

Michelle Mitton

From: Lorne Armstrong [REDACTED]
Sent: June 23, 2022 10:46 AM
To: PAA_SDAB
Subject: [EXTERNAL] - Appeal of development file no. 05714020

Follow Up Flag: Follow up
Flag Status: Flagged

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I am writing to appeal the decision to allow a business on the property located at 3084 Springbank Heights Way. This property is located on a small enclosed valley where my husband and I reside. The noise factor from an outdoor wedding venue would be unbelievable. Sound reverberates up and down the valley and as we know weddings are loud joyous events which carry on far into the wee hours. This would make it impossible to keep windows open or enjoy evenings during the summer. We are also concerned about the small narrow road leading down into the valley. This road is a favourite of the many bicycle enthusiasts and extreme care must be taken driving on it. The residents who reside here know this. This makes this a safety hazard for a large number of strangers to be on. We cannot understand how a business fits into this residential area. We reside at 2278 Springbank Heights Way. Located at nw-14-25-03-05.

Sincerely,

Robert and Barbara Armstrong

Sent from my iPad

June 6, 2022

Rocky View County
Planning Services, Rocky View County

Application Number: PRDP20221305. Division 2

File Number: 05714020

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

Owner(s): Swaro, Amaresh & Ruchika

Application for: Establishment of a special function business

Legal: Lot 8 Block Plan 7510146, NE-14-25-03-05 (3084 Springbank Heights Way)

Applicant Number: PRDP20221306 Division 2

File Number: 05722007

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

Owner(s): Gupta, Chander and Monica

Application for: Establishment of a special function business

Legal: Lot 9 Block Plan 7510146, SE-22-25-03-05 (3126 Springbank Heights Way)

Located 2.70 km. (1 ¾ mi.) north of Township Road 251 A and on the north side of Springbank Heights Way

Dear Sir or Madam,

Having recently learned of the subject applications, my husband and I want to make it very clear that we DO NOT SUPPORT the approved special function businesses as described in the applications noted above.

Although we have a number of concerns, our main concern is the significant potential for fatal accidents on Range Road 32 that will exist with the establishment of a wedding event center located on Springbank Heights Way. We have lived in Livingstone Estates for 24 years and during that relatively short period we have had:

- TWO neighbors who have lost children in horrific accidents on Range Road 32;
- We have seen animals struck and killed on the road putting the vehicle driver and passengers at great risk;
- We have witnessed cars being extracted from ditches along Range Rd 32;
- A snowplow run off the road and rolled over on the steep banks of Range Road 32; and
- We have personally been run off that road twice by people failing to stop at stop signs.

The above is strong evidence that Range Road 32 is a perilous route.

Our roads are challenging to drive and navigate. We taught our two boys actions to survive if they were to go over the sharp edge and find themselves off the road and heading down one of the steep banks on Range Road 32. My husband and I take extra care and caution every time we drive our country road. This is not something a wedding guest would likely even consider particularly after an evening of celebration. Additionally, unlike the city our roads are not lit making driving at night even more challenging to someone inexperienced.

The bottom line is that Range Road 32 is a county road with narrow sections, no shoulders, steep banks, no armco barriers, no auxiliary lighting, twisty sections, and abrupt banks; this road is not appropriate for additional commercial traffic.

In addition to the above concerns for people's safety, we are disturbed by the reappropriation of residential lands for commercial use without neighborhood consultation and honest disclosure.

Yours Truly,

Nancy & David Barnes
#3 Livingstone Estates,
Calgary, Alberta

Michelle Mitton

From: Simone Byers [REDACTED]
Sent: June 23, 2022 6:25 PM
To: PAA_SDAB; Division 2, Don Kochan; Division 1, Kevin Hanson; Cc: Springbank Community Association; Springbank Community Planning Association
Subject: [EXTERNAL] - Springbank Heights Way Wedding Venue Permit
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178 Lariat Loop

Calgary, AB T3Z 1G1

June 23, 2022

Dear Mayor Kochan, Councillor Hanson and Rocky View County Staff,

Re: Appeal File 05714020 - PRDP20221306 Special Function Business, 3084 Springbank Heights Way

Appeal File 05722007 - PRDP20221306 Special Function Business, 3126 Springbank Heights Way

I fully support the Appeals regarding the Special Function Businesses on Springbank Heights Way. These Business applications were approved without taking into consideration a number of factors.

- "There are no limits on the number of guests permitted on-site (Wayne Van Dijk - May 27, 2022)"
- Range Road 32 is the only access road to this area. There is only one way in and out. Emergency vehicle access could be severely impacted.
- The proposed businesses will generate a huge increase of traffic in a quiet residential area.
- Those of us living along RR32 will undoubtedly find it very difficult to access RR32 or exit from RR32 when an event is happening.

- This is a business model that generates noise and excessive traffic and should not be considered appropriate for a quiet residential area especially in the summertime when residents want to enjoy the outdoors in peace and quiet.
- With the abundant wildlife in the area and drivers leaving an event in the evening having had a drink or two and navigating a winding road, you are creating a recipe for disaster.
- Would you want this next door to you? I realize that sounds like a NIMBY statement, but there are locations in Springbank with better access and egress (at least two options for in and out) where a business such as this would make a lot more sense!

Thank you,

Simone Byers

RVC Taxpayer since 1975

Michelle Mitton

From: Anthony Cattani [REDACTED]
Sent: June 23, 2022 7:42 PM
To: Division 1, Kevin Hanson; Division 2, Don Kochan; Division 3, Crystal Kissel; Division 4, Samanntha Wright; Division 5, Greg Boehlke; Division 6, Sunny Samra; Division 7, Al Schule; PAA_SDAB; [REDACTED]
Subject: [EXTERNAL] - Approval of Wedding Venues!
Follow Up Flag: Follow up
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File: 04619055 PRDP20221305 – Application for a Special Function Business, for an outdoor wedding venue, Lot 8, Plan 7510146; NE-14-25-03-05 (3084 SPRINGBANK HEIGHTS WAY), located approximately 2.70 km (1 3/4 mile) north of Township Road 251A and on the north side of Springbank Heights Way.

File: 05714020 PRDP20221306 – Application for a Special Function Business, for an outdoor wedding venue, Lot 9, Plan 7510146; SE-22-25-03-05 (3126 SPRINGBANK HEIGHTS WAY), located approximately 2.70 km (1 3/4 mile) north of Township Road 251A and on the north side of Springbank Heights Way. File: 05722007

Good Day:

What the hell is going on with our Rockyview County Council?

How is God's good name did this ever get approval without the community being involved or asked for comment?

RR32 cannot handle hundreds of cars and trucks on a function night with possible drunk drivers endangering our local citizens and causing a ruckus till the wee hours of the night.

I live in this area and travel RR32 almost daily. The road can be congested at times with just residential traffic and can in no way handle mass volumes of vehicles.

PLUS, the road curves and twists on steep grade once north of TR251A. It is a challenging road to drive in broad daylight, let alone to expect hundreds of cars and trucks navigating the twists and turns after an evening of revelry. These projects will endanger lives!

Both my wife and I object to the approval of these permits in the absolute strongest of terms.

The news of this attack on our peaceful community has left me with one glaring question?

Who was bought off? Exactly much money passed under the table councilors?

No sane person in their right mind would even consider entertaining these applications in the proposed area.

If this proceeds I can guarantee that every counselor will be replaced at the next election.

The good citizens of RockyView demand much higher standards from their elected officials.

Sincerely

Denis and Pearl Cattani

406 Rodeo Ridge

T3Z3G2

June 28th, 2022

Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attention: Michelle Mitton

Dear Board Members,

**RE: Appeal File 05714020 - PRDP20221305 Special Function Business 3084
Springbank Heights Way**

**Appeal File 05722007 - PRDP20221306 Special Function Business 3126
Springbank Heights Way**

We live at 142 Springbank Heights Drive, which is directly above the two proposed Special Function Business sites.

We are writing in support of the appeals against the approvals of development permits for the Special Function Businesses (outdoor wedding venues) at 3084 Springbank Heights Way and 3126 Springbank Heights Way. We are completely opposed to the proposed businesses.

We are concerned about the outdoor wedding venues that are proposed for these properties. Our main concerns are in regards to noise resulting from the outdoor wedding venues. Sound travels directly up the hill and with a young family (our children are 7, 4 and 1) we are very worried about what the effect of many events per year would have on the enjoyment of our property, as well as the safety of our family.

The proposed developments will negatively interfere with the use and enjoyment of the surrounding properties and the neighbourhood. The outdoor wedding venues are commercial developments that do not belong in a quiet country residential community.

We urge the Board to allow the appeals and overturn the decisions of MPC.

Sincerely,

Christina McKenzie and Neil Hvenegaard
142 Springbank Heights Drive, Calgary, AB T3Z1 C6

[REDACTED]
ochan@rockyview.ca]

Cynthia Clarke
251242 Rocky Range View
Rocky View County, AB T3Z 1K8
NE-09-25-3 W5M

June 24, 2022

Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attention: Michelle Mitton

Dear Board Members,

**RE: Appeal File 05714020 - PRDP20221305 Special Function Business 3084
Springbank Heights Way**

**Appeal File 05722007 - PRDP20221306 Special Function Business 3126
Springbank Heights Way**

I am a 31-year resident of North Springbank, Rocky Range View and Range Road 33.

I am writing in support of the appeals against the approvals of development permits for the Special Function Businesses (outdoor wedding venues) at 3084 Springbank Heights Way and 3126 Springbank Heights Way. I am opposed to the proposed businesses – for the following reasons:

The proposed outdoor wedding venue business with its noise nature and porta-potties will be situated in an established rural neighborhood of existing homes, whereby an outdoor party venue does not belong and is not an appropriate “fit”.

The proposed outdoor wedding venue will greatly devalue property values for the surrounding residents, all of whom are long-time residents and taxpayers, some having lived in this neighborhood for close to 40 years.

This type of “party” business cannot be properly managed according to the Bylaws of Rocky View County as the events will take place after the Bylaws department has closed. Springbank is policed by the Cochrane RCMP detachment who will also not support policing concerns due to the nature of it being a private function.

Further, this area of North Springbank is accessed by Range Road 32 which is a narrow, winding road with a steep hill just above the location, and the remainder of RR32 has no sidewalks. All of the surrounding residents along RR32 utilize it to bike, walk, and walk with dogs along the shoulders. Many residents will be out walking in the summer evenings during the main days of this business operation.

Over the years, there have been several tragic vehicle deaths on this road, for which the permanent markers can be seen along RR32.

I drive Range Roads 32 and 33 every day – for the past 31 years – and I can attest to how dangerous our rural roads are; there is no speed limit enforcement and I have

witnessed time and again, vehicles running the stop signs on Range Roads 32 and 33 at Township Road 250!

The proposed developments will negatively interfere with the use and enjoyment of the surrounding properties within the neighborhood. Unfortunately, the consequences of “partying” events is over consumption of alcohol which will “pour over” onto the surrounding neighbors and North Springbank roads when guests leave the event.

The outdoor wedding venues are commercial developments that do not belong in a quiet country residential community.

I urge the Board to allow the appeals and overturn the decisions of MPC.

Sincerely,

Cynthia Clarke

251242 Rocky Range View
Rocky View county, AB T3Z 1K9



Cc: Mayor Don Kochan (dkochan@rockyview.ca)

Michelle Mitton

From: Karen Dal Collo [REDACTED]
Sent: June 18, 2022 7:04 PM
To: PAA_SDAB
Cc: Division 2, Don Kochan
Subject: [EXTERNAL] - Development Appeal Board for File# 05714020-PRDP20221305 and File# 05722007-PRDP20221306-Special Function Business

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June 17, 2022.

Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB T1A 0X2

Attention: Michelle Mitton

Dear Board Members,

Re: Appeal File 05714020 – PRDP20221305 Special Function Business 3084
Springbank Heights Way

Appeal File 05722007 – PRDP20221306 Special Function Business 3126
Springbank Heights Way

WE understand that the Municipal Planning Commission of the County has approved development permits for a Special Function Business for the properties at 3084 Springbank Heights Way and 3126 Springbank Heights Way, to be used for outdoor wedding venues on the subject properties.

We are **opposed** to the proposed businesses. We are writing in support of the appeals and against the approvals of development permits for the subject properties.

The outdoor wedding venues are commercial developments that do not belong in a quiet country residential community for many, many reasons. There appears to be no limitation in the permit about the number of users that can attend the function during the event, which is now stated as outdoor weddings. Permit approval for this commercial business may also open the possibility for other types of events. Access to these properties is on a small winding road that has much wildlife crossing so this raises safety concerns for the wildlife and vehicle drivers/passengers. Policing and emergency services for the events serving food and beverages would be difficult and expensive due to the remote rural location. An increase in crime is a concern as the event/events will promote awareness to the public of other neighbouring remote and fairly hidden residences. The most obvious concerns with the commercial development, for the noted properties, are the safety hazards (grass fires, road accidents), garbage, increased sewage, noise and disruption to the natural habitat for wildlife on the land and in/on the river water. The Central Springbank Area Structure Plan indicates that this area is biologically diverse and ecologically is a significant and sensitive natural area. This area is a designated rural area not commercial.

We respectfully request that the Board allow the appeals and overturn the decisions of MPC.

Sincerely,

Mario & Karen Dal Collo

120 Springbank Heights Loop,

Calgary, Alberta. T3Z 1C5

Phone:

[REDACTED]

Email:

[REDACTED]

-
Cc: Mayor Don Kochan (dkochan@rocyview.ca)

Michelle Mitton

From: Terry Dowsett [REDACTED]
Sent: June 10, 2022 9:57 AM
To: PAA_SDAB; Division 2, Don Kochan; Division 1, Kevin Hanson
Cc: Springbank Community Association; Springbank Community Planning Association
Subject: [EXTERNAL] - Springbank Wedding Venue permit

Do not open links or attachments unless sender and content are known.

Dear members of Rocky View County

Re: Appeal File 05714020 - PRDP20221306 Special Function Business, 3084 Springbank Heights Way
Appeal File 05722007 - PRDP20221306 Special Function Business, 3126 Springbank Heights Way

I live at 151 Lariat Loop. My family has lived at this address for 33 years. Lariat Loop connects to Range Road 32. Range Road 32 will be the road used by guests traveling to the wedding venue in this application. This road is currently a relatively quiet country road. Have you considered the enormous increase to our roads with "There are no limits on the number of guests permitted on-site (Wayne Van Dijk - May 27, 2022)"? I am appalled that this application was approved. and support the appeal.

Let's look for a minute at the possible increase in traffic. For example, suppose there are 400 guests coming to the venue (roughly 200 cars) over about a 1.5-hour arrival time. That is 133 cars/hour. Cars leaving the venue, at night, in the dark, maybe 200 cars over a 2-hour period. Now 100 cars/hour. That is 3.5 hours with a steady stream of cars on a road not designed to accommodate this level of traffic (sharp curves on a hill and common deer crossing). Add to that, many drivers will have been drinking and many will not obey the speed limit. For me and my neighbors, it will make exiting Range Road 32 almost impossible. For those that live directly on Range Road 32, it will create uninvited traffic noise and lights.

Rocky View County has a Transportation Levy for anyone subdividing a property. I have to question the decision to allow this amount of traffic, with no expectation of costs for road upgrades and very serious safety concerns, for this application, yet expect a Transportation Levy to be paid by subdivision applicants.

Apart from my traffic concerns, this venue is not appropriate for a country residential neighbourhood. Our summers are short, this is a time for residents to be outside to enjoy the quiet and peacefulness provided in a location where landowners have paid a premium for their homes. The noise, lights, and porta-potty smells are a direct conflict with the neighbourhood.

It is my understanding that residents were not notified of the decision to approve this application until after its approval. And then required to file an appeal at a cost of \$250. This process by Rocky View County shows complete disrespect to the residents and is definitely not in keeping with "how you can be a good neighbour in our rural community" (Rocky View County webpage - Rural Living).

Sincerely
Terry Dowsett
151 Lariat Loop, Springbank

Wedding Venue- SPECIAL FUNCTION BUSINESS, DISCRETIONARY JUNE 17, 2022

APPLICATION- PRDP20221305 3084 Springbank Heights Way FILE- 05714020

Re: SUPPORT OF THE APPEALS AGAINST THIS SPECIAL FUNCTION BUSINESS

Dear Rocky View County Subdivision and Development Appeal Board,

I live at 3154 Springbank Heights Way, two houses away from this new wedding /party place. My property is 1000 feet away from the Special Function Business (outdoor wedding venue) at 3084 Springbank Heights Way. The proposed Outdoor Wedding Venue on this property is less than 1100 feet from my home. I share a driveway with May and Chum Greig and I am the fourth most impacted landowner. I am against the development permits for both these outdoor wedding venue businesses being operated in a country residential neighbourhood and I support all of the appeals against the wedding venue development permit noted above. This business does not belong in a quiet country residential neighbourhood.

We have had 5 fires in our community of Springbank Heights, the worst burning half the valley. Parking in a native prairie wool grass field is a fire waiting to happen. There is no emergency response plan required for this development permit. I quote the Emergency Response Planning for Community Events 2013. Alberta Emergency Management Agency. "It should be noted that most Criminal and Civil litigation are not based on the incident itself or the response to it, but on what was NOT done PRIOR TO the incident – ie. Lack of planning in preventing, mitigating or response planning to a foreseeable incident. See the attached pages. I do not feel that due diligence has been done to protect our country residential neighbourhood from fire. Note that there are no fire hydrants and the nearest firehall is probably 15 minutes away with a fire truck that does not go off pavement or so we were told during the last fire. Other backup in Cochrane, Bragg Creek, and Bearspaw are 25-30 minutes away at least. There is only one exit from the valley on a sub quality road. Should a fire start, the guests will block the single lane driveway and the fire truck will not be able to get to the fire. And we will pay the price.

The areas along the Bow and Elbow Rivers are designated Special Planning Areas in the Central Springbank Area Structure Plan and require additional regulation for any development. The lands in question are located on the Bearspaw Reservoir, Calgary's drinking water. I attach items from the Bearspaw Reservoir Trilateral Task Force 2019 Consensus report. Note that the quotes from the County Plan state that "Rocky View County will develop and operate in a manner that maintains or improves the quality of the environment." "Maintain the rural landscape and character of dark skies, open vistas, and working agricultural lands." See attached pages.

This development permit will detract from the quality of the environment and wildlife and possibly contaminate the Bearspaw reservoir with seepage from porta potties and blowing garbage. There are no requirements mentioned for waste management. We could have porta potties at the property line for a year.

It is noted that grading is allowed on the site. This is an archeologically significant area with Alberta Culture and First Nations and a historical assessment is required before any grading is allowed as per the Special Planning Areas criteria of the Area Structure Plan.

Of grave concern, is the publicity of so many people coming to the valley for events. A certain percentage will come back in the future to explore the Bow River Valley on their own. This will increase the weekend traffic and parking issues on the main road and our driveways. This also increases the danger from the steep unstable sandstone slopes to the river for those unfamiliar with the area. People also get stranded when the reservoir water level increases and they cannot get back along the river. We have had issues with trespassing and this will increase it greatly. How will bylaw enforce on weekends and evenings as they are not working when they are needed? On a hot dry weekend, there could be way too many people in this valley and then you add 2 wedding venues?

A noise generating business like this creates a massive increase in noise and the hours of noise is not compatible with the existing country residential community and reduces the quality of life and health of residents. I do not have air conditioning so I must leave the windows open at night during the summer. The amount of noise generated from the buses, food trucks, partying people and music will affect my health.

Another real concern is the lights from all the vehicles shining directly into our homes as they leave the site at night. This will again disrupt any normal sleep patterns.

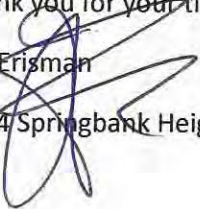
I would have to ask, would you like this Special Function Business next to your country residential home in Rocky View all summer long? Would you like to have 30 parties with unlimited guests next door this summer with no one to contact other than a bylaw officer next week?

I ask that you deny this development permit,

Thank you for your time,

Jan Frisman

3154 Springbank Heights Way,

A handwritten signature in blue ink, appearing to read 'Jan Frisman', is written over the printed name and address.

Background

Legislative Requirements of Municipalities

The Province of Alberta has an Emergency Management Act which under section 11.2(1) requires that,

A local authority:

- (a) shall, at all times, be responsible for the direction and control of the local authority's emergency response unless the Government assumes direction and control under section 18;
- (b) shall prepare and approve emergency plans and programs;
- (c) may enter into agreements with and make payments or grants, or both, to persons or organizations for the provision of services in the development or implementation of emergency plans or programs.

Under the *Act* all municipalities must be responsible for ensuring that emergency response plans are developed.

Liabilities, Due Diligence and Obligations to Public Safety

"If you think safety is expensive, try having an accident." – Common Workplace Safety phrase.

Due diligence is the level of judgment, care, prudence, determination, and activity that a person would reasonably be expected to do under particular circumstances. As applied to an emergency program, due diligence means that all reasonable precautions are taken to address public safety risks, including during response to an emergency. This duty also applies to situations that are not addressed elsewhere in the occupational health and safety legislation.

Due diligence in planning is important as a legal defense. If charged, a defendant – who could be YOU! - may be found guilty if he or she cannot prove that due diligence was exercised. In other words, a defendant needs to prove that all precautions, reasonable under the circumstances, were taken to provide the necessary services and procedures in prevention, mitigation, emergency response and recovery.

* It should be noted that most Criminal and Civil litigation are not based on the incident itself or the response to it, but on what was NOT done PRIOR TO the incident – ie. lack of planning in preventing, mitigating or response planning to a foreseeable incident.

Municipal Event Emergency Response Plan Policy

Municipalities should consider developing an Event Planning Policy that officially supports and endorses the value and benefit to the community of hosting safe and well planned community events. It should also align with other significant municipal policies.

The policy should support a legal agreement with the event organizer that provides a clear understanding of indemnification, insurance obligations, agreement to comply with all bylaws, and requirements for on-going communication of changes to scope and risk of the event. It will also help

Venue – Indoor specific

- How compatible is the building design with the intended use
- Do building permits, inspections and emergency plans already exist
- Capacity and seating limits approved
 - Method and means to control capacity
 - What is the maximum density desired (refer to chart in Critical Crowd Density)
- Are there alteration to typical designed use and seating
 - If so are new inspections and permits done
 - Is there danger of crowding or potential crush zones? If yes, what is control plan
 - Is there assigned seating
- Is there equipment being introduced that is not normally present
 - Do these affects air quality
 - Do these introduce fire/flammability dangers
 - Do these introduce other dangers (tripping, falling, etc)
- Is the building part of larger indoor / outdoor event
- Is there capacity control if the exterior crowd rushes in for shelter (i.e. escaping rain)

* Venue – Outdoor specific



- What if any barriers exist to separate the event area from surrounding area
- Is attendance going to be controlled and if so how
- Are there any hazards (natural or human caused) that exist on or around the grounds
 - Overhead power lines
 - * ○ Water hazards, cliffs, other natural dangers
 - * ○ Environmentally sensitive areas
 - * ○ Areas sensitive to wildfire
- Are there on site vehicles (delivery, ATVs, power carts, snowmobiles)
 - * ○ What is the plan to control movement & speed of them?
 - * ○ How is vehicle / pedestrian separation maintained?
 - * ○ Are pathways all-weather (rain=mud?)
 - * ○ Are road/pathways capable for vehicles (width, turning radius, weight, etc)
 - * ○ Can vehicles get past each other if one is parked (ie. delivery), 1 or 2 way travel
- Is there seating areas and what is the capacity
- Poor weather contingency plans
- Is an Extreme Weather Plan require (see section on weather)
- * • Fire hydrants/emergency water supply **NONE**
- Shelter from extreme weather events (hail, lightning, wind, tornado)
- Extreme temperature plan required
 - Water distribution
 - Patrols to monitor for people at risk
 - Cool off / warm up facilities

GA2019-0809
Attachment 1

	provides high quality recreational opportunities. 3. To promote public awareness and educational programs that protect water quality and quantity and support water conservation. 4. To minimize the threat to public health and reduce economic loss in the event of a flood."
One Calgary 2019-2022 Service Plan	Released in 2018, includes a Council Directive on Integrated Watershed Management which states: <i>"Integrated watershed management is essential to protect public health and the environment....Accomplishing sustainable watershed management within Calgary and the region will require working collaboratively with other orders of government, adjacent municipalities, residents, landowners, developers, businesses, and First Nations."</i>
City of Calgary Municipal Development Plan (2009)	<p>Multiple relevant policies on watershed management and ecological networks, including but not limited to:</p> <ul style="list-style-type: none"> • 2.6.3b. Protect and integrate critical ecological areas such as wetlands, floodplains and riparian corridors into development areas. • 2.6.3c. Create watershed overlay maps to achieve water quality and quantity objectives and integrate the principles and policies of relevant watershed management plans into Local Area Plans. <p>In addition, a policy on recreational access to water bodies to help make leisure and recreation activities available to all Calgarians states:</p> <ul style="list-style-type: none"> • 2.3.4p. Ensure public access is maintained or improved to major water bodies, including the Bow and Elbow Rivers and Nose Creek, where appropriate access can be acquired and maintained across public lands or from public roads and pathways
City of Calgary Sport for Life Policy	The City of Calgary's Sport for Life Policy (CP 2018-03), Section 5.1.3 states that: <i>"The City will strive to enable the health, well-being and active lifestyles of all Calgarians when developing, amending, maintaining and reviewing municipal plans, policies, and bylaws"</i>
City of Calgary Recreation Master Plan	Recreation encourages environmental responsibility. Outdoor recreation opportunities enhance our appreciation for the environment, increasing citizens' sense of responsibility for caring for the environment and for addressing community issues that threaten environmental stability.
Rocky View County Municipal Development Plan (County Plan)	<p>County Plan Principles</p> <p>#2. The Environment</p> <p>Rocky View County will develop and operate in a manner that maintains or improves the quality of the environment... The County will:</p>



