

Subdivision and Development Appeal Board Hearing Presentation

In Support of Rocky View County's Development Authority's decision to approve
Development Permits: PRDP20221305 & PRDP20221306
Two (2) Special Function Businesses at 3084 and 3126 Springbank Heights Way

June 30, 2022



**PLANNING
GROUP**

Presentation Outline

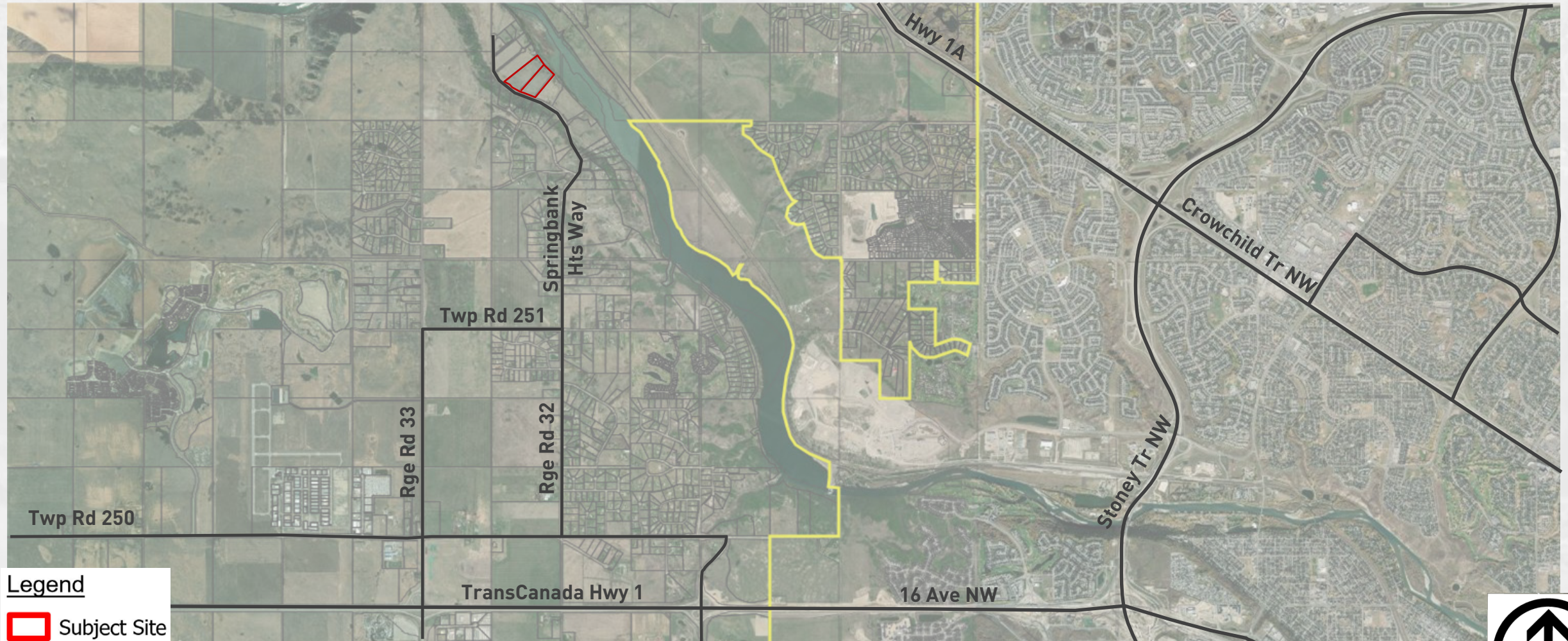
- 1) Landowner Motivation & Rationale
- 2) Regional Context
- 3) Local Context
- 4) Special Function Business Regulations – RVC LUB
- 5) Approved Site Plans
- 6) Proposed Revised Site Plan for PRPD20221305
- 7) Themes of Concerns Expressed by Appellants
- 8) Proposed Mitigations
- 9) Conclusion

