X30	600	100	75	60	50
20X40	800	133	100	80	66
20X60	1200	198	150	120	99
20X80	1600	265	200	160	133
40X40	1600	265	200	160	133
40X60	2400	400	300	240	200
40X80	3200	533	400	320	266
40X100	4000	667	500	400	333
40X120	4800	800	600	480	400

Tent Sizing

Development Approval Condition - Concerns



There are no limits to the number of guests on site.



There shall be a minimum of 50 parking stalls for each venue



We are the ones living next to a party every weekend

Municipal Planning Commission – Approval

The Developmental Permit should have been refused for the following reason, which was Option #2 and absolutely correct:

- That in the opinion of the Municipal Planning Comm. the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment and value of neighbouring parcels of land.

These Developmental Permits DO drastically affect neighbours enjoyment of their own properties, privacy, security and land value!!

- Just think for a moment how would any one of you like 2 Wedding Venues right next door to your homes?!?

Fire Concerns



3 grass fires



4 houses destroyed by fire



Insurance premiums based on
proximity to Fire Departments
and hydrants

With 2 Wedding Venues the risk of grass fires increases exponentially

- Approximately 90 acres of the valley burned
- No Emergency Plan required
- Fires big concern



3 Vehicles destroyed by our valley grass fire



Damage done to Lot 8 Proposed Wedding Venue Site





More damage done to Lot 8
Proposed Wedding Venue Site



Damage done to Lot 9
Proposed Wedding Venue Site



More damage done to Lot 9
Proposed Wedding Venue Site

Parking Lot Issues

- “parking area is planned to be left as natural as possible...”
- Swaro states that... “With well over 15 acres of flat land there will be ample space for parking.”
- means ample space to start a grass fire

Catalytic converters are known causes of grass and forest fires



Catalytic Converter Fires: Jennings Fire one of many started by a car



Driveways are narrow....vehicles to pass on grass increasing risk of fires



Devaluation of Properties

Who wants to buy a Rural Residential property next to 2 Wedding Venues that can put on a total of 30 weddings over the spring and summer with an unlimited number of guests?



Home Business Questions

According to the Land Use Bylaw...
if you have a Home occupation Business,
you must occupy the home

Why is this bylaw requirement of mandatory
residency not being applied to these
Development Permits?

We would not want to go anywhere on weekends to ensure people are not wandering around our property or bothering the horses.



Other Concerns

- Noise
- Security
- Water
- Light
Pollution
- Trash
- Road Safety
- Wildlife
Collisions
- Impaired
Drivers

Please do the right thing and
make the correct decision to
uphold both of the appeals
for developments that
drastically affect our use,
enjoyment and value of our
homes!

Thank you for your time