IGA2019-0809
Attachment 1

 	<ul style="list-style-type: none"> • Manage stormwater and wastewater systems in a manner that does not adversely impact surface or groundwater, while providing for a safe and reliable drinking water supply. • Undertake a wide range of measures to support the conservation of land, water, watersheds, energy, and other natural resources. • Maintain the rural landscape and character of dark skies, open vistas, and working agricultural lands. • Provide a variety of well-designed parks, open spaces, pathways, and trails that connect communities and accommodate residents' recreation and cultural needs. <p>Environmental goals:</p> <ul style="list-style-type: none"> • Providing for a safe, secure, and reliable drinking water supply. • Treating and managing stormwater and wastewater to protect surface water, riparian areas, and wetlands. • Managing private development and County operations in a way that maintains and improves the quality of the natural environment. • Encouraging partnerships and public education initiatives that contribute to environmental awareness and management.
Rocky View County's Parks and Pathways: Planning, Development and Operational Guidelines	<p>Includes a "Blue Way" guideline outlining the potential of the Bow River for recreational paddling and angling, and the need to promote responsible use and conservation of the waterway within the County.</p>
Glenbow Area Structure Plan	<p>The Glenbow ASP uses land use and conservation design to provide the permanent protection of riparian and sensitive ecological lands while locating urban development in areas that are lower risk to the Bearspaw Reservoir. By locating development on the upper escarpment and adopting a multi-barrier treatment approach for stormwater, the plan supports source water protection through engineering design requirements as well as land use strategy and built form.</p>
Bearspaw Area Structure Plan	<p>The Bearspaw ASP's policy the County requires developers to include a Stormwater Management plan that includes a forecast of the quality of runoff water to the Bow River. This ASP is currently being reviewed and updated.</p>
Springbank Central Area Structure Plan	<p>The Springbank Central ASP recognizes that the creation of new or the expansion of existing intensive livestock operations shall be in accordance with any Provincial regulations and shall be sensitive to the proximity of residential uses, and any potential impacts on the City of Calgary and the Bow and Elbow River watersheds.</p>

IGA2019-0809
Attachment 1

✕	<ul style="list-style-type: none"> 6.6.3. Proposed land uses with potential for source water contamination shall not be permitted in any areas with a surface or subsurface connection to The City's raw water supplies on the Bearspaw Reservoir and the Bow River, as identified in the Master Drainage Plan.
Haskayne Master Drainage Plan	Requires any stormwater discharges from developments in the area to occur downstream of The City's Bearspaw water treatment plant intakes, in order to protect source water
Calgary Open Space Plan	<ul style="list-style-type: none"> Provide a continuous integrated river valley park system that reflects the city's unique prairie and foothills setting Promote connected open space systems and the protection of natural areas and water quality in areas of future urban growth. Provide a healthy, well-managed urban forest and ensure that road rights-of-way are designed to contribute to urban aesthetics, as well as to the air and water quality of the city.
City of Calgary Source Water Protection Plan	Finalized in 2018, this Plan includes a Vision, Goals, and key Actions for implementation nested under each goal. Of note, the first action specified under this Plan is to " <i>Develop and implement recreation management strategies and actions for the Bearspaw Reservoir.</i> " Separate actions related to land use planning in source watershed areas, stormwater management, partnerships with other agencies, and education were included in the Plan. The Plan can be accessed at calgary.ca (http://calgary.ca).
City of Calgary Glenmore Park Bylaw #9018	<p>In the 1930s, the first bylaw governing the Glenmore Reservoir excluded all public access and use to protect Calgary's drinking water supply. As The City grew around the reservoir throughout the 1950s, public pressure for access and use of the reservoir as an amenity increased. Illegal swimming and other activities began to be common occurrences.</p> <p>The current <i>Glenmore Park Bylaw #9018</i> - originally established in 1974 - allowed for the establishment and management of Glenmore Park, while also achieving the intent of not "<i>adversely impacting the supply of pure, wholesome and potable water to the residents of the City</i>" (Sec. 2. (2)). Key highlights of the bylaw include strict rules to manage recreation for source water protection, including:</p> <ul style="list-style-type: none"> Restrictions on any recreational access north of the Glenmore Trail Causeway (in the vicinity of the City's water intakes) (Sec. 13.2) Severe restrictions on swimming or any other human contact with the reservoir (Sec. 16). "<i>No person shall enter the waters of the Glenmore Reservoir for any purpose whatsoever.</i>" Boating restrictions (Section 11) <ul style="list-style-type: none"> Restrictions on motorboating (Sec. 11.1)

Appeals against Development Permits

Application Number: PRDP20221305

File Number: 05714020

Application Number: PRDP20221306

File Number: 05722007

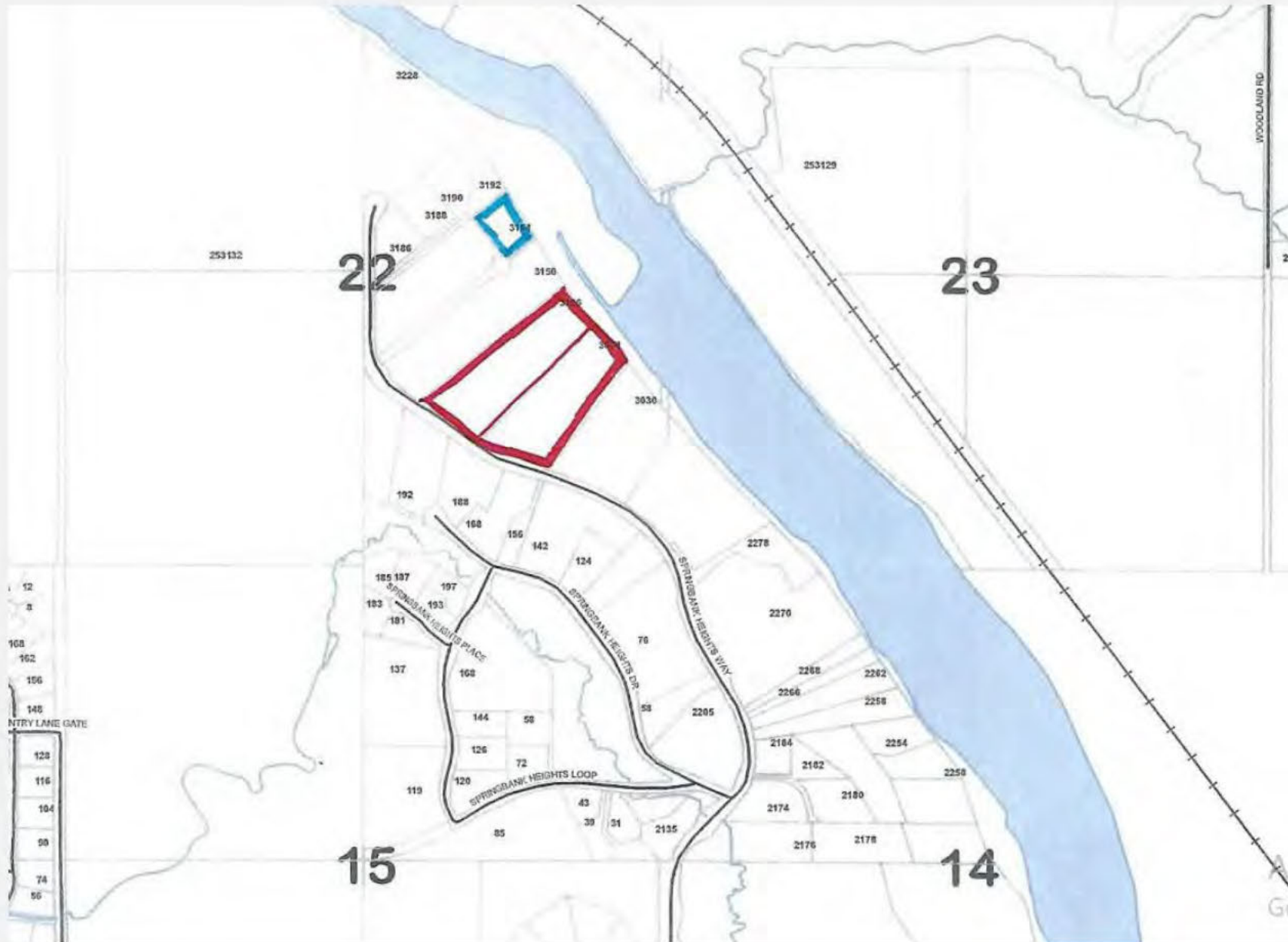
Affected Property Owner: Jan Erisman

3154 Springbank Heights Way



MY PROPERTY

- Blue is my home
- Red are the Proposed Wedding Venues





SPRINGBANK HEIGHTS FIRE



Excerpt from a news article about one of the Springbank Heights fire 04/2008:

Several residents of the rural community of Springbank were evacuated Saturday when the massive blaze swept across their properties in the afternoon.

One person suffered smoke inhalation, but no one was seriously injured.

The fire spread more than a kilometre through Springbank Heights and a neighbouring community and threatened a number of homes, although none were damaged.

But a number of sheds, barns, vehicles and trailers that were in the path of the fire were lost.

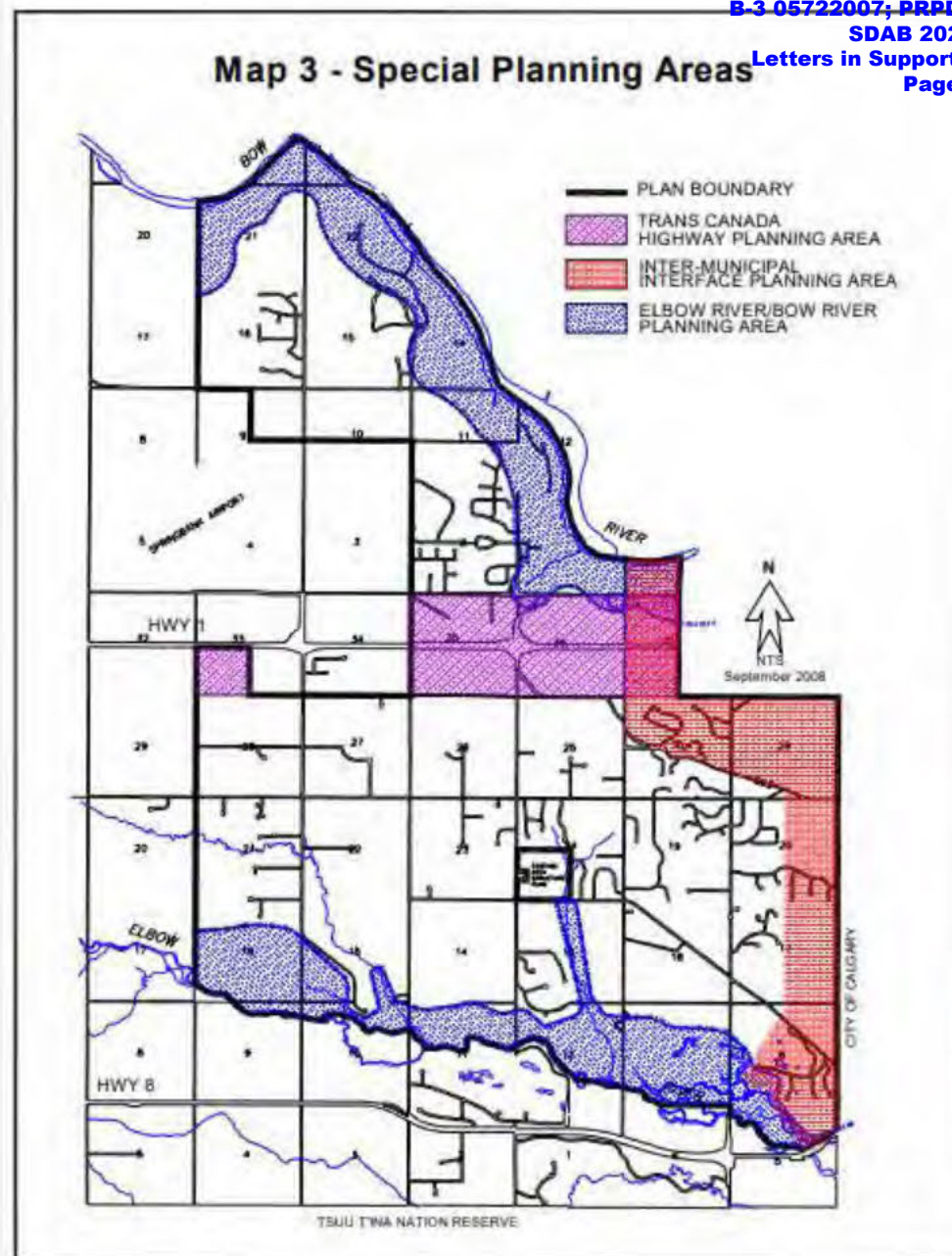
The microclimate in this valley is exceptionally dry.

Central Springbank Area Structure Plan

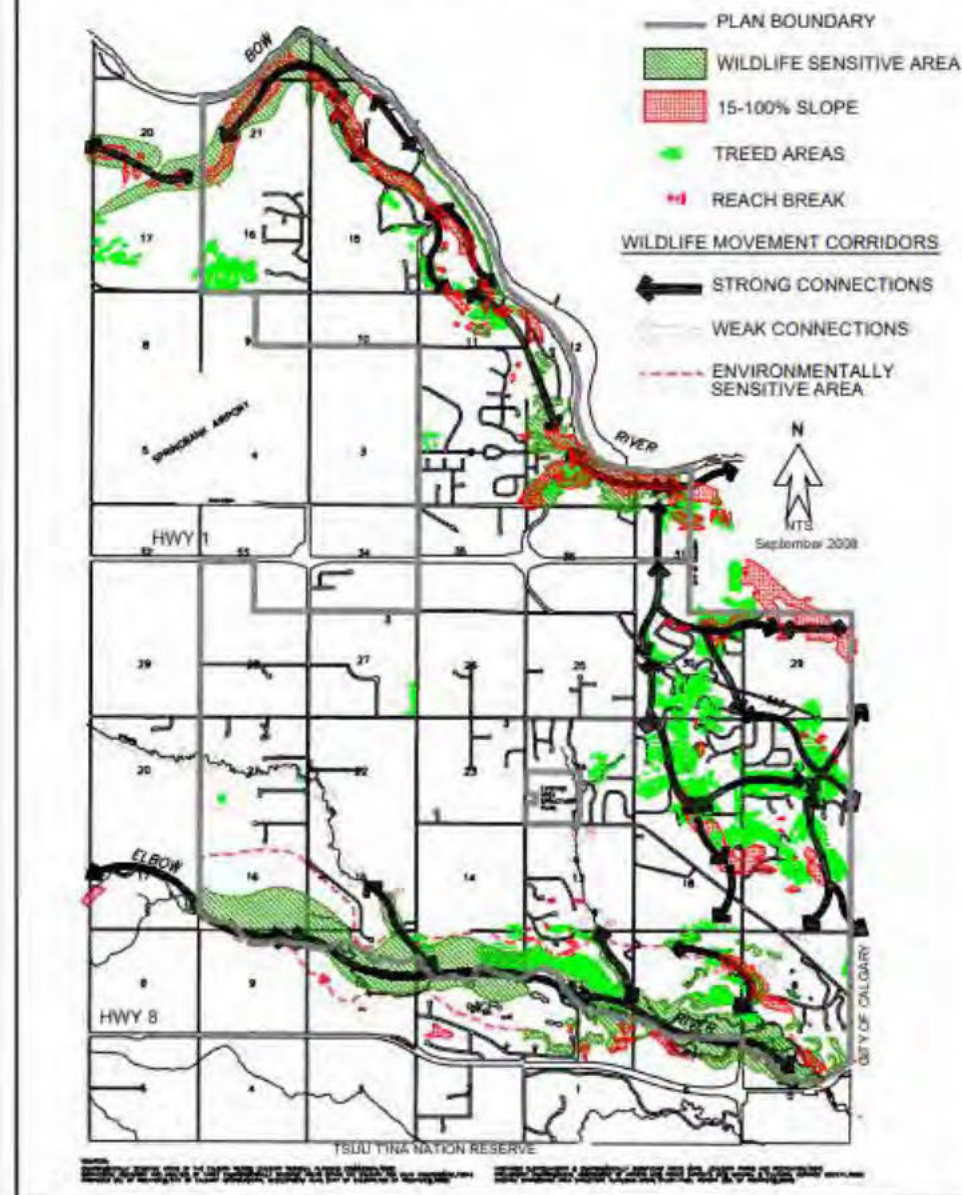
2.3.2.3 Special Planning Areas

i) The Bow and Elbow Rivers are significant watercourses throughout the Plan Area that provide natural beauty, a drinking water source, wildlife corridors, fisheries and open space. In the Bow and Elbow River Valleys Special Planning Areas, additional requirements...

- ☐ Maintenance of drinking water quality and supply in the Bow and the Elbow rivers
- ☐ Identification and integration of wildlife corridors
- ☐ Preservation of fisheries
- ☐ Limited removal of vegetation cover
- ☐ Flood fringe and flood way considerations
- ☐ Slope stability
- ☐ Gravel resources and their extraction potential
- ☐ Open space connections to the rivers



Map 6 - Environmental Constraints





Calaway Park then opens daily from June 29th to August 31st from 10am to 7pm. Calaway Park is scheduled to be open September 3rd, 4th and 5th from 10am to 7pm.

In the Fall, Calaway Park will be open Saturdays, Sundays, and Holiday Monday from September 10th to October 10th, 2022 from 11am to 6pm.

OWNERS

- No one has moved into either of the houses (no permanent resident)
- Swaro's tree fell onto the main road
- There is no one to contact if there are issues during the parties.



From: Wayne Van Dijk <WVanDijk@rockyview.ca>

Subject: PRDP20221305 inquiry

Date: May 25, 2022 at 8:05:30 AM MDT

To: [REDACTED]

Cc: Dominic Kazmierczak <DKazmierczak@rockyview.ca>, Belen Scott <BScott@rockyview.ca>

B-3 05722007; PRPD20221306

SDAB 2022 June 30

Letters in Support of Appeal

Page 28 of 159

3084 Springbank Heights Way (Roll #05714020) PRDP20221305

This parcel does have an approved vacation rental permit until April 13, 2025 (PRDP20220537)

Can have up to 15 wedding events/year. No other type of event is permitted and the applicants only asked for wedding venues. The venue is limited to a 400 sq. m (4,305.56 sq. ft.) area as depicted on the site plan (attached)

Both properties can host weddings at the same time.

There are no limits on the number of guests permitted on site

A designated parking area is supposed to be maintained on site and no parking at any time on County right of ways or roadways. I have attached a copy of the site plan for reference.

There is no camping permitted.

The Applicants/Owners are responsible for setting up, taking down and ensuring all is cleaned up after an event.

All events have to abide by the County Noise Bylaw, C-8067-2020

3126 Springbank Way (Roll # 05722007) PRDP20221306

This parcel does not have an other approved development permits.

Can have up to 15 wedding events/year. No other type of event is permitted and the applicants only asked for wedding venues. The venue is limited to a 400 sq. m (4,305.56 sq. ft.) area as depicted on the site plan (attached)

Both properties can host weddings at the same time.

There are no limits on the number of guests permitted on site

A designated parking area is supposed to be maintained on site and no parking at any time on County right of ways or roadways. I have attached a copy of the site plan for reference.

There is no camping permitted.

The Applicants/Owners are responsible for setting up, taking down and ensuring all is cleaned up after an event.

All events have to abide by the County Noise Bylaw, C-8067-2020

NOISE

- We are known for our quiet valley
- Excessive and unusual noise from weddings, generators, traffic, music
- Diminishes neighbours quality of life, value or property and community pride

PUBLIC RIVER PARK

- Parking lot is located at the bottom of the steep hill
- Heavy traffic on weekends as it is
- Dangerous roads when mixed with high volumes of wedding traffic

TRESPASSING

- Visitors using private driveways for parking and accessing the river
- Will there be greater RCMP and bylaw presence to address these concerns?

This development permit devalues my lifestyle and the value of my property. It affects the use, enjoyment and value of the land I love. As a discretionary use it is not appropriate.

PERMIT ISSUES

- No prior notice or communication with residents
- Financial burden on residents to appeal permits
- The burden of enforcement of the conditions of the permit will be on the neighbouring residents. That is not appropriate.

QUESTIONS FOR THE APPLICANTS

- 1) Are they aware the land and outbuildings they own burned down around 10 years ago due to a fire?
- 2) That they can be personally fined if a fire is started on their property?
- 3) That once they park all over the native prairie grass, they will fight thistle (weeds) for years and be fined by Rocky View if it is not controlled?
- 4) That the bears will come if they leave any food or garbage out?
- 5) That porta potties cannot be connected to septic fields when they are located next to Calgary's drinking water?
- 6) That porta potties can leach into the ground and Alberta Environment will make them remediate it?
- 7) That they could be liable for drinking and driving accidents leaving their property as this is a home business?
- 8) As they are absentee owners, is this subleased to a third party and therefore not a home business?
- 9) Are they aware they are asking for longer operating hours than Calaway Park in a residential neighbourhood?

CLOSING THOUGHTS

- We are a welcoming and supportive residential community
- These wedding permits will have great consequences to the environment, our property values, and our use and enjoyment of the beautiful river valley we call home.
- The proposed wedding venues are incompatible with our homes and residential neighbourhood

To: Rocky View County Subdivision and Development Appeal Board

Email: SDAB@rockyview.ca

Appeal against Special Function Business for outdoor wedding venue at:

Application Number: PRDP20221306 Roll Number: 05722007

Lot 9 Block Plan 7410359, SE-22-25-03-W05M; (3126 Springbank Heights Way)

Applicant: Mike Collinge (Knotty Boyz Construction Ltd.)

Owner: stated owners on memo is Not correct. Owners listed sold the property

Appeal against Special Function Business for outdoor wedding venue at:

Application Number: PRDP20221305 Roll Number: 05714020

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

Applicant: Mike Collinge (Knotty Boyz Construction Ltd.)

Owner: Swaro, Amaresh & Ruchika

Appellants: Warren Flaman & Christine Gargula

3-2-9311780, NE-22-25-03-W05M; (3190 Springbank Heights Way)

To: Members of the Rocky View County Subdivision and Development Appeal Board

I, Warren Flaman and Christine Gargula are against the Special Function Business for outdoor wedding venue as stated at the above locations.

The primary reasons against the business locations are because of excess noise and duration of the disturbances associated with wedding festive celebrations in the local vicinity of our primary residence. The truth be said, everyone knows that wedding celebrations will implement amplified sound systems for public address announcements as well also for festive music. The applicants have stated they will be using fabric tent structures to house the events. These types of temporary structures do very little to dampen the sound loudness level transmitted to local residences. The acreage residences in the area are separated by several hundred meters but again there are almost no structures to impede the sound propagation. The venue location and my residence are situated in an extremely large geographical valley which again enhances the sound level propagation throughout the valley in a similar way as theaters use this enhancement technic.

A permanent building structure to host the wedding media presentation would definitely aid in reducing the sound level and propagation to local residences, for example, community centers and auditorium.

To: Rocky View County Subdivision and Development Appeal Board

Email: SDAB@rockyview.ca

Delinquency and Dangerous Liabilities

Almost all wedding celebrations will be serving various types of alcoholic drinks to their guests and there is, a possibility of some members being over intoxicated. Some of these members may be driving their vehicles under the influence (DUI) of intoxicants when commuting to and from the wedding venue. The main road to the stated wedding locations is a common usage road used by various bicycling groups, people walking their dogs and wildlife such as deer. That section of road, Springbank Heights Way was not upgraded to a wider road shoulder path as it was on township road 251 and part of the range road 32 intersecting township road 251A. This section of road, Springbank Heights Way poses a dangerous commute route with various twisting and up/down roadways of limited visibility.

Wedding celebration may be rendering fire hazards by using open flame for cooking, outdoor fire pit burning, show casing fireworks, using candles for decorations and most concerning is the care and usage of cigarettes by guests. The location of the venue will be situated on grasslands of the whole valley, and it is common knowledge that the Cochrane Calgary valley experiences higher wind conditions. There are no water fire hydrants in the area to use in the case of a wildfire event.

Management and Mediation

Are resident neighbors to supervise these wedding events to insure a safe operation within their community. Who do neighbors call for help? Do we have to wait for the limited resources of RCMP policing to resolve conflict issues with the wedding event.? I would hate to be personally involved with disrupting a special celebration of a wedding. Some wedding celebrations can last a day to several days depending on their cultural traditions. The wedding business vendor is requesting structural setups of 15 days not including setup or take down. Let's be realistic, the vendor will not be taking down structures every 15 days. Mike Collinge (Knotty Boyz Construction Ltd.) has requested licenses for using two adjacent acreage properties with 15 wedding events per property per year (total 30 a year). Most of these wedding events which are outdoor will probably be operated during the warmer seasons; spring, summer and fall and will likely occur on weekend time frames to accommodate guests.

The sound level, duration, and number of wedding events will produce an excessive amount of mental stress on local residences who work their full-time jobs and are looking forward to peaceful enjoyable weekend. Do local residences have to close all their windows and hide in their houses to evade noise issues with the wedding celebrations and still hear the partying.? The wedding business partners, and guests do not live there and are not repeatedly subjected to noisy celebrations. I don't think anyone of the Rocky view board members would tolerate excessive noise and partying problems in their neighborhood, especially if it were every weekend and the house next door.

Honestly with truth,

Warren Flaman

Email: [REDACTED]

Michelle Mitton

From: Chris G [REDACTED]
Sent: June 27, 2022 1:37 PM
To: PAA_SDAB
Subject: [EXTERNAL] - appeal hearing June 30 2022

Follow Up Flag: Follow up
Flag Status: Flagged

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June 27 2022

Rocky View County Subdivision and Development Appeal Board

Email: SDAB@rockyview.ca

Appeal against Special Function Business for outdoor wedding venue at:

Application Number: PRDP20221305 Roll Number: 05714020

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

Applicant: Mike Collinge (Knotty Boyz Construction Ltd.)

Owner: Swaro, Amaresh & Ruchika

Appellants: Warren Flaman & Christine Gargula

3-2-9311780, NE-22-25-03-W05M; (3190 Springbank Heights Way)

Rockyview

Appeals committee

Appeals committee

I am writing this letter to express my concern about the approved special function business (outdoor wedding venue) in Springbank. I am very much opposed to this due to health, safety and environmental problems that I will outline in this letter.

