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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

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We enjoy the quietness and natural beauty of the Bow River

# SURROUNDED WITH WILDLIFE



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



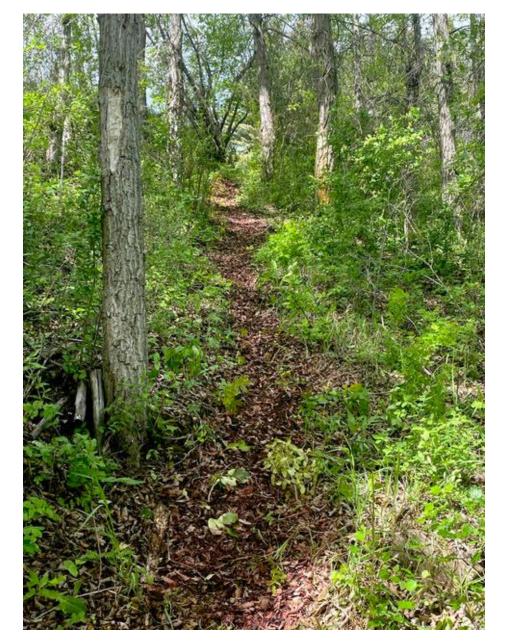
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View from the property line to our house

# Path to and from the river

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PEOPLE CAN WANDER UP THE PATH INTO OUR BACKYARD

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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

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# 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?

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# 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

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# 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



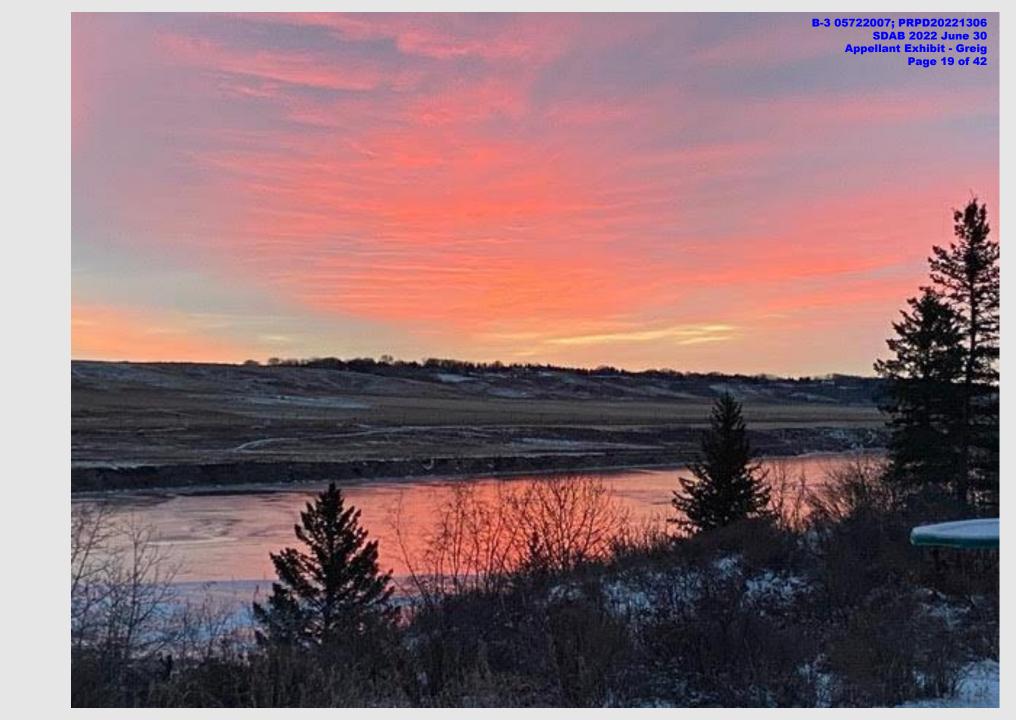
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There will be a decrease in our property value due to the impact from these Wedding Venues



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 B-3 05722007; PRPD20221306 SDAB 2022 June 30 Appellant Exhibit - Greig Page 20 of 42

Application Number: PRDP20221306

File Number: 05722007

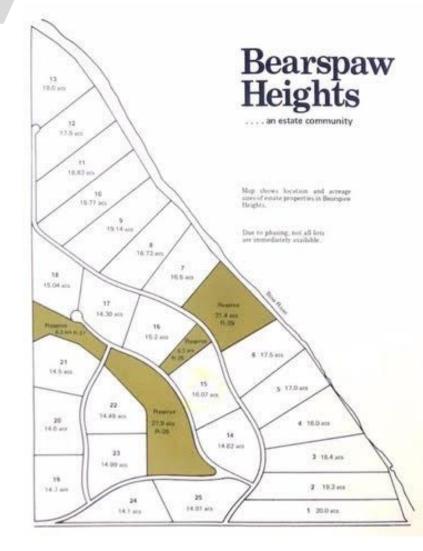
Owners: Chander and Monica Gupta

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

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# 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



Bearspaw Heights is a community of residential acreages where you can mould a lifestyle with a clear focus on nature.

Privacy. A choice of view . . . the mountains . . . the Bow River valley . . or the city.

Lots located on the higher levels load themselves to building locations with a view of the valley and the parorama of the mountains. They offer varied topography that provides residents with the opportent yof many recreational activities. Lots located on the bench

adjacent to the reservoir have the advantage of a no-exit road which will minimize outside traffic. These lots can be heautifully developed because of the trees near the escarpment, and the tree cover which exists at the south boundary of some of the easterly lots.

Entrances to the building sites considered most desirable by architectural consultants have been built from the all-weather road to each of the properties. Power, natural gas and telephone services have been installed adjacent to each parcel.

Few, if any, existing or planned acrouge developments can offer an environment with as much variation in topography or with proximity to such a large body of watas, Amonities such as these are rankly found in such a natural and undisturbed atting as Bearspow Heights.

The quality of this estate community has been carefully controlled through guidelines which are applied to home construction and finishing, and through covenants regarding land use.

Enquire directly about the superb workshop of estate howevalues available at Bearspare Heights: Carma Dervelopers Ltd., 1700 Variaty Estates Drive North West, Calgary TIB 2999. Tel. (403) 296-3331.

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# 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



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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
463(100	4000	667	500	400	333
40X120	4800	800	600	480	400

Tent Sizing

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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

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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



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# Damage done to Lot 8 Proposed Wedding Venue Site



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More damage done to Lot 8 Proposed Wedding Venue Site

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Damage done to Lot 9 Proposed Wedding Venue Site

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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

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





# Driveways are narrow....vehicles to pass on grass increasing risk of fixed of the grass of the page 37 of 42



# 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?



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# 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

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- Trash
- Road Safety
- Wildlife Collisions
- Impaired Drivers

B-3 05722007; PRPD20221 Appellant

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