Owner's Motivation & Rationale



- To provide a “family-run” wedding venue on a large piece of land that will cater to outdoor summer weddings in an idyllic Alberta setting
- Both landowners are friends, doctors, and active members in the community with practices in Calgary and a variety of clients
- The weddings to be held onsite are intended to be for family and friends of the owner(s)
- The weddings will be fully catered events hosted in open air tents to accommodate events with varying number of guests – up to a maximum of 250

Regional Context



Local Context

PRDP20221305

Lot 8

Plan 7510146
NE-14-25-03-05;
(3084 Springbank
Heights Way)

Owner: Amaresh &
Ruchika Swaro

PRDP20221306

Lot 9

Plan 7410359,
SE-22-25-03-05;
(3126 Springbank
Heights Way)

Owner: Chander &
Monika Gupta

★ Appellants

Springbank Heights Way

Springbank Heights Dr



RVC LUB Special Function Business Regulations

154 Special Function Business General Requirements:

- a) May only be located on a parcel for **15 cumulative days** in a calendar year, excluding the time used to erect or dismantle any temporary structures.

155 Special Function Business Site Requirements:

- a) The maximum area of a Special Function Business shall not exceed **400.0 m² (4305.56 ft²)**, or **1% of the parcel area**, whichever is less.

156 Special Function Business Development Permit Requirements:

- a) A Development Permit application will respond to Section 154 and 155, and
- b) A Development Permit for a special function business shall not exceed **three (3) years**.

“Special Function Business” means a use where events are held on a semi-regular basis that may or may not include the erection of structures. Typical uses include wedding venues, concerts, galas, and tradeshow.

Approved Site Plan – PRDP 20221305

B-3 05722007; PRPD20221306
SDAB 2022 June 30
Applicant Exhibit
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PROPOSED REVISED Site Plan – PRDP 20221305

B-3 05722007; PRPD20221306
SDAB 2022 June 30
Applicant Exhibit
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Lot 8 Plan 751 0146: 16.73 ac
3084 Springbank Heights Way
Owner: Amaresh & Ruchika Swaro



Approved Site Plan – PRDP 20221306

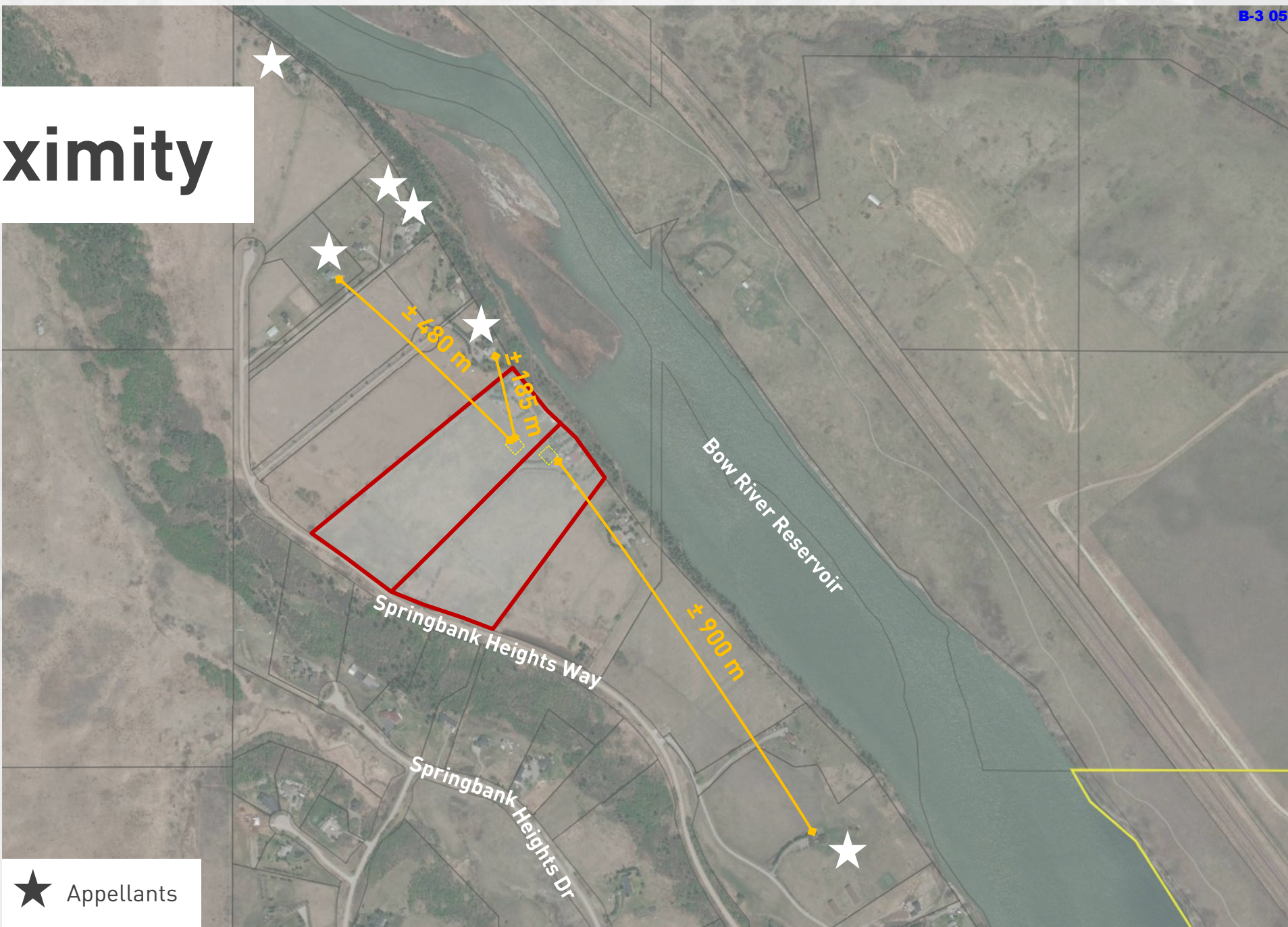
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SDAB 2022 June 30
Applicant Exhibit
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Approved Site Plan(s) – Combined