First of all there are health issues surrounding pollution with this venue. There are issues with noise pollution especially if a public announcement system is used. Sound is carried and amplified in this valley and excess noise is very disturbing to mental and physical well-being. Also what happens if these wedding celebrations go on for days? Why should I, who works during the week, be subjected to noise and disruption on my days off? That is unfair to me and my neighbors who just want to enjoy the peace and serenity of living in Rockyview county.

There are also issues with garbage control. It is very windy in this valley and garbage would not be contained in their area but will be blown all over the country. Who will clean that up in a timely manner?

There is also an issue with odor, fumes, exhaust from all the extra vehicles that will be on site, not to mention the food or fireworks that may be used, so this would directly contravene the development permit report conditions. Also fireworks would potentially start a fire with the tinder dry grass during the summer months.

There is also the sight pollution involved with this venue. The property will be turned into an unsightly mess especially with the paved parking area and structures that remain erected for weeks on end. This is a residential neighborhood where people live, not a commercial strip mall. These so called owners just want to make money and they don't care about the community. These owners don't live on site so how can they be called residents of the community? Since they don't live on site who would be policing or monitoring these events? I and the other residents are not paid to police wedding events. Why should our peaceful and serene environment be disrupted and polluted just so some nonowner can make money? So is the county ready to hire more enforcement?

There is also the issue of safe access into and out of the community. This wedding venue is located at end of Range Road 32 (which turns into Springbank Heights Way) which is a dead end road, therefore, there is only ONE way in and out for the residents. If there were to be a fire, flood, tornado etc. it would be catastrophic to get out of the community quickly with the proposed **minimum** 50 vehicles per venue that they want. It makes me very worried that on the it states that "There are no limits on the number of guests permitted on site". This means there could be thousands of people there crowding on the property – a health and safety issue. Also with regards to road access, this road is frequently used for walking, jogging, and bicycling in addition to residents. The road is narrower and, therefore, there is more danger of collision with pedestrians/cyclists with increased traffic.

Also since this is a wedding venue will there be extra police officers there to patrol for drunk drivers or drivers under the influence of drugs? Who will pay for extra police officers/bylaw officers to control noise, traffic, litter and general event concerns? How many extra police officers/bylaw officers be hired to oversee this? Who will be onsite to address venue concerns? The owners of the property do NOT live on site so who monitors the events? What happens if these drunks/drugged people sleep it off at the venue. I don't believe there is camping there on site nor is it zoned for camping. What happens if they start wandering onto other people's property and create a nuisance and disturbance? This will be another problem.

With regards to environmental issues, why is a perfectly pristine native Alberta grassland being leveled and a parking lot being installed? This is one of the last native grasslands in Alberta. This is an environmental nightmare that should not be allowed to occur just so that someone can make money at the expense of health and safety against neighbors and the pristine environment.

Please do NOT allow these special function businesses to gain a foothold in our peaceful and beautiful community.

Sincerely,

Christine Gargula

Michelle Mitton

From: Nadia Gravel [REDACTED]
Sent: June 23, 2022 2:33 PM
To: PAA_SDAB; [REDACTED] Division 2, Don Kochan; Division 6, Sunny Samra; Division 3, Crystal Kissel; Division 4, Samanntha Wright; Division 1, Kevin Hanson; N M; Division 5, Greg Boehlke; Division 7, Al Schule
Subject: [EXTERNAL] - RE:Appeal File 05714020 - PRDP20221305 Special Function Business 3084 Springbank Heights Way Appeal File 05722007 - PRDP20221306 Special Function Business 3126 Springbank Heights Way
Follow Up Flag: Follow up
Flag Status: Flagged

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**RE:Appeal File 05714020 - PRDP20221305 Special Function Business 3084
Springbank Heights Way
Appeal File 05722007 - PRDP20221306 Special Function Business 3126
Springbank Heights Way**

Dear Board Members,

I am opposed to the proposed wedding/ special Function venue businesses approved for 3084 Springbank Heights Way and 3126 Springbank Heights Way."

We chose, last year, to buy our house in the quiet neighborhood of Springbank. We were in love with the natural land and so less traffic than Calgary.

First of all, I have to admit that I am shocked after being inform of your acceptance to allow a special function business near the river and for two properties, side by side. I cannot imagine that the council didn't think about the traffic increase in that area and the problem attached to wedding venue. 50 parking stall times 2 = **100 cars!!!** Have you realized? **15 venues, all over summer...**this is really unrespectful for the neighborhood and it create an opportunity for other home owner to do the same with their land, anywhere in Springbank. This is not acceptable.

We have approximately 3 months of nice outside weather, where we can appreciate the sound of the nature and you agreed to remove that right from us. This is not right.

Working in hotel industry for many years, I can tell you that wedding and outside gatering is one of the most problematic venues as function. It is very loud music (even if you feel it had a good laugh during your council meeting about music from one party can be better than the other one, which was totally inappropriate in my opinion). Often, fights are involve because of the amount of people being intoxicated.

Did you know that water is a channel to spread the sound? In fact, the sound goes 4 times more quickly than in the air and water is like an acoustic mirror. What is going to happen? The music will travel along the river, and will disturb not only household close by the venue, but all houses along the river and on the other side of the river.

In my closing, please allow me to repost this few words from Rocky View County website: "*Rural living is rich and rewarding, yet it is important that new residents know that rural life in Rocky View County is very different from life in the city.*

[Agriculture](#) greatly shapes the economic, cultural and social fabric of the County. You have chosen to live in a rural setting among ranch and farm families. You can expect to share many of the benefits and challenges they enjoy, like open space and tranquility, wildlife sightings, variable weather and road conditions." If you do allow the Special function business in our quiet area, it is against your own definition of our County.

I choose, a year ago, to live a life where I can enjoy open spaces and tranquility. You are removing from me and my family this right.

Thank you for revising your first approval and to withdraw your consent.

Regards,

Nadia Gravel
63 Lynx Lane

Michelle Mitton

From: W.N.(Bill) Grover [REDACTED]
Sent: June 19, 2022 8:59 AM
To: PAA_SDAB
Subject: [EXTERNAL] - Applications # PRDP20221305 & #PRDP20221306
Attachments: Outdoor Wedding Venue Letter.docx

Do not open links or attachments unless sender and content are known.

Attention: Michell Mitton

Dear Board Members,
RE: Appeal File 05714020 - PRDP20221305 Special Function Business 3084
Springbank Heights Way
Appeal File 05722007 - PRDP20221306 Special Function Business 3126
Springbank Heights Way

My wife Sandra and I (47 year residents of 126 Springbank Heights Loop) support the appeals against the proposed outdoor wedding venues. We are strongly opposed to the proposed wedding venue businesses approved for 3084 Springbank Heights Way and 3126 Springbank Heights Way for the reasons outlined in our attached letter to Don Kochan of May 24.

We seriously hope you reconsider these applications so we can maintain our residential community lifestyle. Thanks for your time and trouble.

Regards, W.N.(Bill) and Sandra Grover
126 Springbank Heights Loop, Calgary, T3Z 1C5

Memo

To: Don Kochan, Councillor Division 2, Phone: (587) 435-7172
email: [REDACTED]
From: W.N.(Bill) and Sandra Grover of 126 Springbank Heights Loop
Date: May 24, 2022
Re: Application #PRDP20221305 Development Permit for Outdoor Wedding Venue

This Memo is a follow-up to the letters you've received from Robert and Susan McKenzie and Ed Bamlett. My wife Sandra and I JUST found out from other neighbours about Application #: PRDP20221305 Development Permit for Outdoor Wedding Venue. Like several of the other neighbours, we never received notification from the M.D. Of Rocky View regarding this development. This is a 30acre development so EVERYONE in the Springbank Heights Area should have received notification.

My wife and I bought our property in this community in October of 1974, built our home and moved in May 1, 1975. This has remained a residential community up until this time. Like Ed Bamlett mentioned in his letter we've fought other developments such as a gravel pit etc. and we've been able to maintain the residential community of the area.

Don, while you were campaigning in our area you indicated that you would fight to ensure Springbank maintains its strong country residential community along with the required amenities. This 30acre Outdoor Wedding Venue being presented by absentee owners in no way supports that statement.

As Robert and Ed mentioned in their letters, RR 32 becomes a drag strip during the summer months. A large part of the problem is "out of community individuals" trying to make their "Tee" times at the golf course with no consideration for local residents. Having a 30acre Outdoor Wedding Venue hosting large volumes of people drinking and carrying-on until all hours of the night will only add to this lack of consideration for local Springbank Heights residents.

Like Robert and Susan McKenzie and Ed Bamlett, my wife Sandra and I do not support this project and wish to be on record with our concerns. As our Councillor, please act accordingly. It is your responsibility to make our concerns known to Council because such a development as this has got to be against the Area Structural Plan.

Thanks for your time and I look forward to hearing from you shortly regarding our concerns.

Regards, W.N.(Bill) & Sandra Grover
126 Springbank Heights Loop, Calgary, AB T3Z 1C5
Phone: [REDACTED]

June 6, 2022

Re: Application Number: PRDP20221305. Division 2
File Number: 05714020
Owner(s): Swaro, Amaresh & Ruchika
Legal: Lot 8 Block Plan 7510146, NE-14-25-03-05 (3084 Springbank Heights Way)

Applicant Number: PRDP20221306 Division 2
Owner(s): Gupta, Chander and Monica
File Number: 05722007
Legal: Lot 9 Block Plan 7510146, SE-22-25-03-05

Located 2.70 km. (1 ¾ mi.) north of Township Road 251 A and on the north side of Springbank Heights Way

To whom it may concern,

This letter is in response to the recently approved development of the two wedding venues which will be located 2.7 km north of Township Road 251A. See the above information regarding these properties for event centers.

I was not notified about this project since my residence is not in the Springbank Heights area. However, my location is at the Northwest corner of Township Road 251A and Range Road 32. Range Road 32 provides access to the area concerned, so I will be affected as will my neighborhood by the increase in traffic, which is already heavy for a residential area. There is a sign at the entrance to this area that reads "No Exit." Translated, that means that any traffic originating on this section of road must exit to Range Road 32 from "my" corner.

There is a 'cluster' subdivision around the Springbank Links Golf Course; adjacent to that is Rodeo Ridge and further down the road is Emerald Bay.. In addition, a new housing development, Devonian Ridge, has been constructed across the road from the golf course. The traffic is already busy here with deliveries to the golf course, and to residents, Plus golfers on their way to a 'round' or two - of various types. Residents on their way to work, need to take this route and come back to it. Lots of construction and landscape supplies and assorted other vehicles use Range Road 32. It is a busy road!!

Springbank Links Golf Club House offers a beautiful venue for weddings. Already in the area! In fact, there are many wedding venues in Springbank (Mickelson in 2023, and Pinebrook Golf Clubs, Springbank Park For All Seasons, the Heritage Center, Westlife Church, Springbank United Church and Mountainview Lutheran Church) to name a few; all of which are properly zoned. These applicants would know about these if they lived in the community.

Returning to the traffic situation on Range Road 32, there have been a number of traffic fatalities and serious injuries in recent times. They have involved inebriated drivers and/or speeders losing control. These incidents will likely be multiplied with more traffic such as people returning from these events.

I urge you to reconsider your decision regarding the approval of the Wedding Event Centers. Please don't disrupt the serenity and beauty of the river valley we all love. We don't need to contribute to more traffic and fatalities on our roads..

Thank you for your consideration of this matter,

Frances Hadford
31241 Township Road 251A
Lot 1, Block 1, plan 901141

Date: 27 June 2022

File: 05722007; PRPD20221306 102

Multiple affected party appeals against the Development Authority's decision to approve a development permit application for a Special Function Business, for an outdoor wedding venue at Lot 9 Block Plan 7410359, SE-22-25-03-05; (3126 Springbank Heights Way) located approximately 2.70 kilometres (1.04 miles) north of Township Road 251A and on the north side of Springbank Heights Way Appellants: JC Anderson (represented by Rick Grol); William and May Greig; Rick Grol on behalf of David Pierce; and Melanie Spafford et al

I, Darren Hall, hereby agree with all the points of the above Appeal and wish my objection to be noted.



Darren Hall
124 Springbank Heights Drive,
Calgary, AB T3Z 1C6

Email: [REDACTED]

Cell: [REDACTED]

June 3, 2022

Rockyview County
Planning Services, Rocky View County

Application Number: PRDP20221305. Division 2

File Number: 05714020

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

Owner(s): Swaro, Amaresh & Ruchika

Application for: Establishment of a special function business

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

Applicant Number: PRDP20221306 Division 2

File Number: 05722007

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

Owner(s): Gupta, Chander and Monica

Application for: Establishment of a special function business

Legal: Lot 9 Block Plan 7510146, SE-22-25-03-05 (3126 Springbank Heights Way

Located 2.70 km. (1 ¾ mi.) north of Township Road 251 A and on the north side of Springbank Heights Way

Dear Sir or Madam,

Regarding the above files as a new resident myself we **DO NOT SUPPORT** the development permit/s for these two Special Function Event Centers (Land Use Bylaw 154-156) on these country residential lots. These events should be held in an area and in facilities that would allow for these activities to occur without sacrificing the right to peace, comfort, and safety of the neighboring properties. These are outdoor businesses that should be in a business area with traffic controls, road lighting, fit for purpose parking, access roads, hygienic facilities, quantified noise mitigation measures at sufficient distances from residential properties.

1. Prior to purchasing the property I studied the home business limitations regarding additional traffic and took great comfort in the fact that the County had clearly defined limits and mechanisms to safeguard the county home-owners privacy, and ability to quietly enjoy activities on their own land.

2. The area in the valley is home to an abundance of activities and wildlife, walkers, dog walkers, bicycle riders, deer, fishing. The live band/s performing weekly is very likely to have an adverse impact on the safety and comfort of the deer, walkers, and bicycle riders, that make the valley their home and contribute greatly to the valleys' natural and social appeal. (The deer are jumpy enough getting them moving more quickly on the roads with traffic levels at night far beyond normal creates significant increased commuting hazards for residents and visitors)

3. The roads leading to the proposed area/s have no lighting, limited or no shoulders and during events weekly increases of traffic of 1500% or more are likely this based on events on average size by the information made available. 5-300 attendees? (150 vehicles) guests, event serving staff, 15-30, (5-9 vehicles) musicians, 1-7, (1-3 vehicles) laborers for setting up tents, tables, chairs 5-15 persons, (3-5 vehicles) electrical personnel 1-3 (1-2 vehicles) for delivering power to tents, band etc., 15 Portable toilets installation removal, vacuum truck, general waste removal, fire prevention, security, parking, and servicing 5-7 personnel, (3-5 vehicles). Total additional vehicles per event/night, 174, and people in attendance 362. (No actual attendance limitations sited)

4. The noise bylaws do not site actual decibels of what would be an acceptable/unacceptable noise level, of an event entertaining an audience with no maximum number of attendees through the day and into the night. No specific noise control, mitigation or sound monitoring are present, these are measures that would prevent noise impacting residents in adjacent properties and the impact on wildlife. Please conduct a professional

acoustic/noise audit to quantifiably demonstrate that the noise will not be excessive before it's assessed. The accompanying "sound systems" will not be. (No data shared relevant to emergency response plans, or PSE measures to support unplanned events or weather-related emergencies)

5. 15 wedding events introducing a combination of noise and traffic could likely exclude quiet enjoyment of my own property virtually every weekend of the summer. (Factor in the property immediately west of this property has applied for the same type of venue hosting and we potentially double the number of events to 30 all within 60-250 meters of my home as per the diagrams provided by the county)

6. Combining 750-1500% increase in traffic based on 300 guests and 50 plus support personnel, with one event when combined with the application, at 3126 Springbank Heights Way, which borders 3084 Springbank Heights Way (collective impact). As a matter of community safety there would be events serving alcohol on a weekly basis to potentially 600 guests. (It's frightening to contemplate the increased potential for a loss suffered by either a resident or visitor to the community involving someone returning from large weekly venue/s serving alcohol)

7. As I have been advised the properties are not the primary residences of the applicants so the event operators it appears would not have their own homes be subject to the potential impacts imposed on the Springbank Heights Way neighborhood and other area rate payers. My hope is that before any such approval is issued that people would ask themselves if they would welcome in anyway the volume of additional noise, traffic, or alcohol service to hundreds of people at their own homes. The thought of these becoming for profit weekly events in temporary facilities in a residential area with an infrastructure that was neither designed for nor intended to accommodate such concentrations of people or vehicles is frightening. My home and family will bear the brunt of these businesses' existence. The traffic and noise of every car and truck will pass my driveway enroute to and departing these events as well as the sounds of every song performed, and speech/toast/joke told through sound amplifiers. I will be happy to be wrong on all these issues, but there is no actual evidence being presented or cited on any of them that support a conclusion that I am wholly wrong, inaccurate, or mistaken.

Sincerely,
Patrick, Aliya & Judy Hanly
3030 Springbank Heights Way
Pat # [REDACTED]
Aliya # [REDACTED]
[REDACTED]

Michelle Mitton

From: Judy Howard [REDACTED]
Sent: June 23, 2022 8:43 AM
To: PAA_SDAB
Cc: Division 2, Don Kochan
Subject: [EXTERNAL] - Springbank Heights Appeal

Follow Up Flag: Follow up
Flag Status: Flagged

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June 23, 2022

Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attention: Michelle Mitton

Dear Board Members,

**RE: Appeal File 05714020 - PRDP20221305 Special Function Business 3084
Springbank Heights Way**

**Appeal File 05722007 - PRDP20221306 Special Function Business 3126 Springbank
Heights Way**

We live at 51 Palomino Boulevard – at Springbank Links Golf Course.

We are writing in support of the appeals against the approvals of development permits for the Special Function Businesses (outdoor wedding venues) at 3084 Springbank Heights Way and 3126 Springbank Heights Way. I/we are opposed to the proposed businesses.

We are concerned about the outdoor wedding venues that are proposed for these properties. Our concerns are the increase in traffic generated by the proposed venues and noise resulting from the outdoor wedding venues. I am also concerned about the impacts of the proposed developments on the riparian habitat of the Bow River.

Another major concern is the fact that wedding parties equal copious amounts of alcohol consumption. People do not worry much about drinking and driving when they are outside city limits as they seem to feel there is less risk of being “caught”. We have had too many deaths on Range Road 32 as it is and people living here are at much greater risk with high volumes of party attenders travelling this road to return home after a wedding reception.

The Central Springbank Area Structure Plan indicates that this area is biologically diverse and ecologically is a significant and sensitive natural area. According to the ASP Maps this area is a valuable wildlife corridor. The proposed developments will negatively interfere with the use and

enjoyment of the surrounding properties and the neighbourhood. The outdoor wedding venues are commercial developments that do not belong in a quiet country residential community.

We urge the Board to allow the appeals and overturn the decisions of MPC.

Sincerely,

Grant and Judy Howard
51 Palomino Boulevard
Calgary, T3Z 1B9
[REDACTED]

Cc: Mayor Don Kochan (dkochan@rockyview.ca)
[REDACTED]

June 23, 2022

Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attention: Michelle Mitton

Dear Board Members,

**RE: Appeal File 05714020 - PRDP20221305 Special Function Business 3084
Springbank Heights Way**

**Appeal File 05722007 - PRDP20221306 Special Function Business 3126
Springbank Heights Way**

We live at 3 Wildflower Hill.

We are writing in support of the appeals against the approvals of development permits for the Special Function Businesses (outdoor wedding venues) at 3084 Springbank Heights Way and 3126 Springbank Heights Way. We are opposed to the proposed businesses.

We are concerned about the outdoor wedding venues that are proposed for these properties. Our concerns are the increase in traffic generated by the proposed venues and noise resulting from the outdoor wedding venues. We are also concerned about the impacts of the proposed developments on the riparian habitat of the Bow River.

The Central Springbank Area Structure Plan indicates that this area is biologically diverse and ecologically is a significant and sensitive natural area. According to the ASP Maps this area is a valuable wildlife corridor. The proposed developments will negatively interfere with the use and enjoyment of the surrounding properties and the neighborhood. The outdoor wedding venues are commercial developments that do not belong in a quiet country residential community.

We urge the Board to allow the appeals and overturn the decisions of MPC.

Sincerely,

Natalya Ionkina, Bob Nanke
3 Wildflower Hill, T3Z 1C1

[REDACTED]

Cc: Mayor Don Kochan (dkochan@rockyview.ca)

Michelle Mitton

From: Johanna Janssen <jmhj@telus.net>
Sent: June 28, 2022 2:37 PM
To: PAA_SDAB; Division 2, Don Kochan
Subject: [EXTERNAL] - Wedding event proposal, Springbank Heights Way

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Dear SDAB, D Kochan,

This wedding event proposal for Springbank, got me very worried and angry.
First we live in a rural area, not a commercial area, that's why we choose to live here.
I may be misinformed, however I did not see the change from rural properties into commercial business property anywhere.

Secondly and most important to me, is the noise bylaw. I have had 2 notices of bylaw compliance, regarding my dogs "barking all day and all Night !".

It was made extremely clear to me, by the bylaw officer, that I would be taken to court if I did not stop my dogs from barking.

An Interesting fact, my dogs are two and four years old, according to the complainant my dogs have been barking for years, years and years?!

Why did we not receive information regarding "commercial wedding events businesses" taking place in our rural neighbourhood, disrupting the peace and quiet, not to mention all those other major problems concerning the implementation of commercial businesses. Are there 2 sets of bylaws I am not aware of?

Therefore I am against having our rural area changed into a commercial business area.

My house is located right above those planned events. That's going to get the wedding noises traveling up to my house, far into the early mornings.

Dogs barking versus wedding parties are, in my mind, far exceeding those "NOISE BYLAW" cutoff times of 10 pm.

Sincerely,
Johanna MH Janssen.

2184 Springbank Heights Way,
Calgary AB T3Z 1C7.

June 28, 2022

Rockyview County
Planning Services, Rocky View County

Application Number: PRDP20221305. Division 2

File Number: 05714020

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

Owner(s): Swaro, Amaresh & Ruchika

Application for: Establishment of a special function business

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

Applicant Number: PRDP20221306 Division 2

File Number: 05722007

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

Owner(s): Gupta, Chander and Monica

Application for: Establishment of a special function business

Legal: Lot 9 Block Plan 7510146, SE-22-25-03-05 (3126 Springbank Heights Way

Located 2.70 km. (1 ¾ mi.) north of Township Road 251 A and on the north side of Springbank Heights Way

Dear Rockyview District and Councilor Don Kochan,

This wedding event proposal for Springbank, got me very worried and angry. First we live in a rural area, not a commercial area, that's why we choose to live here. I may be misinformed, however I did not see the change from rural properties into commercial business property anywhere.

Secondly and most important to me, is the noise bylaw. I have had 2 notices of bylaw compliance, regarding my dogs "barking all day and all Night !".

It was made extremely clear to me, by the bylaw officer, that I would be taken to court if I did not stop my dogs from barking.

An Interesting fact, my dogs are two and four years old, according to the complainant my dogs have been barking for years, years and years?!

Why did we not receive information regarding "commercial wedding events businesses" taking place in our rural neighbourhood, disrupting the peace and quiet, not to mention all those other major problems concerning the implementation of commercial businesses. Are there 2 sets of bylaws I am not aware of?

Therefore **I am against** having our rural area changed into a commercial business area.

My house is located right above those planned events. That's going to get the wedding noises traveling up to my house, far into the early mornings.

Dogs barking versus wedding parties are, in my mind, far exceeding those "NOISE BYLAW" cutoff times of 10 pm.

Sincerely,
Johanna MH Janssen.

2184 Springbank Heights Way,
Calgary AB T3Z 1C7.

June 28, 2022

Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Attention: Michelle Mitton

Dear Board Members,

RE: Appeal File 05714020 - PRDP20221305 Special Function Business 3084
Springbank Heights Way

Appeal File 05722007 - PRDP20221306 Special Function Business 3126
Springbank Heights Way

We are writing in support of the appeals against the approvals of development permits for the Special Function Businesses (outdoor wedding venues) at 3084 Springbank Heights Way and 3126 Springbank Heights Way. We are concerned about the impacts of outdoor weddings that are proposed for these properties.

Our concerns are the increased traffic, as well as the noise resulting from the outdoor wedding venues.

Anecdotally, a somewhat distant neighbour had a wedding event last Saturday. I was in our back yard from 11:50pm-12-20am and I clearly heard multiple presenters and all of the music. This event was above the river valley and was relatively quiet

The event properties are located in the river valley which is a natural amphitheatre which will broadcast all the noise to everyone that lives above.

We are happy to tolerate our neighbours celebrating a wedding, that is different from hundreds of non-residents attending multiple events every weekend of the summer.

We urge the Board to allow the appeals and overturn the decisions of MPC.

Sincerely,
Peter Jeune, Jessica Gergely
144 Springbank Heights Loop

Telephone [REDACTED]

Email [REDACTED]

Cc: Mayor Don Kochan (dkochan@rockyview.ca)

Attention: Michelle Mitton. Subdivision Development & Appeal Board

May Greig (**Adjacent Neighbour**)

3150 Springbank Hts. Way

Calgary, T3Z1C7

Application Number: PRDP20221305. Division 2

Roll Number: 05714020

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

Owner(s): Swaro, Amaresh & Ruchika

Applicant Number: PRDP20221306 Division 2

Roll Number: 05722007

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

Owner(s): Gupta, Chander and Monica

Dear Board Members:

I would like to express to the Appeal Board, how my Lifestyle is going to change with the approval of these 2 Special Function Business, Wedding Venues. My husband and I have resided in Springbank Heights for 46 years and we have taken great pride in our home, continually maintaining and upgrading over the years. We are the adjacent neighbour to new owners Chander & Monica Gupta. We live on the Bow River and enjoy the natural beauty it has to provide. There is an abundance of wildlife as this is a well known Wild Life Corridor. We have plenty of deer and coyotes, but also moose, bears, bobcats, foxes, rabbits, skunks, porcupines and more. We can expect to see a lot less wildlife as they will be pushed out of the area, with the volume of people coming into the valley to party.

Our community is a Rural Residential Development build by Carma in 1975, and most of us are long term owners, 25 to 45 plus years, and it would be a drastic life style change for all of us in our community to have 2 Wedding Venues Businesses with an unlimited number of people.

In their application, Dr Swaro, stated that "her family have strong ties in their community and see a need for a space that will cater to outdoor summer weddings" This is misleading, as it sounds like she means "our Springbank Heights community", and in reality no one that I know of, "in our community" has ever met her. She also stated that "Functions will have a typical number of guests for a wedding", this is subjective. For example, according to Google the average number of guests for East Indian weddings is up to 500 guests and can run 3 to 4 days (this is the community she must have been referring too in her application). I say this with no prejudice what-so-ever, just as a matter of fact and concern for the number of people possibly attending, as there is no limit on their Permits and they can combine weddings, which would double that amount. With great numbers of people come great opportunities for crime, and we have no

barrier between our properties. Who is going to supply us with security? We are very isolated except for our neighbours and have had no need to lock our doors in the past, but I would certainly not feel safe with the possibility of several hundred strangers next door and I would not want to leave our home on a weekend not knowing who might be wondering around our property. This is a very real concern. According to Google 16% of the population will steal given the opportunity.

Other concerns are...

1. Chandra Gupta, took possession of this property Jan 17, 2022. Both the Swaro's and the Gupta's are absentee owners, and I have never met any to them.
2. Our house is about 100 feet from the property and there is no barrier between us. As a woman I am concerned about safety and security, when there is an unlimited number of people drinking and partying next door. All our properties border the river, and you can be sure people will be walking down there. We also have a path leading from the river up to our back yard, very easy access. Again, what about my security. With the times, and an increase of crime, this is a real concern for me, with people partying and drinking who knows, who is going to go where. Even with the Air B & B's we have had people wandering across our property.
3. Looking out my kitchen window will now include a view of their parking lot and the natural wild prairie grass will become a dust bowl with the vehicle traffic.
4. All the houses in this community are on well water. Our well water dropped dramatically when a sub-division happened over 900 feet away from us. Our former neighbours (Jorgensen's, Lot #9) well water was also affected. We don't know what will happen with the large amounts of water consumption required by the Wedding Venues.
5. Who is going to monitor the noise that will come along with the unlimited number of people partying, the music, the PA system, cars coming and going ever weekend all summer long? It won't be the Rocky View Bylaw Officers, they don't work weekends. How can this not be a disturbance for me?
6. The light pollution, from the tents, pathways and parking lot. Their driveway is built right down our property line (1600 ft.) and the lights of cars coming and going are going to shine directly in our windows. Normally this is not a problem for a few cars but for the amount of cars that will be coming to these events, it will be a problem.
7. Fires are a very real concern. We had a fire that started from a neighbour and burned right up to our garage before we were able to get it under control. It destroyed 9 of our very large blue spruce trees, which had to be replaced. There is a real danger of a serious grass fire with an unlimited number of people partying, drinking and smoking.
8. We pasture our grand-daughters 3 horses during the summer months and are concerned that they will be bothered by the amount of traffic and people. As mentioned

their road runs right along the full length of our property line. There will be people coming and going and likely wanting to pat, feed and have photo ops with the horses. I am afraid that the noise, lights, traffic and people from these events will be upsetting to them and myself.

9. Trash is going to be a problem no matter how it is monitored. I am already picking up McDonald, and potato chip bags that have blown over from the construction that is going on right now next door. There will definitely be garbage blown around the valley from these events.

10. The depreciation of our property is another very real concern. You don't have to be a Real Estate expert to realize residential properties beside Commercial Businesses are less valuable, especially ones this size.

In conclusion, it is completely wrong of Rocky View to permit these 2 businesses in this Rural Residential area. These are Commercial Businesses that service an unlimited numbers of people and the only ones that will profit from it are the absentee owners. Businesses of this size belong in a business park where noise, traffic, depreciation and fire are not a major issue, and where Rocky View can also benefit from the taxes, that they should be paying. I would ask that the Appeal Board support this Appeal and all the residents that will be affected.

Thank you for your attention to this matter.

Regards, May Greig

A handwritten signature in cursive script, appearing to read "May Greig".

All these wildlife pics
were taken from inside
our house



All these wildlife pics
were taken from inside
our house



Michelle Mitton

From: Carla Mazur [REDACTED]
Sent: June 23, 2022 10:33 AM
To: PAA SDAB
Cc: [REDACTED] Division 2, Don Kochan
Subject: [EXTERNAL] - Appeal File 05714020 - PRDP20221305 & Appeal File 05722007 - PRDP20221306

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

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June 23, 2022

Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attention: Michelle Mitton

Dear Board Members,

RE: Appeal File 05714020 - PRDP20221305 Special Function Business 3084 Springbank Heights Way

Appeal File 05722007 - PRDP20221306 Special Function Business 3126 Springbank Heights Way

We live at **95 Lynx Lane, Calgary, AB T3Z 1B8** (on the Springbank Links Golfcourse)

We are writing in support of the appeals against the approvals of development permits for the Special Function Businesses (outdoor wedding venues) at 3084 Springbank Heights Way and 3126 Springbank Heights Way. We are greatly opposed to the proposed businesses.

We are concerned about the outdoor wedding venues that are proposed for these properties. Our concerns are the increase in traffic generated by the proposed venues and noise resulting from the outdoor wedding venues. We are also concerned about the impacts of the proposed developments on the riparian habitat of the Bow River.

The Central Springbank Area Structure Plan indicates that this area is biologically diverse and ecologically is a significant and sensitive natural area. According to the ASP Maps this area is a valuable wildlife corridor. The proposed developments will negatively interfere with the use and enjoyment of the surrounding properties and the neighborhoods. The outdoor wedding venues are commercial developments that do not belong in a quiet country residential community.

We urge the Board to allow the appeals and overturn the decisions of MPC.

Sincerely,

Kindest regards,

Carla Mazur

[REDACTED]

[REDACTED]

[REDACTED]

Michelle Mitton

From: Robert McKenzie [REDACTED]
Sent: June 22, 2022 10:53 AM
To: PAA_SDAB
Subject: [EXTERNAL] - Appeals 05714020, 05722007

Do not open links or attachments unless sender and content are known.

Dear Board Members,

RE: Appeal File 05714020 - PRDP20221305 Special Function Business 3084 Springbank Heights Way

Appeal File 05722007 - PRDP20221306 Special Function Business 3126 Springbank Heights Way

We support the appeals against the proposed outdoor wedding venues, as we are strongly opposed to the proposed wedding venue businesses approved for 3084 Springbank Heights Way and 3126 Springbank Heights Way.

It terrifies us that we, our children or grandchildren could, head on, meet an impaired driver racing home along RR 32 (a narrow, dark already dangerous road) from one of the large numbers of events that could be held at these venues. That horrifying risk will be hundreds of times greater than it would otherwise be, if this is allowed to move forward.

This is a residential neighbourhood, not a commercial one, and we should not be subject to this risk.

Thank you.

**Bob and Sue McKenzie
137 Springbank Heights Loop**

June, 16 2022

Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attention: Michelle Mitton

Dear Board Members,

RE:Appeal File 05714020 - PRDP20221305 Special Function Business 3084 Springbank Heights Way

Appeal File 05722007 - PRDP20221306 Special Function Business 3126 Springbank Heights Way

We are against the approvals of a wedding and events venue business at 3084 Springbank Heights Way, and 3126 Springbank Heights Way. In fact we are truly shocked that such a proposal would be so quickly passed without much consideration of how this greatly affects our residential neighborhood! I am concerned not only on our behalf as we side RR32 and would experience an increase in noise and traffic, but for my parents who live directly adjoining one of the proposed sites. I was raised in that home, and my parents have enjoyed 46 years on the property, the stress that this has caused them is heartbreaking to say the least. We keep our horses on their property as well, and are concerned about the stress on them and all the other wildlife that make the Bow River Valley their home. The Central Springbank Area Structure Plan indicates that this area is biologically diverse, and is ecologically significant and a sensitive natural area. It is also known to be a valuable wildlife corridor, and we know this to be true as we've witnessed all the wildlife and enjoyed their beauty for the last 46 years. This proposed development, would greatly impact the peace and tranquility of this area for it's residents, pets and the abundant wildlife.

Our other concerns of these proposed venues would be the increased traffic that would be generated. We have no shoulder along our road, as well as steep embankments leading down to the river, this would make it dangerous for the many cyclists that enjoy biking in our area, and as parents of new drivers, we are also very concerned about the potential increase in vehicles and the high probability of drunk drivers leaving these events. It's not stated that there is a limit on guests or vehicles allowed, this is also very concerning for our community.

I personally have talked to 12 out of 16 homes in our Livingstone Estates, and everyone I've spoken to are very disappointed and shocked that this type of commercial business that brings so many people would be allowed in our quiet country neighborhood, and are vehemently opposed to it! The proposed developments will negatively interfere with the use and enjoyment of the surrounding properties, not to mention the affect on property values!! The outdoor wedding venues are commercial developments that do not belong in a quiet country residential community. We appreciate and urge the board to overturn the decisions of MPC.

Thank you for your time.

Sincerely,



Shaun & Amanda Marty
67 Livingstone Estates

[Redacted Address]

Cc: Mayor Don Kochan (dkochan@rockyview.ca)

June, 16 2022

*Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB T4A 0X2*

Attention: Michelle Mitton

Dear Board Members,

RE: Appeal File 05714020 - PRDP20221305 Special Function Business 3084 Springbank Heights Way

Appeal File 05722007 - PRDP20221306 Special Function Business 3126 Springbank Heights Way

I understand that the Municipal Planning Commission of the County has approved development permits for a Special Function Business at 3084 Springbank Heights Way at 3126 Springbank Heights Way. In addition, I understand that the approved businesses are for outdoor wedding venues on the subject properties.

Please be advised that I am **strongly** opposed to the proposed developments. I agree with all the reasons of the appeals that have been filed against the approvals.

My concerns are: the large numbers of patrons that can attend the venues (there is no limitation in the permit about the number of users that can attend the property during the events), traffic, garbage, noise, safety hazards (grass fires), impact on the wildlife, etc. The subject properties are not a suitable location for the proposed outdoor wedding venues. This is a pristine and sensitive natural area that is a valuable habitat for wildlife that should be left undisturbed.

The neighboring ratepayers that are affected by the proposed businesses have not been consulted by the applicant and property owners. This indicates that the applicant and owners have no regard for the impact of their businesses on the neighboring properties and the community. I am a large land owner of nearly a quarter section that sides RR32 and this approval greatly concerns me!

I respectfully request that the Board does the right thing and revoke the development permits.

Sincerely,



Elisabeth Augart

June 18th 2022,

Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attention: Michelle Milton

Dear Board Members,

**RE: Appeal File 05714020 - PRDP20221305 Special Function Business 3084
Springbank Heights Way**

**Appeal File 05722007 - PRDP20221306 Special Function Business 3126
Springbank Heights Way**

It has recently been brought to my attention that Rockyview approved two Wedding venues. File numbers 05714020, Amaresh and Ruchika Swaro and File number 05722007, Chander and Monica Gupta, applicant being Mike Collings of Knotty Boys Construction Ltd. I strongly am opposed to this approval.

I have lived in Springbank since 1978 and I enjoy the serene surroundings in my neighbourhood. I see deer daily, as well as the odd moose and even a bear or two come through my property. I live not far from the proposed Venues in the Valley North of my property, approx. one mile. I can hear the train go by in the evening which I don't mind but the sound echos. The thought of possibly hundreds of people having weddings every weekend all Summer long concerns me greatly. Not only, for the quiet nature of my property but also the traffic that these venues would create. Range Rd. 32 has, through the past several years, become much busier with the Springbank Links Golf Course and the subdivisions adjoining it as well as Aventura. There have been four fatalities (three separate incidents) on range road 32. There are no shoulders on the road and it is not meant for heavy traffic use.

I am extremely concerned there will be drinking and driving and, also, I am concerned for my children and anyone driving these winding roads with wedding guests who have no idea the dangers of the deer that constantly cross.

The area is not Commercial and is not zoned Commercial and does not belong in this area. I am extremely perplexed as to how this was approved by council members. I watched the video of the approval by the council and it was very unprofessional in my opinion to approve two venues when clearly no one had any idea nor did any research about neighbouring properties. There is a home within two hundred feet of the approved Wedding venues I am sure they didn't move to the country to listen to Weddings, traffic all summer long. How the Council did not even question Mr. Collins as to whether anyone was located near the Venues is beyond me. I strongly disagree with the approval process. The Community should be more involved.

Please review the concerns of the Community and revoke the development permits.

Sincerely,

Anita Lindberg
23 Livingstone Estates
Calgary, Alberta
T3Z 1E1



June, 17 2022

*Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB T4A 0X2*

Attention: Michelle Mitton

Dear Board Members,

RE: Appeal File 05714020 - PRDP20221305 Special Function Business 3084 Springbank Heights Way

Appeal File 05722007 - PRDP20221306 Special Function Business 3126 Springbank Heights Way

I understand that the Municipal Planning Commission of the County has approved development permits for a Special Function Business at 3084 Springbank Heights Way at 3126 Springbank Heights Way. In addition, I understand that the approved businesses are for outdoor wedding venues on the subject properties. We are **strongly** opposed to this proposed development for many reasons:

1. The large numbers of patrons that can attend the venues (there is no limitation in the permit about the number of users that can attend the property during the events)
2. Traffic, garbage, noise, safety hazards (grass fires), impact on the wildlife, etc.
3. The subject properties are not a suitable location for the proposed outdoor wedding venues. This is a pristine and sensitive natural area that is a valuable habitat for wildlife that should be left undisturbed.
3. The decrease in property values in the neighboring communities

I respectfully request that the board does the right thing and revoke the development permits.

Sincerely,



Taylor & Lisa Assen
63 Livingstone Estates
[REDACTED]

Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB T4A 0X2
email: sdab@rockyview.ca
Attention: Michelle Mitton

June 16th, 2022

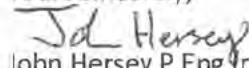
RE: Appeal File 05714020 - PRDP20221305 Special Function Business 3084 Springbank Heights Way
Appeal File 05722007 - PRDP20221306 Special Function Business 3126 Springbank Heights Way

It has been brought to our attention that RVC has approved an application for two adjoining wedding/event venues on Springbank Heights Way adjacent to the river. Our property backs onto Springbank Heights Way and we were not notified of this application. The purpose of this letter is to express our opposition to the approval. My wife and I watched the video of the planning committee approval of the application and were rather surprised to see that no-one asked what the community thought of the idea. Here are our thoughts:


- The current zoning is country residential. A wedding and events centre does not seem to fit that category so I assume the applicant is requesting a zoning change. This did not get discussed at the planning meeting. We do not think it is a good idea to change the zoning to include a joint wedding and events centre with up to 100 vehicles.
- RR 32 and Springbank Heights Way are minor roads and during the summer are extensively used by cyclists, and walkers, sometimes in large groups. Cycling clubs regularly train on this road and hold weekend races each summer. This includes the downhill sections with sharp bends. Increased traffic will pose a hazard to these riders and pedestrians.
- Deer routinely cross the road, often several times a day, between Livingstone Estates and the quarry. The herd is at least 14 strong and cross sometimes in a line. Local residents are aware of both cyclists and the deer herd and take appropriate precautions. Moose occasionally use this crossing and have been seen walking up the road several times in the last twelve months.
- Guests attending the venues will be leaving, many of them probably after dark, and if alcohol is served at the event may be less than fully alert. There have been two fatal accidents involving young people on this road. You can see the memorials still in place for both. One of them last year and one several years ago. We do not want any more.
- Tents at the venue will mean music. This is a peaceful area. Country residential! That is why we chose to live here. Sound really carries and we are about 1.5km from this proposed venue. We hear the train which is the other side of the river, so music will be heard for probably hundreds of meters from the event.
- Any lighting will have an impact on light pollution in the area. That includes all the vehicles leaving at the end of an event.

In summary the requests for these venues are out of character and inappropriate for the location, the roads, and the greater community surrounding them.

Yours sincerely,


John Hersey P.Eng (retired)
19 Livingstone Estates, T3Z 1E1

email [REDACTED]


Christine Hersey

From: Charlene Jenkins [REDACTED]
Subject: Development Permits
Date: June 20, 2022 at 9:51 PM
To: [REDACTED]

To Whom it May Concern:

In reference to development Permits, PRDP 20221305 and permit PRDP 20221306 we are voicing our concerns for the lack of consultation of the effected residents of Springbank.

Our concerns specifically are as follows:

- this community and its roads are not designed to accommodate hundreds of extra vehicles enroute to a commercial venue
- we are concerned that there is no limit to the number of guests permitted on site
- we are concerned about noise pollution
- we are also concerned about the lack of consultation on behalf of Rockyview County.

Charlene Jenkins
John Simpson
11 Livingstone Estates

Attention: Michelle Mitton, Subdivision and Development Appeal Board

Application Number: PRDP20221305. Division 2

Roll Number: 05714020

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

Owner(s): Swaro, Amaresh & Ruchika

Application for: Establishment of a special function business

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

Applicant Number: PRDP20221306 Division 2

Roll Number: 05722007

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

Owner(s): Gupta, Chander and Monica

Application for: Establishment of a special function business

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

Cary & Shaunna Samulak,

251013 RR 32,

T3Z1L6

To Whom It May Concern:

My name is Cary Samulak and my wife and I have resided at 251013 RR 32, for the past 32 years. It has come to my attention that 2 Development Permits have been granted for Wedding Venues on Springbank Hts. Way. First of all I am very surprised that a permit for a Commercial project like this would be granted a permit in a Rural Residential area.

We have had 4 fatalities directly in front of our property over the past years and a countless number of deer killed. I am very concerned with the golf course and new sub-division traffic and now an unlimited number of people that have been partying and are now driving home, there is bound to be more accidents. I do not feel that this is an appropriate area to put such a business, it belongs in a business park not a residential area, and the appeal of this permit should be granted.

Regards,
Cary Samulak



MAY 30, 2022

Dianne Johnson
31173 Twp.Rd.251A
Calgary, AB T3Z 1E5

Attention: Clerk
Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County AB T4A 0X2

Re: Application Number PROP20221306
Roll Number 0572207
Lot 9 Block Plan 7410359, SE-22-25-03-05
(3126 Springbank Heights Way)

Hello,

I was recently informed that there will soon be a business wedding venue in a residential area near our property on Township Road 251A. My concern with this is the traffic situation on Range Road 32 that leads towards my property and the soon to be wedding venue. This can create significantly higher traffic situations on the days the venue will be used. Reasons are the following:

- 1.Higher traffic on Range Road 32. This road is already too busy and has no lights after dark. Several fatal accidents have already happened on this road in these hours.
2. Range Road 32 is the only exit in and out of Livingston Estates and the river area. Should there be a bad car accident or fire in that area there would be no other exit or entrance to residential areas. Thus blocking Range Road 32 that goes in to our road. Also there are no shoulders on the Range Road 32 beyond Twp.Rd.251A creating more problems for emergency vehicle exits or entrances.
3. Danger to wildlife. There are many wild animals that cross this already busy road. It is especially dangerous to drivers and the animals at night and have been the cause of many accidents.

Let me add also that Springbank Links Golf Course (that is also in a residential area) were forced to close down an outdoor patio bar because the residents complained of the noise. Is this not similar to a wedding venue?

This "Special Function Business for outdoor wedding venue" is very close residents whose private land and houses have been there for many years. The idea of an outdoor public venue will not only be invasive but also a threat to their security and peace. I find this appalling and disrespectful to our long time neighbours that Rocky View would even consider such a decision.

Respectfully submitted;

Dianne Johnson

A handwritten signature in blue ink, appearing to read 'D. Johnson', with a long horizontal stroke extending to the right.

Denice Samulak,
31191 Two. Rd. 251A
Calgary

Attention Michelle Mitton: Subdivision Appeal Board

Application Number: PRDP20221305. Division 2
File Number: 05714020
Owner(s): Swaro, Amaresh & Ruchika
Legal: Lot 8 Block Plan 7510146, NE-14-25-03-05, 3084 Springbank Hts. Way

Applicant Number: PRDP20221306 Division 2
File Number: 05722007
Owner(s): Gupta, Chander and Monica Legal: Lot 9 Block Plan 7510146,
SE-22-25-03-05, 3126 Springbank Hts. Way

Dear Board Members,

I have lived at my current residence in Springbank since 1976, and I am opposed to the
2 Wedding Venues at the address listed above.

I drive to Calgary most days from home on TWP. Rd. 251A onto Range Rd. 32. There
are times that I wish I had a traffic light at that intersection as we have a fair amount of
traffic, some turning and some coming out of sub-divisions down RR 32. Increasing the
traffic by several hundred cars is going to make it all the more dangerous.

There is only one Road out of the Valley on Springbank Heights Way which then joins
Range Rd. 32. I am also concerned about wildlife/car accidents... people from the city
are not very aware of were the animals congregate and cross.

The risk of grass fires will increase greatly and are a real danger to homes and people
in the area. Again city folk are just not aware how quickly a grass fire can start and
with hundreds of people celebrating, drinking and smoking, a grass fire is a very real
possibility.

Please reconsider these applications as they would be detrimental and dangerous to the
community.

Your truly,
Denice Samulak



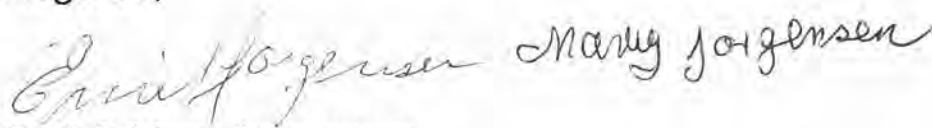
Emil Jorgensen
Lodge at Valley Ridge
11479 Valley Ridge Dr.
NW Calgary

May 30, 2022

Dear Sir/Madam:

My name is Emil Jorgensen and my wife Mary and I are the former owners of 3126 Springbank Heights Way (Legal... Lot 9 Block Plan 7410359, SE-22-25-03-05). We lived there for over 45 years and we enjoyed that beautiful river valley and all the wild life we were surrounded with. We have many good friends and fond memories among our old neighbours. It has come to my attention that our names have been used to acquire a Development Permit for a Wedding Venue Business. This news is very upsetting as the property was sold January 17/22. If we still lived there we would not be so inconsiderate as to put such a business on our property and I would be very upset if my any of neighbours did. I am concerned that this has put me in a bad light with my old friends & neighbours and I would like it rectified immediately. I did not apply for a Wedding Venue permit.

Regards,


Emil & Mary Jorgensen

June 13, 2022

Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attention: Michelle Mitton

Dear Board Members,

**RE: Appeal File 05714020 - PRDP20221305 Special Function Business 3084
Springbank Heights Way**

**Appeal File 05722007 - PRDP20221306 Special Function Business 3126
Springbank Heights Way**

Please be advised that we are strongly opposed to the proposed outdoor wedding venue developments. We agree with all the reasons of the appeals filed against the approvals.

Our concerns are:

- increased likelihood of grass fires during our increasingly hot and dry summers
- the large numbers of patrons that could attend the venues
- traffic increase along RR32 (many corners, steep inclines and sharp shoulders)
- safety hazards to residents and pets due to increased traffic volume
- negative impact on wildlife
 - RR32 is a high volume wildlife crossing
 - Springbank Heights Way is an important wildlife corridor
- RR32 is a common cycling route for various groups
- excessive garbage accumulation along RR32 and nearby properties
- excessive noise related to wedding venues in a largely residential area
- lack of appropriate consultation with adjacent property owners

This neighborhood is quiet large acreage residential, situated in a largely natural area that is a valuable habitat for wildlife and wildlife migration and, as such, should be undisturbed.

There have been several fatal accidents along RR32 South of TWP RD 252 in recent years. This is possibly due to several sharp shoulders and deep ditches or wildlife avoidance. The portion of RR32 North of TWP RD 252 has several hazards to traffic including; active wildlife crossings, no shoulders, excessively steep ditches, several narrow winding sections and a number of steep inclines. These natural hazards pose a challenge to the current small traffic volumes, but there is a very real danger that the expected increase in traffic (at least ten-fold) during events, not to mention that weddings tend to result in increased alcohol consumption, will result in damage to people, property and wildlife. This is not the sort of road meant to handle wedding event traffic volumes.

The developments will also materially affect all residents adjoining RR32. In our opinion, the subject properties are not a suitable location for the proposed outdoor wedding venues.

We respectfully request that the Board revoke the development permits.