Proximity



★ Appellants

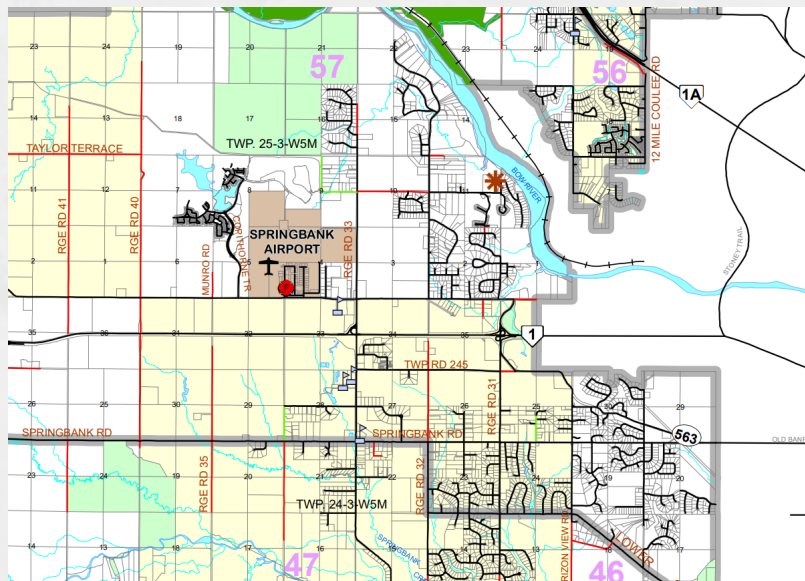


Themes of Concerns

- 1) Traffic
- 2) Noise
- 3) Security, Safety & Trespass
- 4) Groundwater & Septic
- 5) Wildlife, Livestock & Environmentally Sensitive Areas
- 6) Central Springbank Area Structure Plan (CSASP)



Addressing Traffic Concerns



To address **traffic** concerns the applicant/owner(s) will:

- Instruct guests to respect posted speed limits on all roads
- Direct guest and service vehicles to park within the designated areas - with no parking on county roads or outside the property boundaries
- Limit the number of attendees to a maximum of 250 people
- As a prior to release condition, the County has requested a **Transportation Impact Assessment** including the volume of traffic anticipated and recommendations for any off-site improvements

Addressing Noise Concerns



To address **noise** concerns the applicant/owner will:

- Adhere to the County's Noise Control Bylaw
- Establish hours of operation which align with the Noise Control Bylaw
- As a condition of approval, if the Special Function Business holds an event that exceeds the daytime hours identified in the County's Noise Control Bylaw, a **Special Event Permit** will be obtained under the County's Special Event Bylaw C-7990-2020.