Sincerely,

Oscar Smoole
Alison Smoole



55 Livingstone Estate,
Calgary, AB T3Z 1E1



Cc: Mayor Don Kochan (dkochan@rockyview.ca)

First & Last Name	Address	Appeal
Springbank Heights Drive (on ridge looking down into the valley)		Letter
Randy and Lynel Steinwand	192 Springbank Heights Drive	Yes
Ed and Mona Bamlett	188 Springbank Heights Drive	Yes-Letter
Ken & Phan Ta	168 Springbank Heights Drive	Yes
Trent and Caitlin Snyder	156 Springbank Heights Drive	Yes-Letter
Neil Hvenegaard and Christina McKenzie	142 Springbank Heights Drive	Yes
Darren Hall and Bev Stewart	124 Springbank Heights Drive	Yes-Letter
	Municipal Reserve	
Alex and Liz Patterson	76 Springbank Heights Drive	Yes-Letter
Paul and Leora Woods	2205 Springbank Heights Dr.	No
Springbank Heights Loop		
Deb Phillips	168 Springbank Heights Loop	Yes
Peter Jeune & Jessica Gergely	144 Springbank Heights Loop	Yes-Letter
Bob and Susan Mckenzie	137 Springbank Heights Loop	Yes
Bill and Sandy Grover	126 Springbank Heights Loop	Yes
Mario and Karen Dal Collo	120 Springbank Heights Loop	Yes-Letter
Ingrid and Guy Chetcuti	119 Springbank Heights Loop	Yes-Letter
Nguyen Quach & Cindy Lam	72 Springbank Heights Loop	Yes
Tim and Joanne Huffington	58 Springbank Heights Loop	Yes
Irene and Dennis Maillot	43,38, 31 Springbank Heights Loop	Yes
Fran Halldorsen	24 Springbank Heights Loop	Yes
Springbank Heights Place		
Brian Milachak and Allison Sherley	197 Springbank Heights Place	Yes-Letter
Darcy Simonelli and Monica Webster	193 Springbank Heights Place	Yes
Doug and Pavlina Thorton	187 Springbank Heights Place	Yes
Cody Groundwater	185 Springbank Heights Place	Yes
Jason and Michele Pankiw	183/181 Springbank Heights Place	Yes
Springbank Heights Way (Hillside) North-South		
Ken and Lisa Younger	2135 Springbank Height Way	Yes
Hanneke Janssen	2184 Springbank Heights Way	Yes-Letter
Bernie and Marie Verwimp	2174 Springbank Heights Way	Yes-Letter
Kelly and Darrin Bullivant	2182 Springbank Heights Way	Yes
Terry Schmidtke and Heather Scott	2180 Springbank Heights Way	Yes-Letter
No house	2176 Springbank Heights Way	Not involved
Dave Begora	2178 Springbank Heights Way	Yes
Springbank Heights Way (Waterfront) South -North		
Norma Korrine Plowman	Plan 9711265 Block B Lot 11	Yes
Gary and Marlene Gernscheid	Plan 8910180 Block B Lot 5	Yes
Gord and Deb Phillips	NW14250305 Lot 6B8911212	Yes-Letter
Brian and Lynn Robb	2254 Springbank Heights way	Yes-Letter
Stan Swiatek and Dylan Swiatek	2258 /2262 Springbank Ht Way	Yes-Letter
For Sale	2266 Springbank Heights Way	Not Involved
Scenic Waters Inc-Patrick Hanly	2268 Springbank Heights Way	Yes-Letter
Jack Anderson	2270 Springbank Heights Way	Yes-2 Appeals
Lorne and Barb Armstrong	2278 Springbank Heights Way	Yes
	Municipal Reserve	
Scenic Waters Inc-Patrick Hanly	3030 Springbank Heights Way	Yes-Letter
Ameresh & Ruchica Swaro	3084 Springbank Heights Way	Event Center
Chandera & Monica Gupta (not Jorgenson)	3126 Springbank Heights Way	Event Centre

Chum and May Grieg-2 Appeals	3150 Springbank Heights Way	Yes-Appeal Letter
Jan Erisman	3154 Springbank Heights Way	Yes-Letter
Debbie Lynn	3186 Springbank Heights Way	Yes
Melanie Spafford	3188 Springbank Heights Way	Yes
Warren and Christine Flaman	3190 Springbank Heights Way	Yes
Darren & Cathy Toews /Llyod & Carol Sandau	3192 A/B Springbank Heights Way	Yes
Dave Pearce	3228 Springbank Heights Way	Yes-Appeal
Chuck and Joan Gusa	3132 Springbank Heights Way	Yes-Letter
Livingstone Estates		
Amanda and Sean Marty	67 Livingstone Estates	Yes-Letter
Dave and Nancy Barnes	3 Livingstone Estates	Yes-Letter
John and Christina Hersey	19 Livingstone Estates	Yes-Letter
Charlene Jenkins and John Simpson	11 Livingstone Estates	Yes-Letter
Norm Starnes	43 Livingstone Estates	Yes
Cam and Angie MacLean	27 Livingstone Estates	Yes-Letter
Denis and Margaret Espetveidt	59 Livingstone Estates	Yes
Anitia Lindberg and Perry Poropat	23 Livingstone Estates	Yes -Letter
Mary and Stan Dalidowicz	35 Livingstone Estates	Yes
Taylor and Lisa Assen	63 Livingstone Estates	Yes-Letter
Elizabeth August	251210 Range Rd 32	Yes-Letter
Frances Hadford	RR 251A and Range Rd 32	Yes
Joule Bergson	250020 RR32	Yes-Letter
Shaunna and Cary Samulak	251013 RR32	Yes-Letter
Denise Samulak	31191 TWP Rd 251A	Yes-Letter
Dianne Johnson	31173 TWP Rd 251A	Yes-Letter
Concerned Others		
Judy and Grant Howard	51 Palamino Blvd	Yes-Letter
	Rodeo Ridge	Yes-Letter
Terry and Ian Dowsett	151 Lariat Loop	Yes-Letter
Cyndy Clarke	251242 Rockyview/ RR 33	Yes-Letter
George and Jackie Glen	19 Edlewild Estates	Yes
Karin Hunter-President SCA	Springbank Community Association	Yes-Letter

Alex & Liz Patterson
76 Springbank Heights Dr
Calgary, Alberta
T3Z 1C6

June 21, 2022

Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB T4A 0X2
email: sdab@rockyview.ca

Attention: Michelle Mitton

Re: **File Number: 05714020 (PRDP20221305, Division 2)**
File Number: 05722007 (PRDP20221306 Division 2)

Dear Appeal Board Members,

We are residents of Springbank Heights and strongly oppose the above-mentioned development permits. We are asking the Rocky View County Subdivision & Development Appeal Board to reconsider the approval of these permits. **The proposed development will unduly interfere with the amenities of our neighborhood and will materially interfere with and affect the use, enjoyment, and value of our property.**

Our family purchased our land in Springbank Heights (formally known as Bearspaw Heights) in 1975, thus we have been part of this community for 47 years. Similar to other families in this community, three generations of our family have enjoyed living in this community.

As shown in Attachment #1, Carma Developers created the Bearspaw Heights as an Estate Community. This document states **"Bearspaw Heights is a community of residential acreages where you can mould a lifestyle with a clear focus on nature. Privacy....Lots located on the bench adjacent to the reservoir have the advantage of a no-exit road which will minimize outside traffic"**. Carma Developers intended our community to be a rural residential development and not a commercial opportunity.

Since 1975, our community has moulded a lifestyle with a clear focus on nature and has maintained the high-level of privacy. When we first moved to the community the lands were abundant with deer, gophers, and hawks. Our community lands have matured and moulded and now we as residents co-habitat with deer, moose, bear, coyotes, lynx, fox, eagles, occasional flock of white swan, and many other species. We are fortunate to have an amazing setting where nature prospers, we all have an obligation to protect it.

Since the beginning, our community has worked hard at maintaining a rural setting where we can enjoy nature and privacy. The families in our community spend time together and thus have long lasting relationships and trust with each other. We have built strong friendships by attending school

and riding the school bus together, babysitting each other's kids, riding horses, playing community team sports, participating in community BBQs. Many of the fences still standing today in our community were built years ago when multiple families combined resources to pound fence posts and string barbed wire together.

Unfortunately, some of our community comradery has been built through tragic fire fighting efforts. Our community has experienced numerous grass fires, including the destruction of property. We have also experienced 4 homes completely burnt to the ground leaving our residence homeless, however in each of these cases our community has rallied together to support our neighbors in need.

Over the years, our community has adapted very well, accepting the subdivision of large acreages into smaller acreages parcels and the addition of new neighbors. During this time of change, the community has been successful maintaining the rural residential environment and supporting nature and protecting our privacy.

It is unfortunate the applicants of PRD20221305 and PRD20221306, **have not resided in the community and appear to have purchased the lands recently solely for commercial purposes.** I believe, if the applicants were to reside in the community, they would realize the amazing opportunity to mould a lifestyle with a clear focus on nature and community.

If the applicants truly had "strong ties to the community" as stated on their application, they would also appreciate our collective desire to maintain the nature setting and privacy we have today. The development plans to hold wedding events on a regular basis is in complete contrast to the community's intent to focus on nature and maintain privacy.

The following are the key issues we would like the Subdivision and Development Appeal Board to consider:

1. Roads & Safety:

The proposed Special Function Business will result in a significant increase in traffic when considering the number of potential guests plus the delivery & pick-up of tents, catering, beverages including alcohol, officiators, garbage disposal, tables & chairs, etc. Its not only the increase in traffic volume but also the intensity of higher volume at one time (just before a wedding event and in the evening after the event).

The roads in our community were built through deep valleys and thus have steep embankments and no shoulders on either side. Currently, vehicles on our quiet neighborhood roads are shared with pedestrians, cyclists, and wildlife. The steepness of the hills, windy roads, and most importantly the lack of traffic and opportunity to experience nature has resulted in cycling clubs promoting our roads as the ideal cycle path. It is common to have 200+ cyclists on a summer weekend on Springbank Heights Way.

Also, the roads in Springbank Heights are not sufficient to accommodate large busses due to the lack of shoulder space, steep ditches, and the need to share the roads with pedestrians, cyclists, and wildlife.

Our property is located on the south side of Springbank Heights Way. This road is narrow and windy adjacent to our property as shown in Attachment # 3 and #4. We walk along this road most evenings with our family and pets to enjoy the access to the Bow River. The influx of high intensity traffic before and after wedding events is a concern for our personal safety and will affect our lifestyle, use and enjoyment of our community.

If these Special Function Businesses proceed, the safety of our community will be negatively impacted by guests consuming alcohol at the wedding events. The combination of alcohol, narrow roads, wildlife, and pedestrians is a recipe for disaster. If these applications for Special Function Business are accepted, our family will not feel safe to participate in our daily routine of walk along our country roads.

- ☐ ***The proposed special function business will have a material impact on our family's lifestyle and affect the use, enjoyment, and value of our home and land.***

2. Noise:

Springbank Heights is a community along the Bow River where the valley is steep and has natural rock formations which amplify sounds. Similar to the Greek Amphitheaters sound waves travel upwards and certain frequencies are attenuated, allowing voices and music to travel and echo throughout the river valley in which our community exists. See Attachment #4.

It is common for residents living in homes located at the top of the river valley on Springbank Heights Drive, to clearly hear conversations of others on, or next, to the Bow River. The sound frequencies are impacted like the Greek Amphitheaters where sounds at the top are as clear as sounds at the stage level. The plan for open tent wedding celebrations in this valley will result in noise being amplified throughout the community.

In Alberta, we have a very short summer and thus our ability to enjoy evenings outdoors is limited to summer months which coincides with the outdoor wedding season. Today, we take advantage of the summer weather and enjoy the stillness and quietness of the early evening outdoors with family and friends in our rural residential community. If the applicants are granted the ability to have wedding events cumulatively 30 times in the summer, we will lose our precious family and community time outdoors.

- ☐ ***The proposed special function business will have a material impact on the use, enjoyment, and value of our home and land.***

3. Security:

We are concerned with the influx of non-local individuals into the community in the evenings. The level of unknown individuals travelling into our community will increase significantly if a wedding event business operates in our community, which will naturally increase the frequency of crime. Today, we have privacy and security in the evening because we know we will be able to hear unusual noise if someone enters our yard. This will change with the introduction of wedding event noise and additional traffic in the evenings.

Our community is at the end of a dead-end road and thus it is extremely uncommon for the local Sherriff or RCMP to travel in our community.

- ☐ **The proposed special function business will have a material impact to the use, enjoyment, and value of our home and land.**

4. Fire:

As mentioned above, our community has had considerable experience with property damage from fires. The natural grasslands in our community are susceptible to fast spreading wildfires. There are no fire hydrants in our community resulting in multiple homes being at risk.

We believe the risk of fire starting from a wedding event in a field in our community will become very high. The combination of large number of people, alcohol, and celebrations will increase the likelihood of a guest smoking near the dry grass in the grassland fields. Also, the proposed 100 plus vehicles parked in a field of dry grass in the summer causes great concern for potential uncontrollable grass fires.

- ☐ **The proposed special function business will add significant fire risk to our community.**

5. Environmental Wildlife Corridor:

Our community includes several wildlife species, (including, deer, moose, bear, coyotes, lynx, fox, eagles, etc.) that require protection for their sustainment. Rocky View County and residents both need to be responsible for our decisions and actions while accepting our role of stewards of our environment. The additional noise, traffic, and lights associated with the proposed special function business will be detrimental to the environment.

Springbank Heights is located where the Bow River transitions into the Bearspaw Reservoir, which provides a unique eco-system for fish, birds, insects, and other wildlife. The bright lights from a wedding event in the evening will attract insects from the entire river valley and disturb the pattern of birds, batts and other species causing problems for the existing sensitive eco-system. The international **Dark Sky Initiative** has clearly identified environmental sensitive areas like the Bow River Valley as areas where land use governing bodies and residents need to protect our dark sky for the eco-systems to be sustainable.

Rocky View County land use bylaw identifies the need for lighting restrictions but is not sufficient to protect sensitive eco-systems like Springbank Heights.

- ☐ ***The proposed special function business will adversely affect the sensitive eco-system and security currently enjoyed by the wildlife species in the area.***

Conclusion:

The proposed development will unduly interfere with the amenities of our neighborhood and will materially interfere with and affect the use, enjoyment, and value of our property.

The proposed special function business will increase the risk of fire to our community.

The proposed special function business will adversely affect the sensitive eco-system and security currently enjoyed by the wildlife species in the area.

Therefore, we strongly oppose the above-mentioned development permits.

Alex Patterson, P.Eng., CPA, CMA
Liz Patterson

Attachment #1:

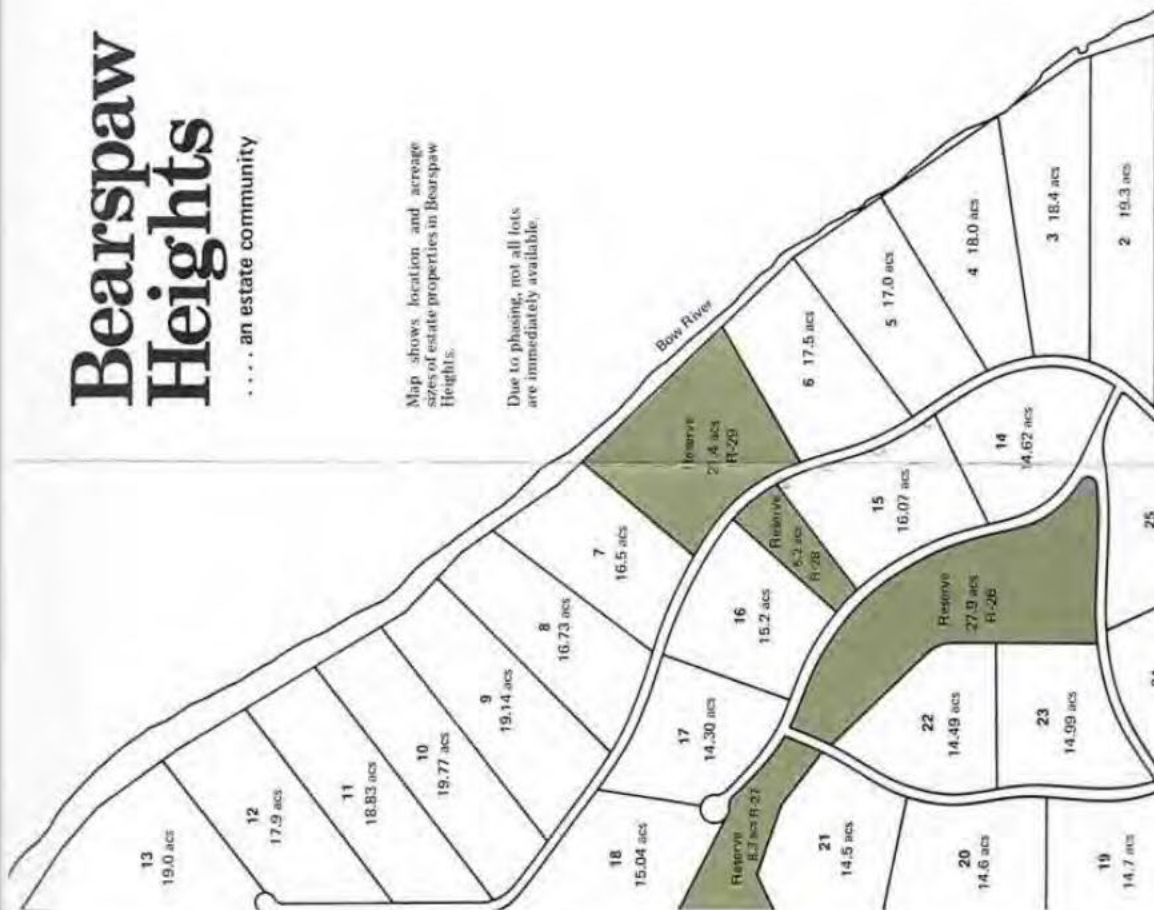
Brochure from Carma Developers Ltd.

Bearspaw Heights

... an estate community

Map shows location and acreage sizes of estate properties in Bearspaw Heights.

Due to phasing, not all lots are immediately available.



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 lend themselves to building locations with a view of the valley and the panorama of the mountains. They offer varied topography that provides residents with the opportunity of 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 beautifully 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 acreage developments can offer an environment with as much variation in topography or with proximity to such a large body of water. Amenities such as these are rarely found in such a natural and undisturbed setting as Bearspaw 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 selection of estate homesites available at Bearspaw Heights. Carma Developers Ltd., 1700 Varsity Estates Drive North West.

Attachment #2

Windy and narrow Springbank Heights Way

No
shoulder
exists on
Springbank
Heights
Way

The influx of
high intensity
traffic before
and after
wedding
events is a
concern for
our personal
safety



Attachment # 3

Our family enjoys walks on Springbank Heights Way most evenings to access the Bow River



Our property
borders
Springbank
Heights Way

***The intensity of
traffic from the
proposed special
function business will
have a dramatic
impact on our
family's lifestyle and
affect the use,
enjoyment, and value
of our home and
land.***

Attachment # 4

This is a view from our property (76 Springbank Heights Dr), looking towards the applicant's property, where the special function business (wedding) events are being proposed to take place



Amphitheatre

The Bow River Valley at Springbank Heights has natural features, similar to a Greek Amphitheater.

- Sound waves travel upwards, and certain frequencies are attenuated, allowing sounds to travel and echo throughout the river valley.

Noise from wedding events will have a dramatic impact on our family's lifestyle and affect the use, enjoyment, and value of our home and land

Springbank Heights

Stewards of Our Environment

June 30, 2022

Springbank Heights



Bow River valley

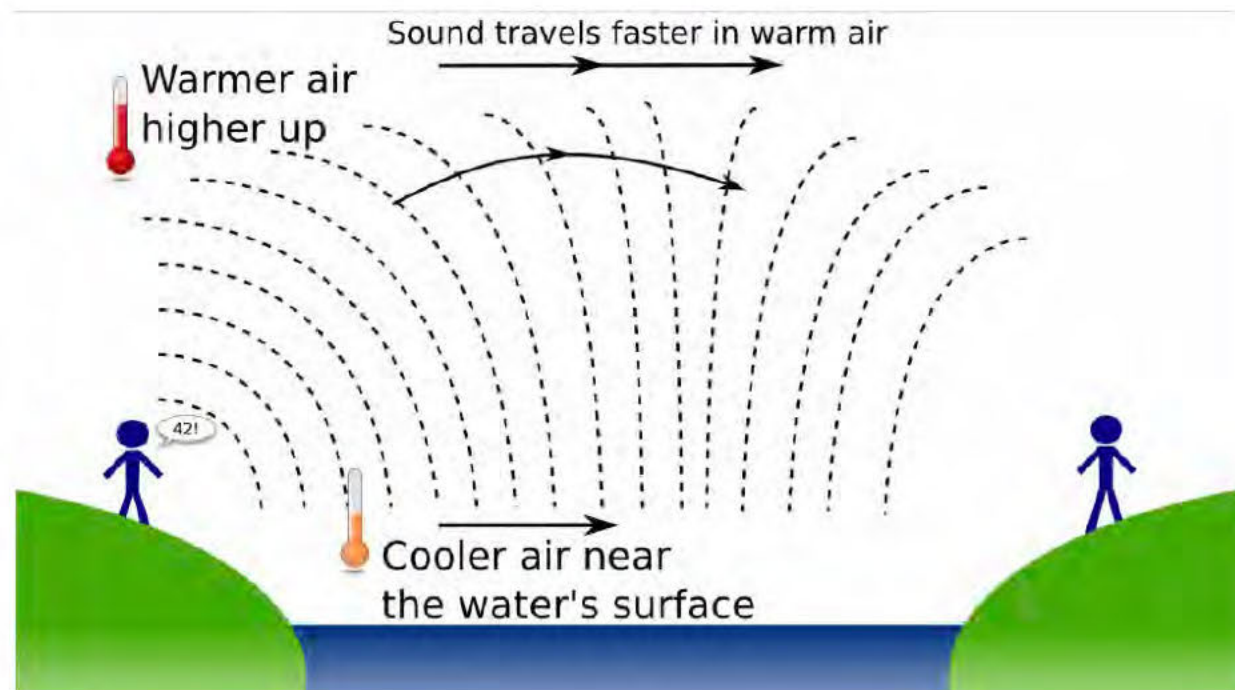


Sound - Bow River valley



Sound at the top is just as clear as
sound at stage level.

Bow River valley - Sounds are amplified upwards and through the river valley



Temperature Inversion cause sounds to travel
differently

Sounds from the proposed outdoor wedding venue will travel throughout the Bow River valley and be amplified towards the homes in Springbank Heights and neighboring communities

The proposed development will unduly interfere with the amenities of our neighborhood and will materially interfere with and affect the use, enjoyment, and value of our property

Traffic Concerns



Windy and Narrow Springbank Heights Way



High intensity
traffic is a
concern for our
safety



The traffic intensity from the proposed outdoor wedding venue will cause significant risks to the existing users of the roadways in Springbank Heights

The proposed development will unduly interfere with the amenities of our neighborhood and will materially interfere with and affect the use, enjoyment, and value of our property

June 20, 2022

Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attention: Michelle Mitton

Dear Board Members,

**RE: Appeal File 05714020 - PRDP20221305 Special Function Business 3084
Springbank Heights Way**

**Appeal File 05722007 - PRDP20221306 Special Function Business 3126
Springbank Heights Way**

I recently heard that the Municipal Planning Commission of the County has approved development permits for a Special Function Business at 3084 Springbank Heights Way and at 3126 Springbank Heights Way. I was upset to learn that the approved businesses are for outdoor wedding venues on the subject properties.

Please be advised that I am strongly opposed to the proposed developments from these owners who do not even live in this community. I am in support of the appeals and all the reasons that have been filed against the approvals.

This is a quiet country residential area and it is not an appropriate location for a business hosting large wedding events. These will be disruptive to the neighboring homes due to the noise levels of these events and lights affecting the dark skies. They will add a dangerous increase in traffic on these windy, country roads, which are very dark at night and have little or no shoulder, steep grades/ditches and frequent wildlife crossings. We have already had 3 young adults lose their lives in single vehicle accidents on Range Road 32.

I have lived in the area for 38 years, raising my family and the beauty of living here is the peacefulness, strong community spirit and a safe place to raise our children away from the crowds of the city. Several different species of wildlife including bears, moose, deer, coyotes, foxes, beavers, owls and eagles, habitat along the lands surrounding the Bearspaw reservoir and the impact on them would all be negative. It would be sad to force these animals out of the valley due to the higher level of activity. Many of us who live here, enjoy walking the roadways or riding horseback as there are few pathways and cyclists frequently bike the roads. The increase in traffic from several wedding events is undesirable and will make the roads dangerous to all.

I am also concerned about the potential for an increase in crime and accidental grass fires in the area from the additional large number of people who would now frequent our subdivision.

I respectfully request that the Board takes into consideration our concerns and revokes these development permits.

Sincerely,
Debra Phillips
168 Springbank Heights Loop + 2250 Springbank Heights Way
[REDACTED]

Michelle Mitton

From: Norma Plowman [REDACTED]
Sent: June 23, 2022 9:09 AM
To: PAA_SDAB
Cc: Division 2, Don Kochan
Subject: [EXTERNAL] - Development Permit Appeals

Follow Up Flag: Follow up
Flag Status: Flagged

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Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, Alberta T4A 0X2

Attention: Michelle Milton

Dear Board Members,

Re:
Appeal File 05714020 - PRDP 20221305 Special Function Business 3084 Springbank Heights Way

Appeal File 05722007 - PRDP 20221306 Special Function Business 3126 Springbank Heights Way

I am in support of the appeals against the approvals of development permits for Special Function Businesses at 3084 and 3126 Springbank Heights way. I am opposed to the proposed businesses in general for all the reasons expressed by my neighbours, increased traffic, environmental concerns, water and increased pressure on emergency and policing services. This is a quiet residential community and party tents are just not an appropriate use of the land.

Specifically to the recommended approval of these applications with few restrictions.

(1) Each applicant "shall not operate on the subject property for more than 15 cumulative days in a calendar year" Since very few outdoor events would take place in the winter and most weddings are on weekends this could result in 30 events per summer or two parties every weekend for the entire summer. This Year that could be every weekend from now to the end of September. They should take place during daylight hours, under the Noise Bylaw, on weekends this is between 9 a.m and 10 p.m. It is possible that they could get a permit to exceed these hours.


(2) "a varying but typical number of wedding guests"- What's A typical number of guests - could be anywhere from 50 to 500.

(3) "fully catered events". Which I presume would include alcohol Can they guarantee that each of those 100 drivers (50 parking stalls per event) will be under the legal limit and capable of navigating unfamiliar roads.

(4) Noise - Every wedding I have ever been at has some sort of speaker system for speeches, toasts & music for dancing, either a live band or DJ. Tents are not exactly sound proof, there is no

Way these sounds can be contained to their properties. I lived up The hill from these proposed events for 16 years and know how sound carries and funnels up the hill. Even without music, the Sound of normal conversation from 100 - 200 guests would be Loud enough to make the neighbours feel that they are actually at The party. Anything amplified would be totally unacceptable.

I don't live on my acreage anymore, I found it necessary to move back to the city when my husband died but I have kept my land With reservoir access for recreation and to enjoy the peace and Quiet of the country. There will be nor more peace and quiet if these events go ahead and my property value will be affected.

Norma Corrine Plowman
Plan 9711265
Block B Lot 11


Sent from my iPad

OPPOSITION TO 2 WEDDING EVENT CENTERS

By: Lynn & Brian Robb- 2254 Springbank Heights Way



MAP OF THE AREA

B-3 05722007; PRPD20221306

SDAB 2022 June 30

Letters in Support of Appeal

Page 98 of 159



THOSE OPPOSED 99%

Key to Map

- Opposed
- ♥ Municipal Reserve
- ☀ Event Centers
- ✱ Unopposed (I)



Swaro-3084 Springbank Heights Way

&

Gupta- 3126 Springbank Heights Way



... any project taking place near water is responsible for:

- understanding the impacts the project on fish and fish habitat*
- taking measures to avoid and mitigate impacts on fish and fish habitat*
- requesting an authorization from the Minister and abiding by the conditions...*
- ensuring compliance with all statutory instruments, (federal and provincial)*

Project plans must be submitted to DFO for review. They will:

- identify the potential risks of the project...*
- work with you to ensure that impacts are managed...*

For additional help, DFO recommends applicants seek advice from a qualified environmental professional. People who provide this type of support are often referred to as:

- aquatic biologist*
- fisheries biologist*
- environment consultant*
- natural resource consultant*



Fisheries and Oceans Canada Pêches et Océans Canada

Well Water

- Springbank Heights built in 70s by New West/Carma, we all manage our own wells
- We are all 'water stewards', protecting our properties' water quality and quantity
- Our well draws from a limited aquifer with low flow rates and high mineral content
- Have **well water reports** been submitted prior to the event centers' applications?

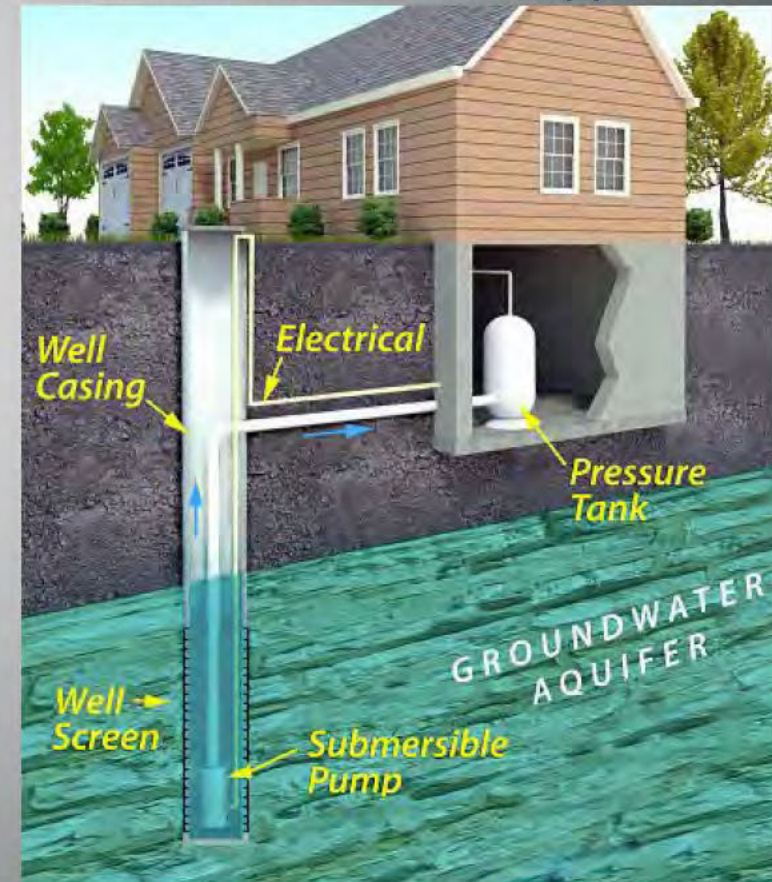


Photo Courtesy of US EPA

Well Water Concerns

- Increased use will limit flow and increase the mineral content for users with dry summers
- Potential for a serious impact to our aquifers of a massive drawdown with high use
- There is evidence of our aquifers not withstanding the pressure of increased usage

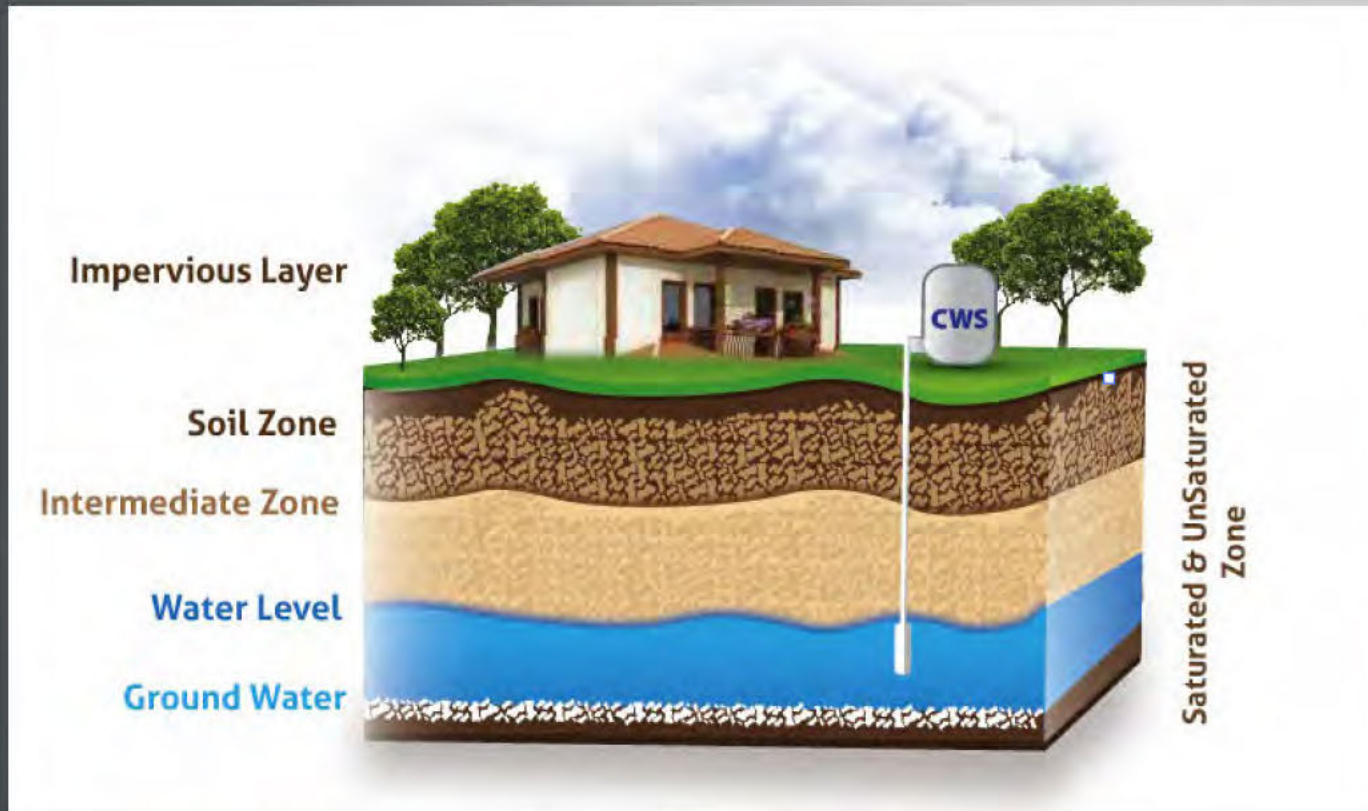


Photo courtesy of the Clean Water Store Inc.-Well Water

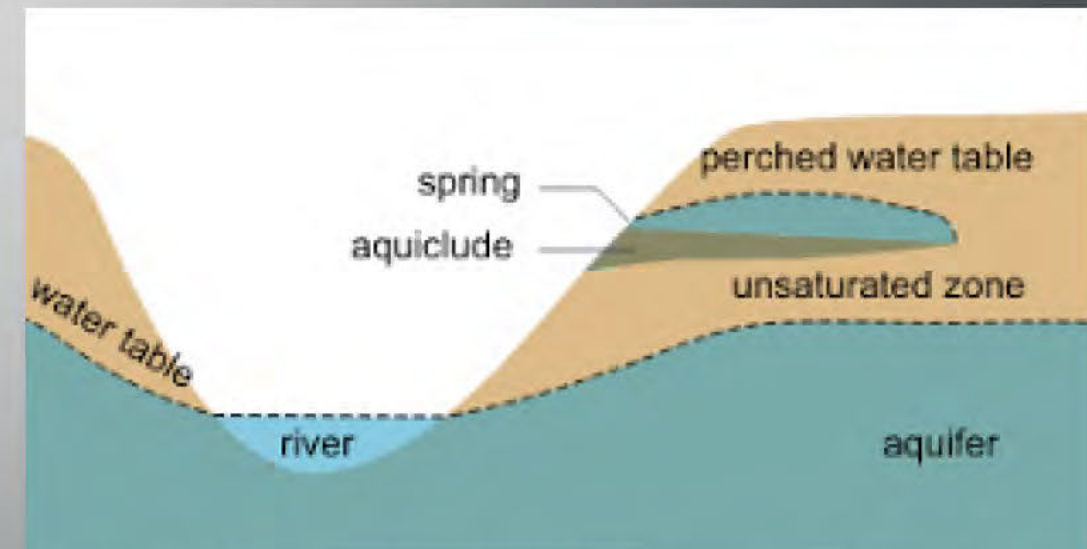


Photo courtesy of Wikipedia-Lenticular Aquifer

Septic Systems

- We manage our own wastewater, via septic fields and tanks
- We are cautious with their use, maintenance and treatment
- These systems work well for single-family residential, not commercial
- They take into consideration, type, soil, water, landscaping and size



Single-Family Use



X -Commercial Wedding Use

Septic System Concerns

- Current septic system is NOT suitable for large commercial events. **Permits?**
- Septic tank may fail, clog, and overflow with raw sewage going into the house.
- Septic field backup could saturate the lawn and contaminate the groundwater.
- Are septic **standards** being adhered to?



Septic Tank



Septic Field

Stormwater Pollutants

- **Garbage**; paper, plastic, cardboard, bottles, cans, and food scrapes
- **Vehicle fluids**; oil, deisel, gasoline and toxic car fluids (ww, brake)
- **Urine and feces**; bacteria, viruses, and foul odor from Porta Potties
- **Garden and cleaning chemicals**; fertilizer, herbicide, pesticide and soap
- **Sediment and dust**; vehicle, construction and renovation materials



Stormwater Concerns

- **No stormwater, water impact or site drainage reports** were provided in the proposal
- **Rockyview's Land Use Bylaw** states "stormwater must remain on the property." (storm pond)
- Stormwater will either soak into the ground, or run off the land to the river
- We will see increased nutrient, contaminant and sediment load going through the soil into the river



Photo courtesy of the City of Calgary

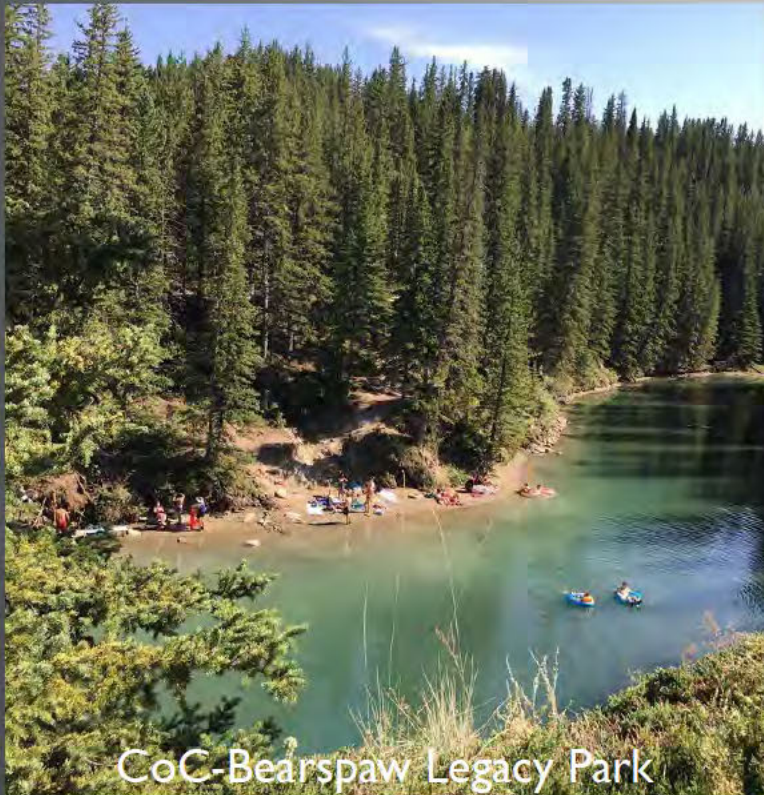
Riparian Habitat

- Provides rich soil with diverse plant communities
- Helps maintain water levels and temperature
- Dissipates stream energy and reduces erosion
- Offers diverse habitat for aquatic and terrestrial life
- Captures pollutants, nutrients, and sediment



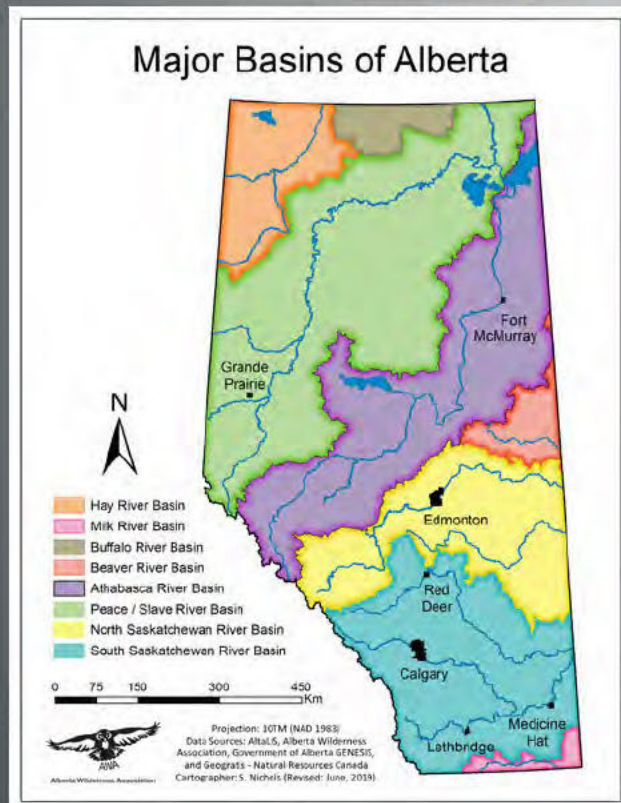
Riparian Habitat Concerns

- Bare compacted soil with poor or no vegetative growth
- All the surrounding trees are old and in poor health
- Understory growth has been stripped away
- Garbage, clothing, and other debris littering the shoreline
- Loss of plants = loss of potential for carbon sequestration



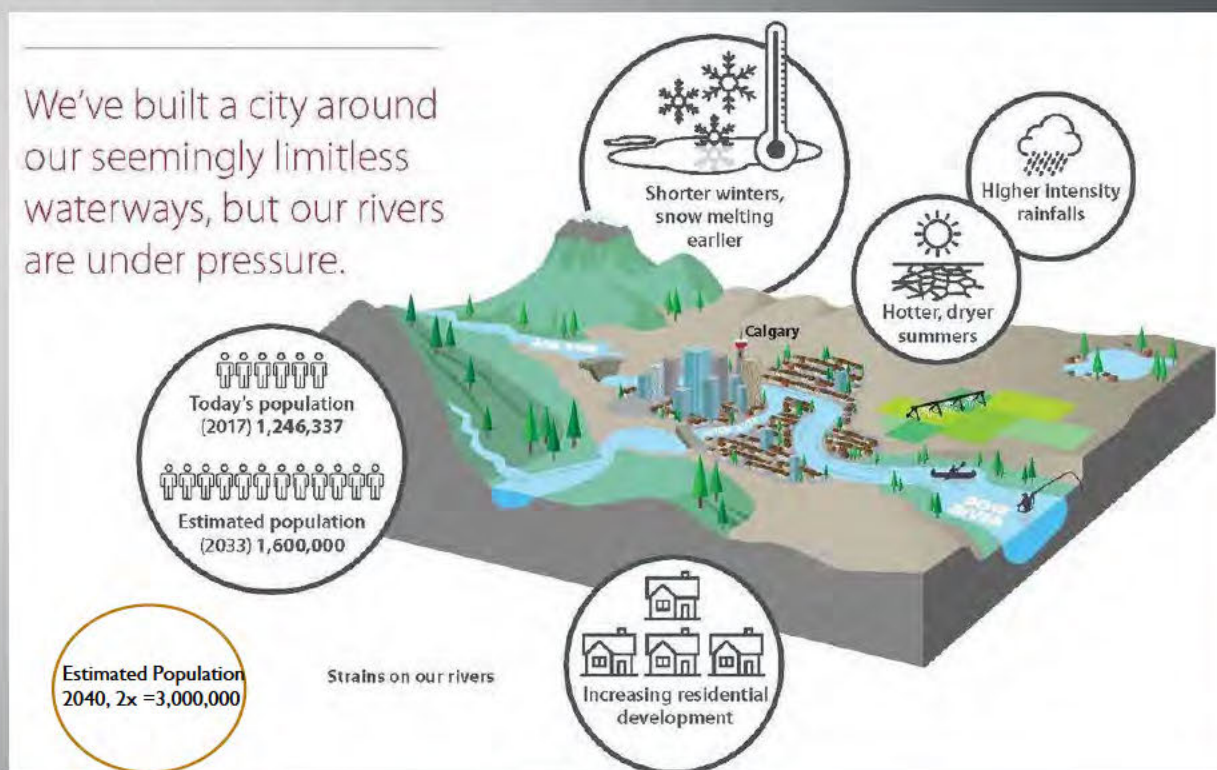
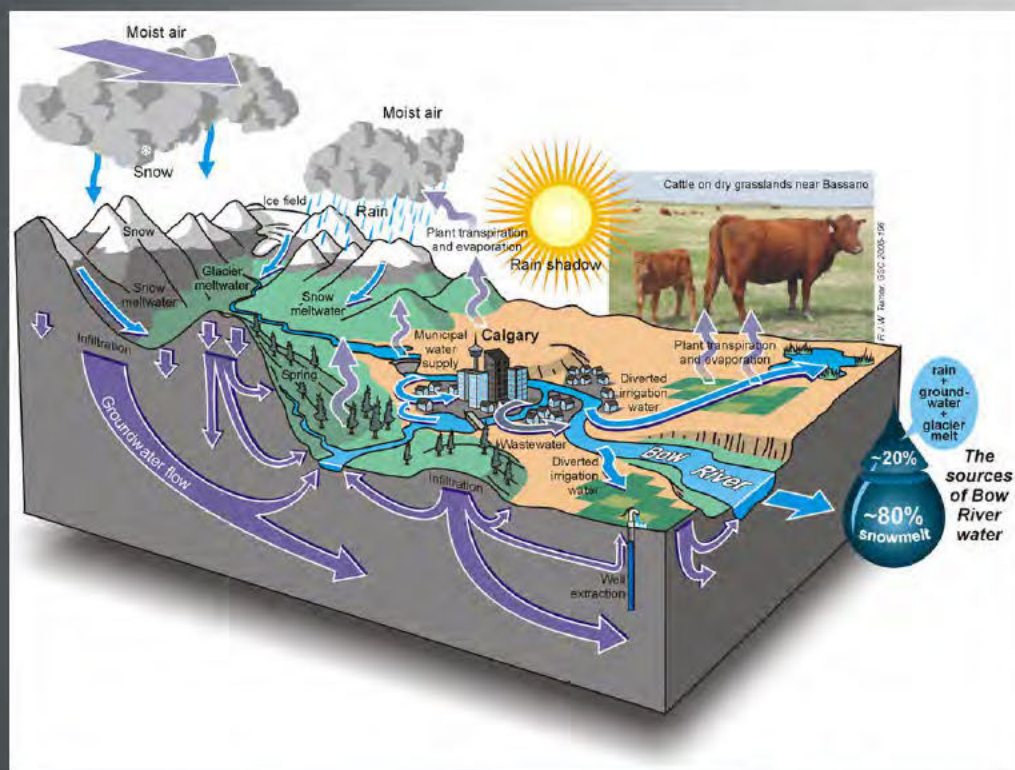
Watershed Services

- Conserve water which protects against drought in our hot, arid climate
- Slow, clean, and filter water, which is important for water quality
- Support the surrounding the rivers, streams and their groundwater services
- Provide moist, healthy soil for surrounding gardens, pastures, and crops
- Offer flood mitigation, by holding water on land and in wetlands



Watershed Concerns

- Added pressure to our limited waterways in the watershed
- Invasion of Invasive plant and animal aquatic species
- Loss of Threatened and Endangered species (COSEWIC)
- Destruction of flood and drought mitigation capabilities



Photos Courtesy of the City of Calgary

Bow River

- Known as the “Blue Ribbon Bow”; a world-class trout river
- Trout are a bioindicator species for water quality
- Has a unique, biodiverse population of birds and mammals.
- Its native plants play a key role in nutrient cycling-O, N, C
- Provides wildlife habitat to eat, reproduce, and shelter



Bow River

- Source of North Calgary's water supply (clean drinking water?)
- Provides significant hydroelectric power (11 dams) along its route
- Brings the benefits of irrigation to >200,000 acres of prairie
- Serves recreationalists; canoers, kayakers, paddleboarders, and boaters



Bow River Concerns

- Degradation of water quality (pollution) and quantity (overuse)
- **Need for a Waste Management Plan** to ensure waste doesn't pollute air, land or water
- Loss of habitat for life in and around the river, upsetting the balance of nature
- Increased shoreline accidents, river drownings, and property vandalism
- Compromised source water for Calgary and downstream cities



In Summary

Our community wants to:

- **Protect the environment**
- Conserve the **strong biological diversity** of our watershed.
- Ensure Rockyview **bylaws, reports and ASP** are adhered to
- Guarantee **Septic and stormwater plans align** with Alberta Standards
- Confirm **Project Plans** are met and submitted to DFO.



Thank you! Questions?



Michelle Mitton

From: Lynn Donnelly Robb [REDACTED]
Sent: June 27, 2022 12:14 PM
To: Tyler Andreasen; Michelle Mitton; Division 2, Don Kochan
Subject: [EXTERNAL] - Aerial Photos of the Springbank Heights Wedding Event Centers

Follow Up Flag: Follow up
Flag Status: Flagged

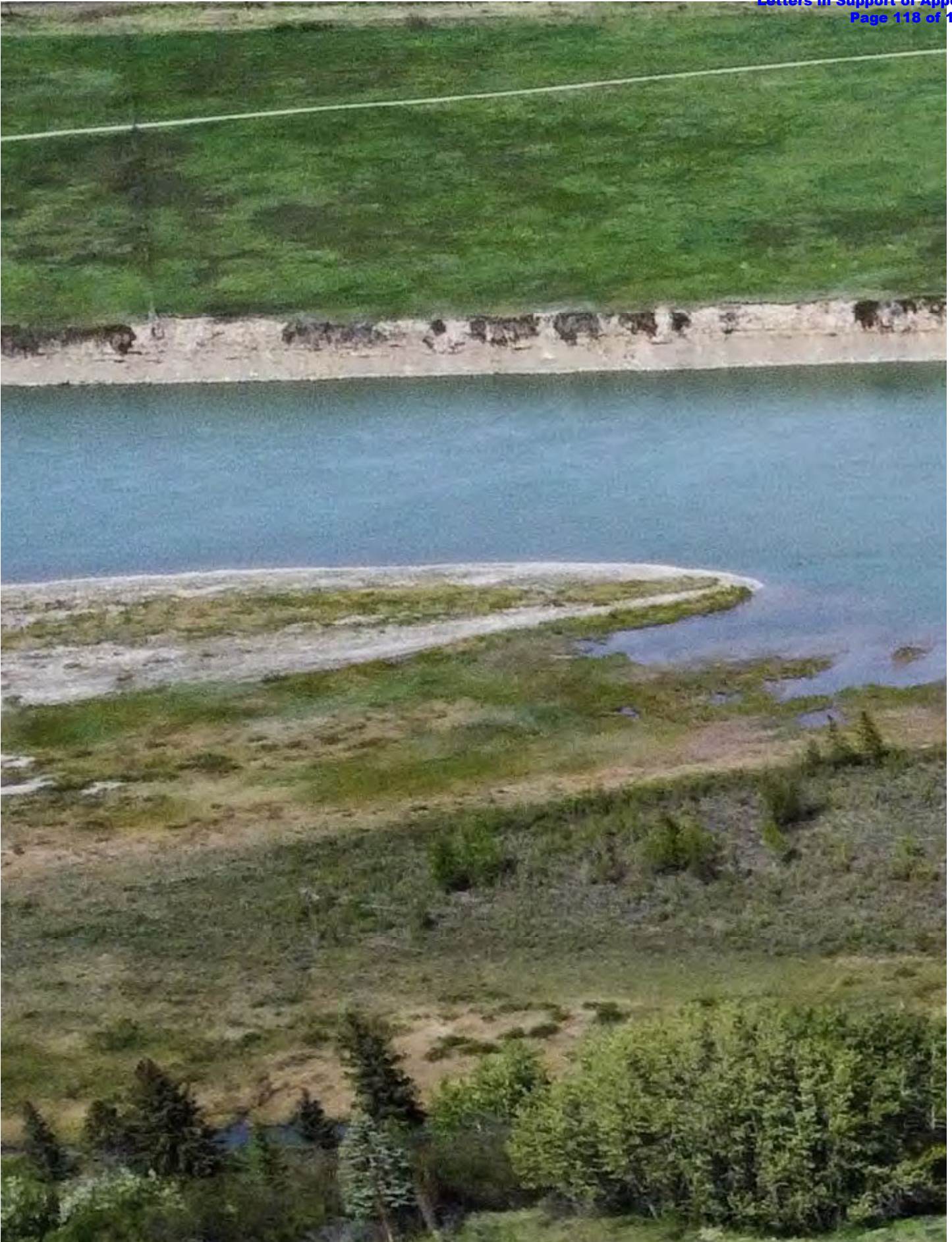
Do not open links or attachments unless sender and content are known.