Addressing Safety, Security & Trespass Concerns

To address **safety, security and trespassing** concerns the applicant/owner(s) will:

- Install fencing and utilize on-site security systems
- Implement additional screening and landscaping
- Secure Building Permits from RVC for all structures as required
- Implement a safety/emergency management plan
- Utilize fire protection best practices
- Establish contracts with wedding organizers / caterers to outline specific commitments to respect use and enjoyment of neighbouring properties



Addressing Groundwater & Septic Concerns



To address **water, septic and well capacity** concerns the applicant/owner(s) will:

- Establish contracts with event management company to provide portable washroom facilities
- Ensure the portable washrooms are removed and transported to an approved waste management facility after event concludes

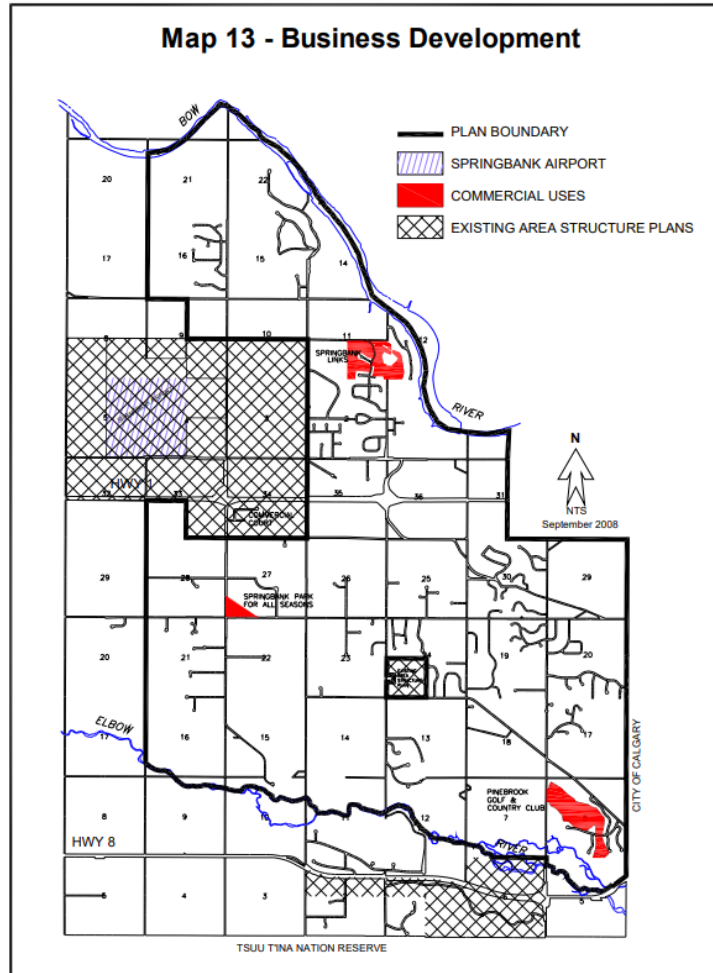
Addressing Wildlife, Livestock & Environmental Concerns



To address **wildlife and livestock** concerns the applicant/owner(s) will:

- Utilize on-site fencing, security and contain the event to the property
- Implement additional screening and landscaping as required
- Direct all guests to respect the posted speed limits on all roads
- Engage a waste management contractor to properly dispose of all trash and recycling – to be removed from the site immediately following an event
- As a prior to release condition, the County has requested a **Stormwater Management Memo to confirm the proposed events will not generate any surface runoff that will negatively impact surrounding properties**
- Ensure the design on-site lighting conserves energy, reduces glare, and respects the County's policies and regulations