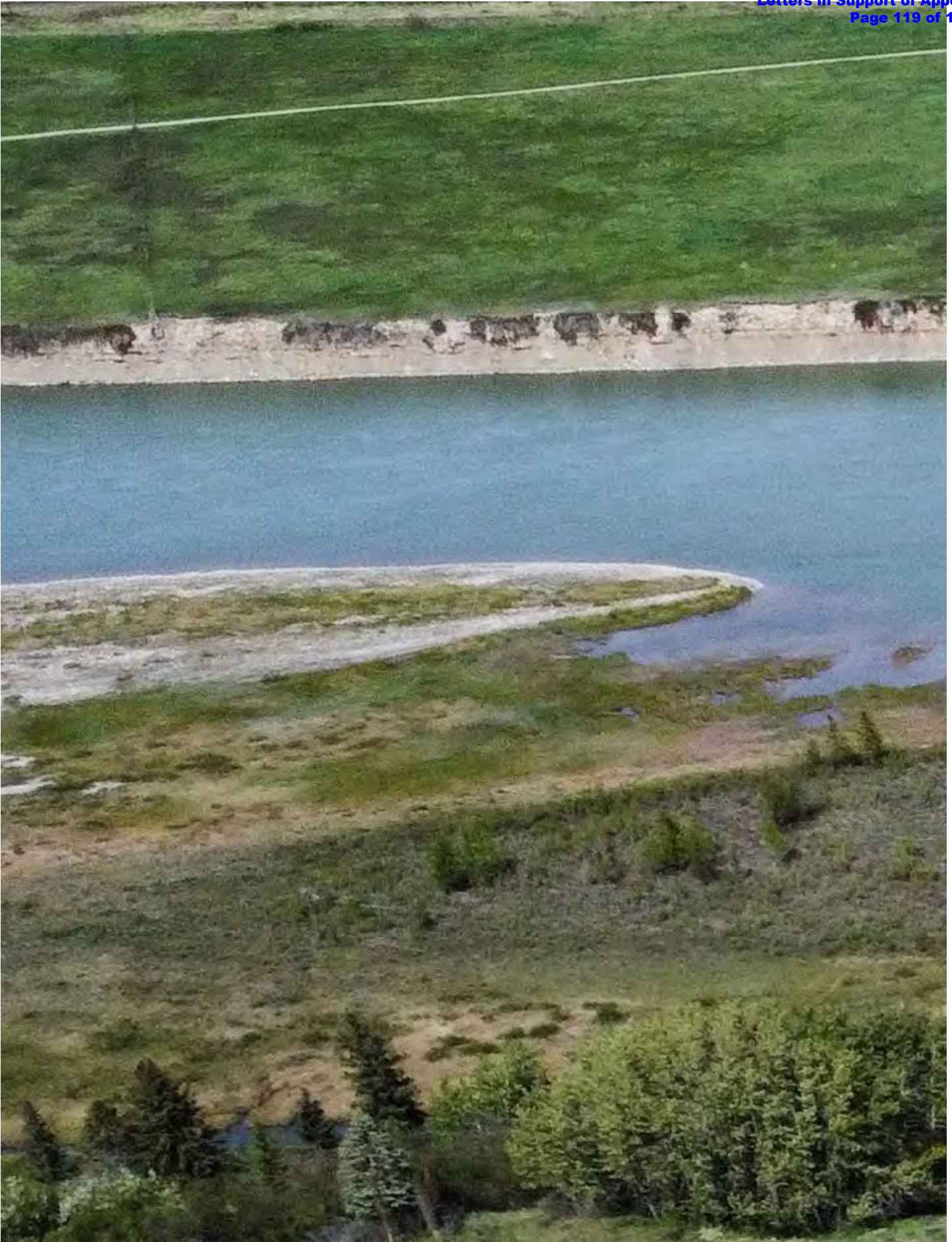
Attention Division 2 Councillor Don Kochan

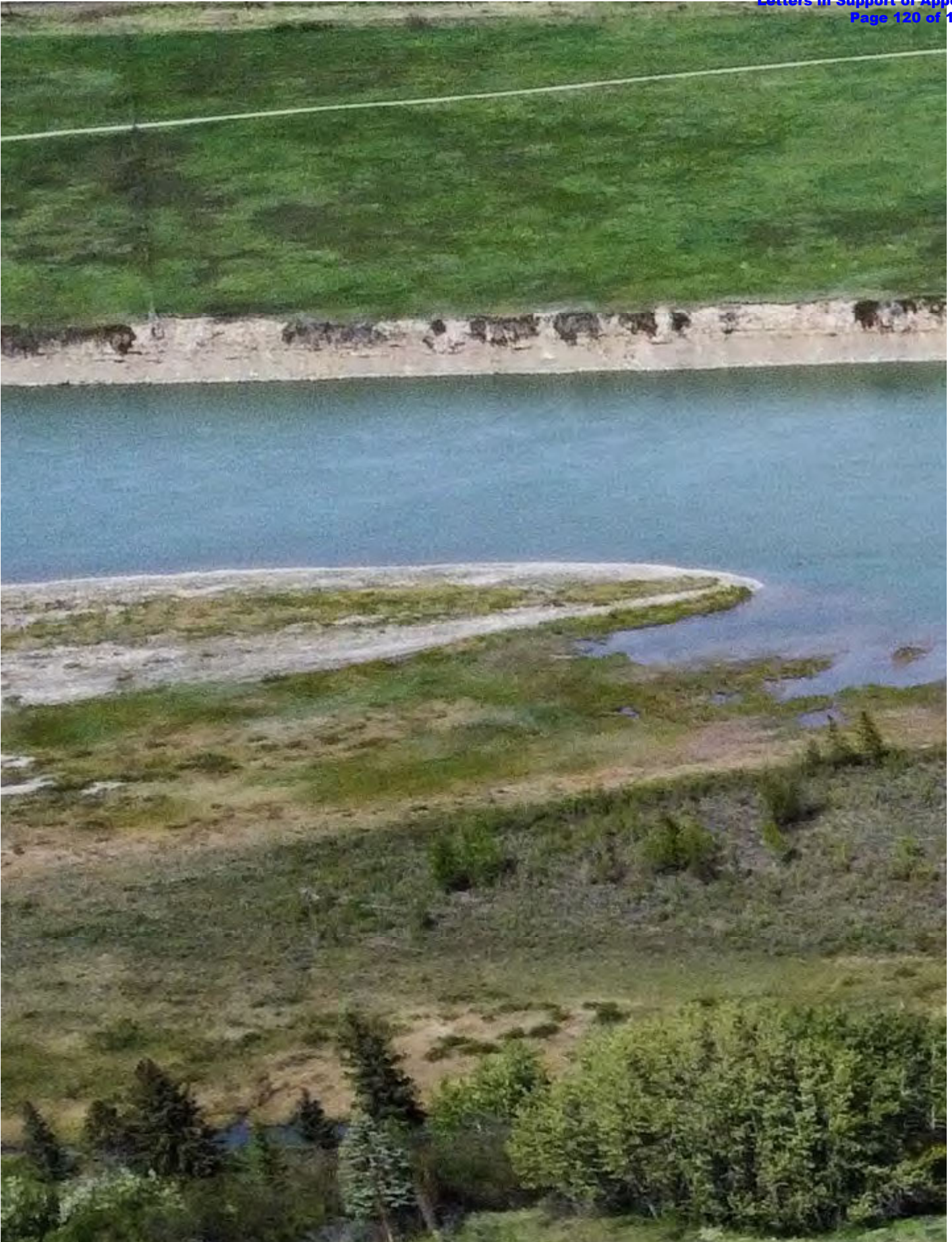
Tyler and Michelle,

Please find attached three aerial (drone) pictures of the two properties on Springbank Heights Way. Kindly copy them for Rockyview Councillors in preparation for the hearings on Thursday, June 3.

Kind regards, Lynn







June 14, 2022

Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attention: Michelle Mitton

Dear Board Members,

**RE: Appeal File 05714020 - PRDP20221305 Special Function Business 3084
Springbank Heights Way**

**Appeal File 05722007 - PRDP20221306 Special Function Business 3126
Springbank Heights Way**

We are owners and residents for over 30 years at 2180 Springbank Heights Way.

We are of the understanding that the Municipal Planning Commission of the County has approved development permits for a Special Function Business at 3084 Springbank Heights Way and at 3126 Springbank Heights Way. We have also become aware that the approved businesses are for outdoor wedding venues on the subject properties.

As a matter of record, we are writing this letter in support of the appeals against the approvals of the subject development permits. We are opposed to the proposed businesses on the Springbank Heights Way properties.

We agree with the reasons put forward by the various appeals that have been filed against the approvals.

Our primary concerns are:

- 15 cumulative days for each development permit plus set-up and dismantle days creates excessive disturbance to the community. The number of days permitted will likely result in most weekends during our summer season being negatively impacted by the events.
- increase in traffic generated by the proposed venues. The roads are narrow, winding, no shoulders and with steep slopes into gullies on both sides of Springbank Heights Way as you descend the escarpment. Excessive traffic is dangerous to existing residents, cyclists, and wedding guests.
- noise resulting from the outdoor wedding venues, especially given the number of events permitted. We moved into this community because it is quieter than a city community.
- This is a pristine and sensitive natural area that is a valuable habitat for wildlife that should be left undisturbed. The Central Springbank Area Structure Plan indicates that this area is biologically diverse and ecologically is a significant and

sensitive natural area. According to the ASP Maps this area is a valuable wildlife corridor.

The outdoor wedding venues are commercial developments proposed by non-residents that do not belong in a quiet country residential community.

We urge the Board to allow the appeals and overturn the decisions of MPC.

Sincerely,



Heather M. Scott, P. Eng




Terry Schmidtke, P. Eng

2180 Springbank Heights Way
Calgary, AB T3Z 1C7

Home phone: [REDACTED]

Email: [REDACTED]

Cc: Mayor Don Kochan (dkochan@rockyview.ca)

Alison Sherley, *PhD.*
Vice President
Lions Gate Risk Management Group
197 Springbank Heights Loop


June 20, 2022

Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB T4A 0X2
email: sdab@rockyview.ca

Attention: Michelle Mitton

SUPPORT FOR APPEALS RE: SPECIAL FUNCTION BUSINESSES

Dear Board Members,

RE: Appeal File 05714020 - PRDP20221305 Special Function Business 3084 Springbank Heights Way

Appeal File 05722007 - PRDP20221306 Special Function Business 3126 Springbank Heights Way

We understand that the Municipal Planning Commission of the County has approved development permits for Special Function Businesses (namely, wedding venues) at both 3084 Springbank Heights Way and 3126 Springbank Heights Way.

We reside at 197 Springbank Heights Loop and are strongly opposed to the proposed developments. We agree with all of the reasons stated in the appeals that have been filed against the approvals thus far, including excessive noise (violating the noise prohibitions set out in Bylaw C-8067-2020, including noise past 10pm), multiple safety hazards, and the detrimental impact to wildlife in the area.

We also have serious concerns in relation to *roadways, traffic and safety*. The North Springbank Area Structure Plan, Section 6 notes:

6.2.5. Roads not identified as service roads or major/minor collector roads within the Municipal Road hierarchy (Figure 6) are considered local roads which are intended to provide access and egress to local traffic only. Direct lot access to major and minor collector roads should be avoided.

And;

6.2.9. When considering proposals for redesignation, subdivision and/or development located adjacent to minor and major collector roads, the Municipality may require the developer to submit a Traffic Impact Analysis which includes, but is not limited to: a) the potential impact proposed uses may have on the existing transportation network including,

but not limited to anticipated traffic volumes, vehicle types, turning movements and hours of usage; b) any requirements for future expansion of the existing transportation network that may be required to accommodate traffic generated from the proposed development; c) d) any mitigation measures that may be required to ensure that the function and integrity of any part of the Transportation Network is preserved (i.e. noise attenuation measures, buffering or screening, setbacks); any other matter deemed appropriate by the Municipality.

As such, we would like to draw the Board's attention to the following:

1. Once past Township Rd 251A, the "no exit" sign highlights that Springbank Heights Way is for local access and egress. Existing traffic is therefore limited, for the most part, to current residents.
2. Approximately 78 households are in the area beginning once you pass Township Rd 251A, based on the Rocky View County Atlas map, using the provided aerial photography and house numbers.
 - In the council meeting at which these permits were approved, the Engineer present stated that the average in the area is 8 to 10 trips per household, per day. This equates to approximately 780 trips per day on this road from local residents.
 - If you add:
 - Another 100 trips (based on 50 vehicles, back and forth, proposed for one event venue);
 - or 200 trips if concurrent events are held (which is a likely scenario);
 - plus service vehicles for the events;
 - This increases the traffic volume in the area to approximately 1000 trips, or by almost 25%, on days the proposed events would be taking place. This is likely a conservative estimate.
3. In addition, the development permit states that the venues will have a variable, but "typical," number of wedding guests. What is typical? If a 'typical' wedding ranges from 100 to 200 guests (or more), they will likely exceed the 50 parking space limit and thus involve more than 50 cars per event.
4. The excess traffic will likely be using Springbank Heights Way late at night, a time that is typically quiet in the area. The noise generated from the increased traffic will be disturbing to local residents and wildlife.
5. With regards to the topography and structure of the land past Township Rd. 251A and its implications:
 - The roadway has hills, curves and tall, thick trees and bushes on both sides, limiting visibility.
 - There are sharp shoulders and steep ditches which are increasingly dangerous with excessive speed.
 - There is considerable wildlife along this roadway, both day and night. Those familiar with the area know to slow down and be aware. This substantial increase in traffic volume heightens the risk to wildlife, as well as drivers, unnecessarily.
 - The roadway is extremely dark at night. This makes seeing wildlife and managing the curves in the road more difficult, particularly for non-residents who are not used to driving in these conditions.
 - When traveling north along RR32, the paved shoulders on the road become almost non-existent once past Township Rd. 251A. This area, however, is a popular route for cyclists.

This is likely as it was identified as a “low stress” route in 2018 in the *Rocky View County Active Transportation Plan*, based on a Level of Traffic Stress (LTS) analysis. As such, we have multiple groups/individuals cycling along Springbank Heights Way throughout the summer.

- An extra potential 50 – 100 passers by vehicles along this stretch, where passing is mostly prohibited (but not always abided by), increases the risk to cyclists.

6. Driving Under the Influence

- This is a critical issue that can’t be overlooked. Weddings are celebrations, and they more often than not involve alcohol consumption.
- There is a major concern that wedding guests may choose to drink and drive, significantly increasing the risk for residents, wildlife, and the wedding guests themselves.
- The potential for injury and/or death arising from an incident of drinking and driving will be introduced into a residential area at a significantly higher rate than if no wedding events were held, on up to 30 occasions over the course of the summer/fall months (based on 15 events per approved permit).
- As a family with small children who is putting down roots in this community of peace, tranquility and safety, and knowing that this community is (and has been over the years) comprised of many families like ours, this risk is unacceptable, no matter what measures are taken to mitigate it.

While the applicants see a need to “cater to outdoor summer weddings in an idyllic Alberta setting,” and desire to “create an environment that allows guests to take in the natural beauty of the Bow River that most have likely not experienced prior,” there are multiple venues in the area that provide the same. One need look no further than Waterfront Park, just down the river.

We ask the Board to consider what level of risk is acceptable. Given the potential impact of the risks associated with these special function businesses, even one accident is too many. The desire of the applicants to operate wedding venues in a residential community at the expense of the other residents does not outweigh the risks involved.

A lack of consultation and a disregard for the community is concerning and we respectfully request that these permits be revoked.

Sincerely,



Alison Sherley, PhD.
Vice President, Lions Gate Risk Management Group
197 Springbank Heights Loop
[REDACTED]

Brian Mlachak, B.Ed.
Calgary Separate School Board
197 Springbank Heights Loop
[REDACTED]

Cc: Mayor Don Kochan (dkochan@rockyview.ca)

[REDACTED]

From: Oscar Smoole [REDACTED]
Sent: June 20, 2022 2:35 PM
To: PAA_SDAB
Subject: [EXTERNAL] - Fw: Appeal File: 05714020 - PRDP20221305 and File: 05722007 - PRDP20221306
Attachments: 20220616_182529.jpg; 20220616_182604.jpg; 20220616_183101.jpg

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Note: Original email failed...

From: Oscar Smoole
Sent: June 17, 2022 10:50
To: SDAB@rockyview.c <SDAB@rockyview.c>
Cc: dkochan@rockyview.ca <dkochan@rockyview.ca>; Alison Smoole [REDACTED]
Subject: Appeal File: 05714020 - PRDP20221305 and File: 05722007 - PRDP20221306

June 13, 2022

Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attention: Michelle Mitton

Dear Board Members,

RE: Appeal File 05714020 - PRDP20221305 Special Function Business 3084 Springbank Heights Way

Appeal File 05722007 - PRDP20221306 Special Function Business 3126 Springbank Heights Way

Please be advised that we are strongly opposed to the proposed outdoor wedding venue developments. We agree with all the reasons of the appeals filed against the approvals.

Our concerns are:

- increased likelihood of grass fires during our increasingly hot and dry summers
- the large numbers of patrons that could attend the venues
- traffic increase along RR32 (many corners, steep inclines and sharp shoulders)
- safety hazards to residents and pets due to increased traffic volume
- negative impact on wildlife
 - RR32 is a high volume wildlife crossing
 - Springbank Heights Way is an important wildlife corridor
- RR32 is a common cycling route for various groups
- excessive garbage accumulation along RR32 and nearby properties

- excessive noise related to wedding venues in a largely residential area
- lack of appropriate consultation with adjacent property owners

This neighborhood is quiet large acreage residential, situated in a largely natural area that is a valuable habitat for wildlife and wildlife migration and, as such, should be undisturbed.

There have been several fatal accidents along RR32 South of TWP RD 252 in recent years. This is possibly due to several sharp shoulders and deep ditches or wildlife avoidance. The portion of RR32 North of TWP RD 252 has several hazards to traffic including; active wildlife crossings, no shoulders, excessively steep ditches, several narrow winding sections and a number of steep inclines. These natural hazards (see attached photos) pose a challenge to the current small traffic volumes, but there is a very real danger that the expected increase in traffic (at least ten-fold) during events, not to mention that weddings tend to result in increased alcohol consumption, will result in damage to people, property and wildlife. This is not the sort of road meant to handle wedding event traffic volumes.

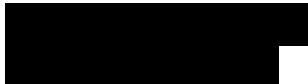
The developments will also materially affect all residents adjoining RR32. In our opinion, the subject properties are not a suitable location for the proposed outdoor wedding venues.

We respectfully request that the Board revoke the development permits.

Sincerely,

Oscar Smoole
Alison Smoole

55 Livingstone Estate,
Calgary, AB T3Z 1E1



Cc: Mayor Don Kochan (dkochan@rockyview.ca)

"The purpose of life is not to be happy. It is to be useful, to be honorable, to be compassionate, to have it make some difference that you have lived and lived well."







Trent and Caitlin Snyder
156 Springbank Heights Drive



June 6, 2022

Rocky View County

Re: Application PRDP20221306 and PRDP20221305 (3126 and 3084 Springbank Heights Way)

Dear Sir or Madame,

We are writing to express our absolute opposition to the potential establishment of two wedding venues in our neighborhood. We have deep concerns about the noise level and increased traffic that weddings will inevitably bring.

The valley that the two applicants' properties reside in, as well as our home and many of our concerned neighbors' homes, creates a natural amphitheater that carries noise exceptionally well. On calm evenings we can hear voices at regular volume carry clearly across the valley. If that were to be a wedding event with a PA system and DJ, it would be extremely disruptive to the residents around. We have no doubt that we will hear every wedding hosted there throughout the summer. These are evenings that we would love to sit out on our deck and enjoy the peaceful countryside that we live in. We do not want to be listening to a party with speeches, music, and dancing week after week.

It is our understanding that the applicants plan to use venue tents to host these weddings, which will provide next to no sound barrier. The tents in and of themselves will require pounding stakes and the use of impact tools for the setup and teardown. This will become a continual construction site, with disruptive noise outside of the wedding days themselves.

Our other major concern is the extra traffic that these events would bring. The roads here are single lane and winding, with no shoulder, and are not made to handle the increased volume of people. With the lack of Taxi and Uber access out here, people will inevitably make poor decisions on drinking and driving home from the weddings.

We bought our property, which is bordering the two potential venues, 8 years ago. Like most of the people in the neighborhood, we decided to move to a rural area to get away from the noise and busyness of the city. It is inappropriate to allow two commercial wedding venues to be established in a quiet residential area such as this.

Thank you for hearing and considering our concerns.

Sincerely,

Trent and Caitlin Snyder

Michelle Mitton

From: Steve & Duana Songer [REDACTED]
Sent: June 24, 2022 9:10 AM
To: PAA_SDAB
Cc: Division 2, Don Kochan; [REDACTED]
Subject: [EXTERNAL] - Support in Appeal of Files 05714020 and 05722007

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Subdivision and Development Appeal Board SDAB@rockyview.ca
Cc: Mayor Don Kochan (dkochan@rockyview.ca)

Attention: Michelle Mitton

Dear Board Members,

RE: Appeal File 05714020 - PRDP20221305 Special Function Business 3084 Springbank Heights Way

Appeal File 05722007 - PRDP20221306 Special Function Business 3126 Springbank Heights Way

We are residents at 87 Palomino Blvd. in the Springbank Links Community.


We are emailing in support of the appeals against the approvals of development permits for the Special Function Businesses (outdoor wedding venues) at 3084 Springbank Heights Way and 3126 Springbank Heights Way. We are opposed to the proposed developments and businesses.

Any large scale venue increases traffic, garbage and noise and general disrespect for the area. We moved out to Springbank to have a sense of a small town where people know each other and our kids can play in a familiar, safe area. Having a constant flow of new people out for the opportunity to party every weekend will take away from the Springbank feeling and safety on the main roads to and from our community.

We are also concerned about the impacts of the proposed developments on the habitat of the Bow River. Already we see teenagers hopping fences to go party; and having a venue where people are invited to drink and party will only increase this atmosphere and damage the natural beauty.

The Central Springbank Area Structure Plan indicates that this area is biologically diverse and ecologically is a significant and sensitive natural area. According to the ASP Maps this area is a valuable wildlife corridor. The proposed developments will negatively interfere with the use and enjoyment of the surrounding properties and the neighbourhood. The outdoor wedding venues are commercial developments that do not belong in a quiet country residential community.

We urge the Board to allow the appeals and overturn the decisions of MPC.

Sincerely,
Duana & Stephen Songer
87 Palomino Blvd.
Calgary, AB T3Z 1B9




June 16, 2022

Subdivision and Development Appeal Board (SDAB)
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Delivered by email: sdab@rockyview.ca

Re: Appeal File 05722007 - PRDP20221306 Special Function Business, 3126 Springbank Heights Way

The Springbank Community Association asserts that the new discretionary land use of "Special Function Business" is not consistent with Residential Land Use Districts.

This letter outlines specific concerns with the two applications before the Appeal Board but also more general concerns about the Special Function Business application and review process.

GENERAL CONCERN: DEFICIENT APPLICATION PROCESS

The Application for Special Function Business is "Home-Based Business Type II: Bed and Breakfast"¹ which is far simpler than the Application Required for a "Special Event"². In the Land Use Bylaw, the Home-Based Business Type II states that these businesses may have up to 4 business-related visits per day and shall not operate between the hours of 6PM and 8AM if the business generates noise. The Special Function Business Applications could not be more at odds with these requirements. To be clear, the Home-Based Business Type II Application is not the correct application for Special Function Businesses which generate significantly more traffic than permitted in the Bylaw and operate largely outside the hours dictated by the bylaw. The Special Event Application is much more suited to Special Function Business Applications. Our view is that the decision-makers reviewing the Special Function Business applications are not receiving adequate information with which to make an informed decision on these applications.

¹

<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Development/DP-Package-Home-Based-Business-Type-2-and-Bed-and-Breakfast.pdf>

² <https://www.rockyview.ca/Portals/0/Files/SpecialEvents/Special-Event-Application.pdf>

HOME-BASED BUSINESS (TYPE II)

145 Home-Based Business (Type II) General Requirements:

- a) Home-Based Business (Type II) is an accessory use of a principal dwelling and may utilize its accessory buildings and outside storage,
- b) Home-Based Business (Type II) may generate up to eight (8) business-related visits per day in an Agricultural District and up to **four (4) business-related visits per day in all other Districts,**
- c) Home-Based Business (Type II) **shall not operate between the hours of 18:00 and 8:00 if the business generates noise,**
- d) The number of non-resident employees shall not exceed two (2) at any time,

It is clear that the operations of both applicants before the SDAB fit within the Special Event category. Special Event applications require the Applicant to address the following:

- a. Insurance
- b. Traffic
- c. Noise
- d. Number of Participants
- e. Signage
- f. Waste Management
- g. Emergency Response Plan

Additionally, the Special Event Application requires the following information, which is substantively more than required by the Home Based Business Type II Application:

Required Information/Documentation

The following documents **are required** in order to approve the permit for your special event based on the level of event you are having. The County's community support team will assist you in understanding what needs to be included in the required documents. Any requested documentation must be provided a minimum of **45 days** prior to your event to allow sufficient time for review and approval.

Large Event	Medium Event
Detailed site map	Emergency action plan
Emergency action plan	Insurance certificate
Insurance certificate	Not-for-profit certificate
Not-for-profit certificate	

The following documents **may be required** in order to approve the permit for your special event based on the level of event you are having.

Large Event	Medium Event
Emergency response plan	Location map
Fireworks safety plan	Parking plan map
Location map	Route map
Parking plan map	Temporary access agreement
Route map	Transportation control plan
Temporary access agreement	
Transportation control plan	

It is clear from the information provided by the Applicants and the approval provided by the County that the Special Function Business application woefully inadequate. These are large scale venues with an unlimited number of vehicles and attendees. At a minimum, the Application should require the same - or more - information than a Special Event Permit. The Special Events Reference guide³ provided by the County should also be used for the Special Function Business events.

SPECIFIC CONCERNS ABOUT PRDP20221305 and PRDP20221306:

1. **Traffic:** If these venues are approved, they may together generate hundreds of additional vehicles on RR32 and Springbank Heights Way during events. RR32 North of RR251A, is a quiet, dead-end street. These event venues can reasonably be expected to vastly increase the amount of traffic on this road. Home-based businesses are limited in the vehicle traffic they generate while no such restrictions exist here. Neighbors are rightfully concerned about the increased traffic, not to mention the risk of traffic during the late evening hours, when guests may have been consuming alcohol. We had a fatal accident on RR32 last year where two teens lost their lives and our community is concerned about increased risk to our residents.
2. **Commercial Ventures in Residential Zoning:** These event venues appear to be large-scale commercial operations that will be operating in a quiet residential area. This is entirely inconsistent with residential zoning. In Springbank, residents have the room to host family events, including weddings, anniversaries and the like on their property. In contrast, these two Special Function Business Applications do not appear to be family events - they are focused on generating commercial revenue. As the events will be held outdoors, the events will operate during the summer season, when neighbors are enjoying their properties. With significant expected noise and traffic generated by these ventures, the quality of life of neighbors is diminished. Home businesses should be strictly controlled, as outlined in the Land Use Bylaw. The Special Function Business use appears to circumvent all of the Home-Based Business rules, despite using the same application.
3. **Inadequate Public Engagement:** The Applicants did not conduct adequate community engagement of their neighbors. The applicants should have been required to provide a specific operating plan for these businesses, including number of guests, cars, operating hours, etc. Our understanding is the neighbors were, in general, unaware of the applications until they received notification of the appeal process through Rocky View County. A condition of approval should have been, and should still be, community support for these businesses.
4. **Lack of Clear Operating Rules for the Businesses:** It is not reasonable to allow these businesses to operate with no restrictions on noise and traffic. Further, there is much uncertainty about the permanence of structures. There appears to be no requirement for the Applicants to remove the structures (tents, porta-potties) after each event. Bylaw officers do not work evening hours or on weekends, so who is to enforce any violations?

³ <https://www.rockyview.ca/Portals/0/Files/SpecialEvents/Special-Event-Reference-Guide.pdf>

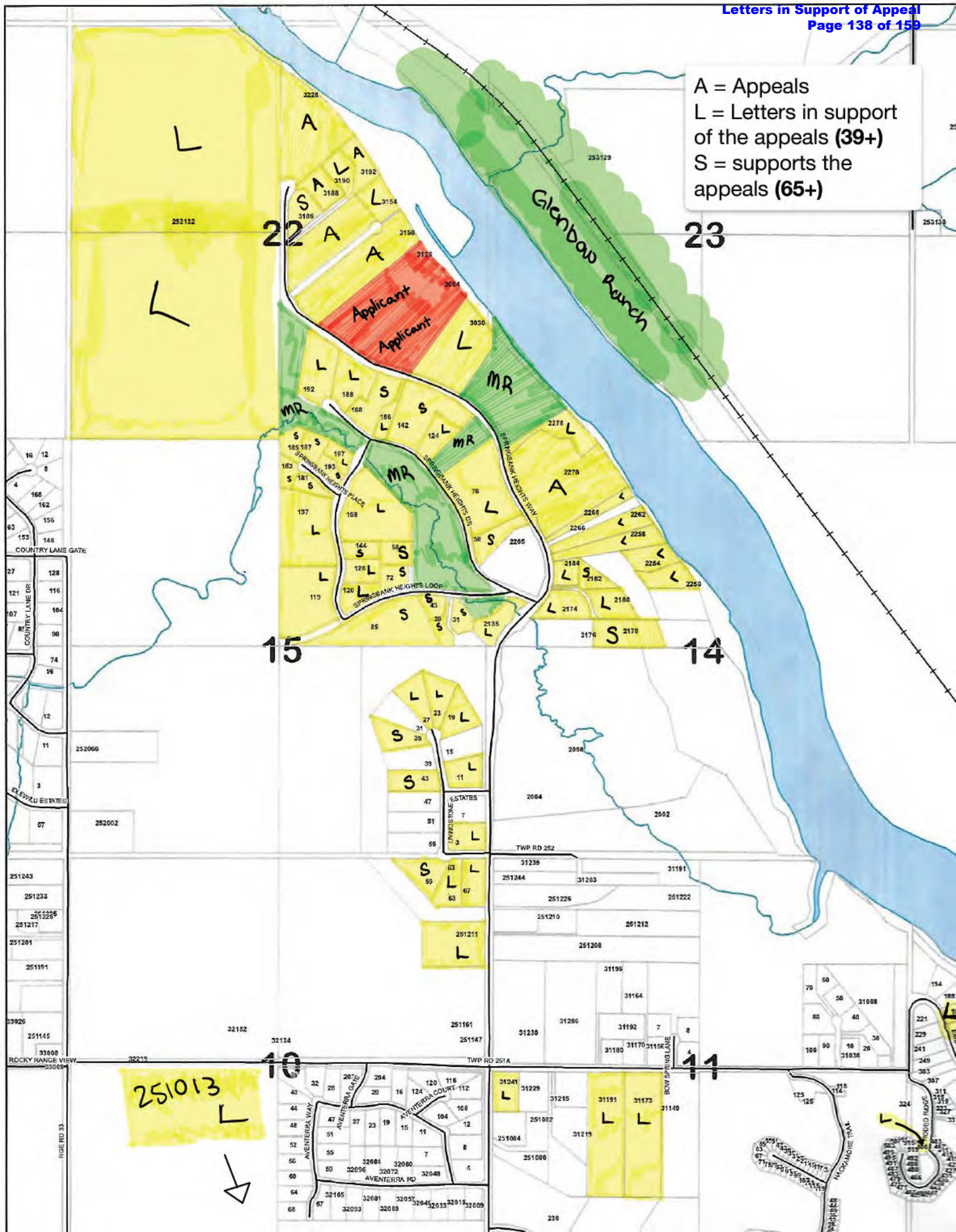
In closing, we ask the Subdivision and Development Appeal Board to reject the aforementioned approved development permit for all the reasons provided. We also recommend that the review of all new applications for Special Function Business is suspended such time as the Special Function Business Discretionary Land Use category and its associated review and approval process is more thoroughly assessed.

Regards,

Karin Hunter

President, Springbank Community Association

cc: Mayor Don Kochan, Kevin Hanson, Community Association Board



Date: 27 June 2022

File: 05722007; PRPD20221306 102

Multiple affected party appeals against the Development Authority's decision to approve a development permit application for a Special Function Business, for an outdoor wedding venue at Lot 9 Block Plan 7410359, SE-22-25-03-05; (3126 Springbank Heights Way) located approximately 2.70 kilometres (1.04 miles) north of Township Road 251A and on the north side of Springbank Heights Way. Appellants: JC Anderson (represented by Rick Grol); William and May Greig; Rick Grol on behalf of David Pierce; and Melanie Spafford et al

I, Beverly Stewart, hereby agree with all the points of the above Appeal and wish my objection to be noted.



Beverly Stewart
124 Springbank Heights Drive,
Calgary, AB T3Z 1C6

Email: [REDACTED]

Cell: [REDACTED]

Stanley J. Swiatek
2258 & 2262 Springbank Heights Way
Springbank, Alberta

June 20, 2022

Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB T4A 0X2
email: sdab@rockyview.ca
Attention: Michelle Mitton



RE: Appeal File 05714020 - PRDP20221305 Special Function Business 3084 Springbank Heights Way

Appeal File 05722007 - PRDP20221306 Special Function Business 3126 Springbank Heights Way

Dear Board Members,

In regards to the 2 applications mentioned, I **SUPPORT** the appeals against the approvals of the development permit for these two Special Function Event Centers (Land Use Bylaw 154-156) on these country residential lots.

I echo the same sentiments that my neighbors Lynn & Brian Robb of 2254 Springbank Heights Way, had mentioned in their letter dated May 22, 2022, as an appeal to the development of the Special Function Event Centers. These concerns are in the areas of Environmental Impact, Water/Septic Contamination, Lack of Infrastructure, and access to Emergency Services

The North Springbank Area Structure Plan (ASP) clearly denotes all of Springbank Heights Way is designated residential and it appears that these are more business focused properties, rather than residential, as it is my understanding that the owners of the property do not reside on the said addresses as their primary residences. Moreover, North Springbank does have areas designated for both business and Industrial, so therefore, all event centers should be placed in these designated areas.

Additionally, as per Alberta Transportation's it appears a Traffic Impact Assessment (TIA), may not have been conducted, which should be part of the development permit process.

I urge that the decisions to grant permitting to the 2 properties be overturned, as a result of the appeal

Respectfully,

Stanley J. Swiatek, Owner
2258 & 2262 Springbank Heights Way

C.C. Mayor Kochan, Councilor
John Labun, Agent for 2258, 2262 Springbank Heights Way

ENCL

Stanley J. Swiatek
2258 & 2262 Springbank Heights Way
Springbank, Alberta

June 20, 2022

Rock View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

To whom it may concern,

Re: Granting Agent Permission to speak on by behalf

**Appeal File 05714020 - PRDP20221305 Special Function Business
3084 Springbank Heights Way**

**Appeal File 05722007 - PRDP20221306 Special Function Business 3126
Springbank Heights Way**

Please be advised that John Labun will be speaking on my behalf, as an agent for my properties (2258, 2262 Springbank Heights Way), at the appeal hearing scheduled on June 30, 2022.

Regards,



Stanley J. Swiatek

June ²⁶ 2022

Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attention: Michelle Mitton

Dear Board Members,

RE: Appeal File 05714020 - PRDP20221305 Special Function Business 3084
Springbank Heights Way

Appeal File 05722007 - PRDP20221306 Special Function Business 3126
Springbank Heights Way

I/We live at.... 251230 Rocky Range View

I am [We are] writing in support of the appeals against the approvals of development permits for the Special Function Businesses (outdoor wedding venues) at 3084 Springbank Heights Way and 3126 Springbank Heights Way. I/we are opposed to the proposed businesses.

I am concerned about the outdoor wedding venues that are proposed for these properties. Our concerns are the increase in traffic generated by the proposed venues and noise resulting from the outdoor wedding venues. I am also concerned about the impacts of the proposed developments on the riparian habitat of the Bow River.

The Central Springbank Area Structure Plan indicates that this area is biologically diverse and ecologically is a significant and sensitive natural area. According to the ASP Maps this area is a valuable wildlife corridor. The proposed developments will negatively interfere with the use and enjoyment of the surrounding properties and the neighbourhood. The outdoor wedding venues are commercial developments that do not belong in a quiet country residential community.

I [we] urge the Board to allow the appeals and overturn the decisions of MPC.

Sincerely, ELIZABETH LY



Name,
Address
Telephone
Email

Cc: Mayor Don Kochan (dkochan@rockyview.ca)

Bruce T. LINDER, P.C.
251230 Rocky Range View, Calgary.

Michelle Mitton

From: Arlene Vermeij [REDACTED]
Sent: June 28, 2022 9:39 PM
To: PAA_SDAB; [REDACTED] Division 2, Don Kochan; Division 6, Sunny Samra; Division 3, Crystal Kissel; Division 4, Samanntha Wright; Division 1, Kevin Hanson; Division 5, Greg Boehlke; Division 7, Al Schule; Jan Erisman; Michelle Mitton
Subject: [EXTERNAL] - Appeal File 05714020 - PRDP20221305 Special Function Business 3084 Springbank Heights Way and Appeal File 05722007 - PRDP20221306 Special Function Business 3126 Springbank Heights Way
Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Board Members,

I am writing in support of the two appeals against:

1. Appeal File 05714020 - PRDP20221305 Special Function Business for an outdoor wedding venue at 3084 Springbank Heights Way (Plan 7510146, Lot 8)
2. Appeal File 05722007 - PRDP20221306 Special Function Business for an outdoor wedding venue at 3126 Springbank Heights Way (Plan 7410359, Lot 9)


I am concerned about these two outdoor wedding venues. As these are clearly businesses, they should be located in a commercially zone district versus in the proposed rural neighbour of Springbank Heights. By approving, not only one, but two wedding venues, side by side, will increase the amount of traffic in our area. As there is only one road that leads out of the Springbank Heights area, this amount of proposed traffic effects everyone who has to use Range Road 32 to leave or return to their residence. This not only effects the Springbank Heights Residences, but also those who live in Livingston Estates, Emerald Bay Estates, Springbank Links Development, Lariat Loop, Little Wood Bay and the other acreages located directly off of Range Road 32 and/or Twp. 251A.

Another safety concern is fire prevention. As these properties are on well water, how do they propose to fight a fire (i.e. grass fire), if one should get out of control. As there are no fire hydrants in this area that Rocky View County owns or maintains. Rocky View County and these Land Owners should not expect that the Water Co-ops in the area, to be their source for water in case of a fire. They need to make sure that the fire trucks have a method of filling their trucks at these properties, not at a water co-op's hydrant.

As the applicants only mentioned a "typical wedding" this could mean anything from a small wedding of 10 people all the way up to 500+ people per venue. Each person has a different perception of what a typical wedding is. With the amount of people at each wedding, especially if they are held at the same time, this will increase the level of noise in the area for the residents who actually live at their properties. There are only so many nice days/evenings in the summer that those who want to live in a quiet rural neighbour can enjoy the outdoors. Depending on the homeowner in the area, they may not have air conditioning and have to rely on their windows being open during the night. Depending on the wind, the noise and smoke (if there are fires) may drift into peoples homes during the evening hours, as there is no curfew shown for these weddings.

I have lived in the Springbank area for the last 27 years and we do not need to have commercial, for profit businesses such as wedding venues, located in Rural Residential areas, especially not in the Springbank Heights area. There is no requirement for two wedding venues beside each other. Most neighbours out here are fine if someone wants to have a wedding at their place, but this clearly is intended for business purposes.

In closing I urge the Board to reconsider and deny these applications.

Sincerely,
Arlene Vermey
170 Emerald Bay Drive


Michelle Mitton

From: EMV [REDACTED]
Sent: June 15, 2022 11:15 AM
To: PAA_SDAB
Cc: Division 2, Don Kochan
Subject: [EXTERNAL] - Attention: Michelle Mitton

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Subdivision and Development Appeal Board
262075 Rocky View Pt
Rocky View County, AB T4A 0X2

Dear Board Members:

Re: Appeal File 05714020-PRDP20221305 SPECIAL FUNCTION BUSINESS 3084 Springbank Heights Way

Appeal File 05722007-PRDP20221306 SPECIAL FUNCTION BUSINESS 3126 Springbank Heights Way

We live in this neighborhood at 2174 Springbank Heights Way. We were surprised when we learned that these businesses were being considered in our quiet residential neighborhood and we strongly oppose. We are writing to you today in support of the appeals against the approval of the development permits at 3084 and 3126 Springbank Heights Way.

There are many reasons to oppose this. Firstly, the increased traffic will be horrendous. Secondly, the noise from the increased traffic as well as the noise from a wedding celebration will extend throughout the night and early morning and will travel throughout the valley. Then there are the environmental concerns which will affect the riparian habitat of the Bow River not only at this address proposing the development but affecting the whole valley. This is a significant and sensitive natural area and this proposal has no business being put in a place such as this. We have all been to wedding celebrations and although lovely and celebratory, commercial developments do not belong in a quiet country residential community.

We strongly urge the Board to allow the appeals and overturn the decisions of MPC.

Sincerely,

Bernard and Marie Verwimp
2174 Springbank Heights Way
Calgary, AB
[REDACTED]

cc Mr. Don Kochan

Attention: Michelle Mitton. Subdivision Development & Appeal Board

William Greig (**Adjacent Neighbour**)
3150 Springbank Heights Way,

Application Number: PRDP20221305. Division 2

File Number: 05714020

Owner(s): Swaro, Amaresh & Ruchika

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

Applicant Number: PRDP20221306 Division 2

File Number: 05722007

Owner(s): Gupta, Chander and Monica Legal: Lot 9 Block Plan 7510146,
SE-22-25-03-05, 3126 Springbank Hts. Way

Dear Board Members:

My wife and I live adjacent to lot #9 (3126 Springbank Hts. Way). We are on lot #10 to the immediate west and we have lived here since 1976. This area was designed by Carma and originally named Bearspaw Heights and the original intent of the developer was to make Bearspaw Heights...and I quote from the original brochure, "...a community of residential acreages where you can mold a lifestyle with a clear focus on nature and privacy." Twenty five people bought acreages and built houses with that concept in mind, and that is why the 2 Outdoor Wedding Venues are, without question, not compatible with the character of our neighbourhood. In the valley we have the advantage of a no-exit road which minimizes outside traffic, so this has always been a very quiet and peaceful area.

We have invested a lot of time and money into our home and property and this development will negatively impact the enjoyment of our land, our privacy, our security and safety, our value of our land, and basically the whole lifestyle we have enjoyed over the past 46 years.

There are several parts of the Development Approval Conditions that are troubling to me.

1. There are no limits to the number of guests on site. (I think it is self explanatory as to why that is troubling)... "no limits on the number of guests." They are each allowed a 4300 sq. ft. tent, according to the tent-calculator a 4000 sq. ft. tent can hold 335 to 665 people depending on the configuration of tables and chairs, 2 tents and a combined wedding, could possibly accommodate 700 to 1300 people.

2. There shall be a minimum of 50 parking stalls, for each Venue. (not maximum number of 50, but minimum number of 50 stalls, so the parking lot can be as big as they wish).
3. The time taken to erect or dismantle any temporary structures shall be no sooner than 7 days before or after a scheduled Special Function Event. (allowing the tents to stay up for 2 weeks at a time and being able to put on 15 events each over summer, means the tents will be up for the whole summer plus some).
4. That the Special Function Business shall not generate noise, smoke, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times, the privacy of the adjacent resident dwelling shall be preserved. The Special Function Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents. Who is going to monitor the noise, dust, smoke, etc... and how can our privacy possibly be preserved when our house is approximately 100 ft. from the property line and there is no barrier between us. The statement... "in the opinion of the Development Authority," is subjective, what is offensive to one is not offensive to another. We are the ones living next to a party every weekend not the Development Authority, and to me that will be offensive. Lets not forget that the owners will be making ample amounts of money off of these Wedding Events, and it will not bother them, if there is any noise, dust, fumes, exhaust etc. because they don't even live here and probably won't even be around, it is strictly a business.

When the Municipal Planning Commission recommended the approval of the Permit, they had 2 Options. Without seriously considering the impact these 2 Outdoor Wedding Venues would have on the neighbours and the community, they decided on Option 1.

1. That the Development Permit be approved with conditions noted in Attachment A.
2. Option #2 was... That the DP be refused for the following reasons... 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.
That was Option 2... and it certainly does all of the above, it unduly will affect the quiet residential community we have had for 46 years, and it will

certainly affect the enjoyment of our property and it will certainly affect the value of everyone's property. Again this was a subjective decision and was a very poor one on the Municipal Planning Commission's part to think that 2 Wedding Venues would not affect our privacy, our security, our land value, our enjoyment of our land. Just think for a moment how anyone of you would like 2 Wedding Venues right next door to your homes.

I would like to address an issue that was not even mentioned in the "Development Permit Conditions", and that is the Fire issue. We have had 3 grass fires and 4 houses have been destroyed by fire, in the past years. The houses were allowed to burn to the ground because they were too far gone when the Fire Dept. arrived. No blame on the FD, that's just the way it is. Now with these 2 Weddings Venues, there will be partying, drinking and smoking. With the unlimited number of guests that would be allowed at these wedding events, the risk of grass fires increases exponentially. We already pay an insurance premium based on the distance of our home from the Fire Dept. and fire hydrant. We are about 10 km. from the Fire Dept. and 3 km. from a fire hydrant. No Fire Prevention Issues were even mentioned in the "Development Permit Conditions".

Here is some pictures of the damage done with the last grass fire. If it wasn't for the many neighbours helping to fight it, it would have been much worse.

On page 1 of the County Administration Planning Report May 11, 2022 it states...

The parking area will require minor grading to level the minor undulations. The parking area is planned to be left as natural as possible but importation of a minimal amount of fill may be required.

On attachment B of the Application Information. Dr. Swaro states that... "With well over 15 acres of flat land there will be ample space for parking."

That would be 15 acres of flat land and dry grass...which means ample space to start a grass fire. Dr. Swaro or the Planning Commission are obviously not aware that "catalytic converters" have been a source of grass fires and forest fires all over North America. Catalytic converters can reach 1400 degree and even hotter as they age and break down and are not working properly. To suggest the parking area is planned to be left as natural as possible, is a recipe for disaster. Also the roads into each of these properties is not wide enough for 2 cars to pass each. One is 8 feet wide and the other is 12 feet, which means one car has to drive off the road for the other to pass by, more danger of a grass

fire and in case of emergency how will the EMS and Fire trucks contend with these inadequate roads.

The devaluation of our property is also a big concern. 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, summer with an unlimited number of guests? Nobody, that's who. Both of the owners of these approved Wedding Venues are non-residents of the properties, so they have no consideration and concern for the neighbours. Which begs the question... If you have a home business do have to occupy the home??

According to the Land Use Bylaw...if you have a Home occupation Business, you have to occupy the home. This should be a requirement for these Wedding Venues as well. Why are the limitations that the Land Use Bylaw and Development Permits impose on a Home Occupation Business not applied for these Wedding Venues? The impact of an Outdoor Wedding Venue on adjacent properties and the neighbourhood is far more significant than the impacts of a Home Occupation Business. This doesn't make sense!

There are many other issues like Noise, Security, Water, Light Pollution, Trash, Road Safety, Wildlife collisions, Impaired drivers. Real issues that others will address.

We would be required to drastically adjust our lifestyle to accommodate these 2 Wedding Venues. We would not want to go anywhere on weekends to ensure people are not wondering around our property or bothering the horses. With a combined 30 events per year, guarantees we will have a party going on for the whole spring summer and fall.

Lastly, it is just common sense to realize that this is not the place for 2 Outdoor Wedding Venues, this is a quiet Rural Residential Community and a Commercial venture does not belong here. It belongs in a business park. Consider, if this was being approved next to your home... How would you like it?? I would ask that the Board support this appeal.

My wife will be submitting her own letter of concerns.
Thank your time and attention to this matter.

Regards,
William Greig

A handwritten signature in dark ink, appearing to read 'W. Greig', with a large, loopy flourish underneath.

OUR HOME 100 FT. FROM PROPERTY LINE OF LOT 9 WEDDING VENUE.

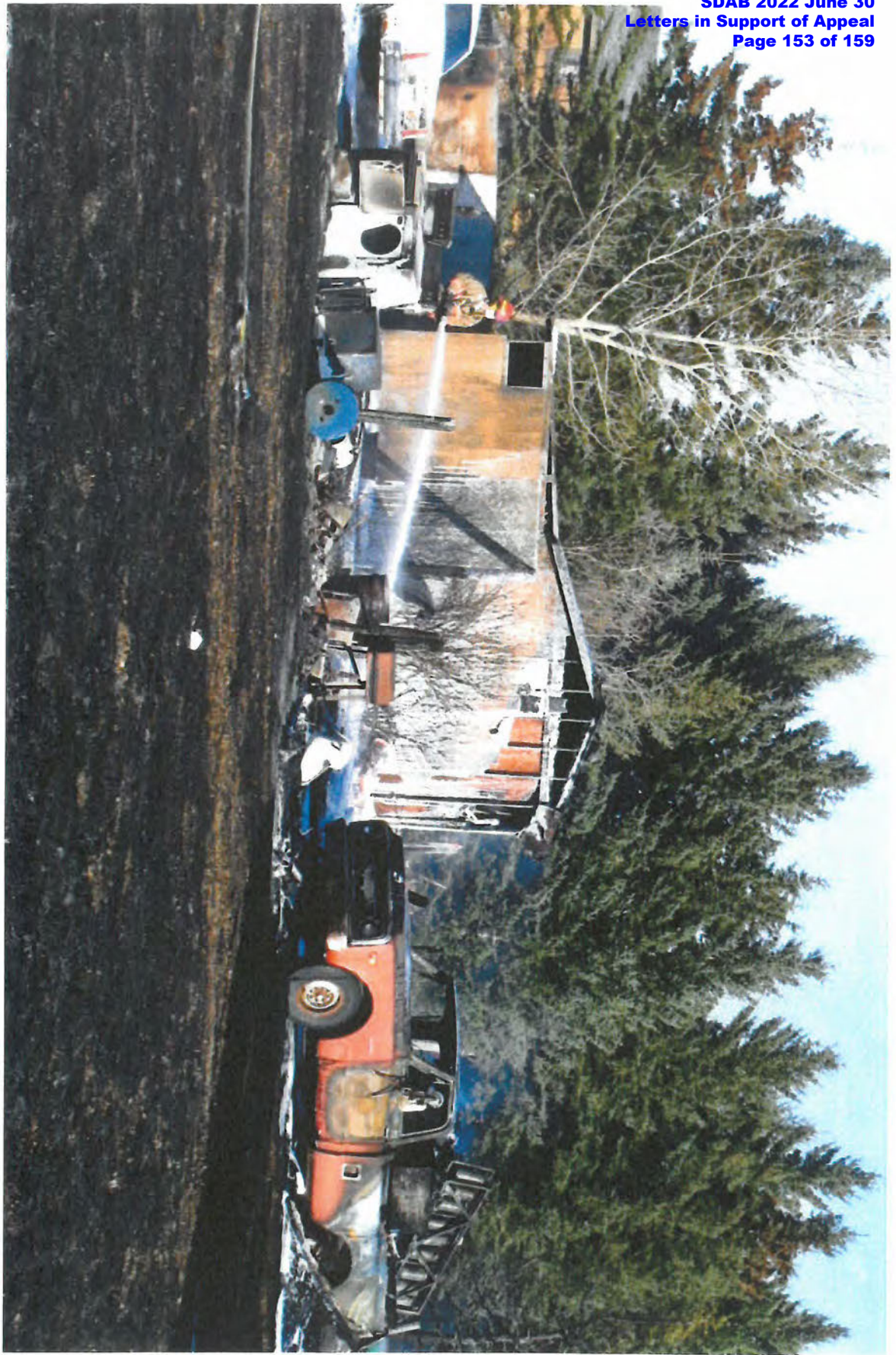




GRASS FIRE IN VALLEY, SPRINGBANK HEIGHTS.

GRASS FIRE, 1 OF 3 VEHICLES DESTROYED





OUT BUILDINGS & TRUCK DESTROYED IN FIRE

1 OF 3 VEHICLES DESTROYED



LOT 8 WHERE WEDDING VENUE HAS BEEN APPROVED.



lot 8





LOT 9 OTHER WEDDING VENUE SITE.



FIRE BROUGHT UNDER CONTROL HALF WAY THROUGH LOT 9



WOULD HAVE BEEN WORSE IN NEIGHBOURS HADN'T HELPED.