Addressing Central Springbank Area Structure Plan Concerns (CSASP)

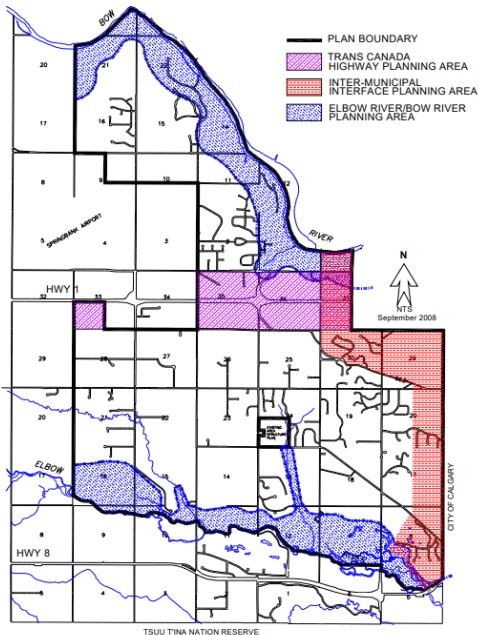


The applicant/owner(s) acknowledge:

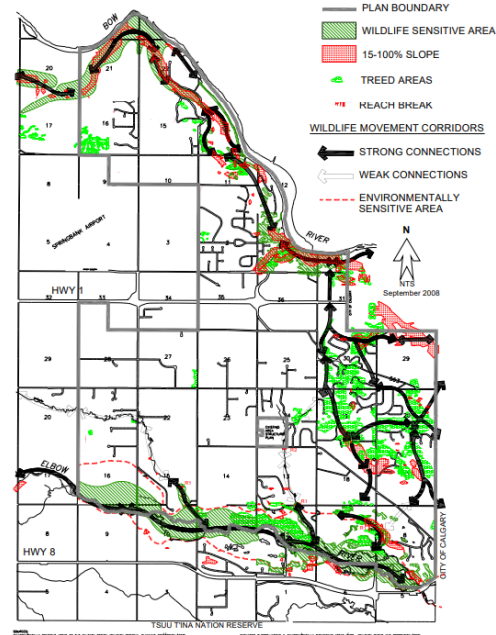
- The CSASP does include policy to direct 'commercial' uses to locate in certain locations
- However, the 'Special Function Business' is not a stand-alone use – and can only be considered as a secondary/accessory use to an existing country residential use, subject to an approval of a development permit – as per the Land Use Bylaw

Addressing Central Springbank Area Structure Plan Concerns (CSASP)

Map 3 - Special Planning Areas



Map 6 - Environmental Constraints



The applicant/owner(s) acknowledge:

- The CSASP does include policy to protect the integrity of environmentally-significant areas adjacent to the Bow River
- However, the 'Special Function Business' are temporary uses occurring a maximum of 15 times per year
 - › No additional surface drainage will leave the property
 - › No sensitive habitat areas will be disturbed
 - › All waste/trash will be removed from the site
 - › Portable washroom facilities will be provided

Addressing Concerns regarding Adjacent Owner's Use & Enjoyment



To address **use, enjoyment and property value** concerns the applicant/owner(s) acknowledge:

- All applicable Bylaws, Regulations and Development Permit Approval Conditions must be adhered to
- The primary use of the parcel(s) will remain country residential
- The Development Permit(s), once issued, are valid until **May 24, 2023 and must be re-applied for**
- The proposed business has potential to promote Rocky View County and the Springbank community and enable the owner(s) family and friends to participate in social events in a spectacular rural setting

Conclusion

The Applicant and landowner(s) acknowledge that the Development Permit(s):

- Were prepared and submitted in accordance with the Land Use Bylaw
- Include Site Plan(s) intended to respect the Special Function Business prescriptions in accordance with Sections 154 -155
- Include approval conditions from the Development Authority that will ensure appropriate mitigations will enable the Special Function Businesses to occur with minimal impacts to adjacent landowners
- Comply with the RVC Land Use Bylaw and are consistent with the Central Springbank ASP
- Are only valid for one (1) year – and must be re-applied for prior to May 24, 2023

