



## PLANNING

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**TO:** Subdivision and Development Appeal Board  
**DATE:** June 30, 2022  
**FILE:** 05714020  
**SUBJECT:** Development Item - Special Function Business / Discretionary use, with no Variances

**DIVISION:** 2  
**APPLICATION:** PRDP20221305

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**APPLICATION:** Special Function Business, for an outdoor wedding venue.

**GENERAL LOCATION:** Located approximately 2.70 kilometres (1.04 miles) north of Township Road 251A and on the north side of Springbank Heights Way.

**LAND USE DESIGNATION:** Residential, Rural District (R-RUR) under Land Use Bylaw C-8000-2020 (LUB).

**EXECUTIVE SUMMARY:** The application was presented to the Municipal Planning Commission on May 11, 2022, and was conditionally approved.

The Application is for the operation of a Special Function Business for an outdoor wedding venue on the subject parcel. A maximum of 15, fully catered events are proposed to occur within an event area of approximately 400.00 sq. m (4,305.56 sq. ft.); including open-air tents and portable washroom facilities to accommodate a varying, but a typical number of wedding guests. A parking area of approximately 45.72 m (150.00 ft.) x 15.24 m (50.00 ft.), which will provide 50 parking stalls, will be established to accommodate guest parking. 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 the importation of a minimal amount of fill may be required; the condition set includes conditions to account for any potential for fill.

On June 2, 2022, an appeal was filed by William and May Grieg; on June 3, 2022, an appeal was filed by JC Anderson; and on June 6, 2022 appeals were filed by Dave Pierce (represented by Rick Grol) and Melanie Spafford et al. All appealed the decision of the Municipal Planning Commission for several reasons, which are noted in the agenda package.

**DECISION:** Conditionally approved

**DECISION DATE:**  
May 11, 2022

**APPEAL DATE:**  
June 2, 3 and 6, 2022

**ADVERTISED DATE:**  
May 17, 2022

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### Administration Resources

Wayne Van Dijk, Planning & Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

The application was evaluated based on the information submitted with the application and the applicable policies and regulations.

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Land Use Bylaw C-8000-2020;</li> <li>• City of Calgary/Rocky View County Intermunicipal Development Plan; and</li> <li>• Central Springbank Area Structure Plan.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Special Function Business</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>

Additional Review Considerations

Special Function Business is listed as a discretionary use in the Residential, Rural District, as per Land Use Bylaw, C-8000-2020.

An identical application, PRDP20221306, was applied for and approved on May 11, 2022, by Municipal Planning Commission, by the adjacent landowner.

**APPEAL:**

See attached report and exhibits.



Respectfully submitted,

"Justin Rebello"

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Supervisor  
Planning and Development Services

WV/lt



## PLANNING

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<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 2
<b>DATE:</b>	May 11, 2022	<b>APPLICATION:</b> PRDP20221305
<b>FILE:</b>	05714020	
<b>SUBJECT:</b>	Special Function Business / Discretionary use, with no Variances	

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**APPLICATION:** Special Function Business, for an outdoor wedding venue

**GENERAL LOCATION:** Located approximately 2.70 kilometres (1.04 miles) north of Township Road 251A and on the north side of Springbank Heights Way.

**LAND USE DESIGNATION:** Residential, Rural District (R-RUR)

**EXECUTIVE SUMMARY:** The Applicant/Owner is proposing to operate a Special Function Business, for an outdoor wedding venue, on the subject parcel.

A maximum of 15, fully catered events are proposed to occur within an event area of approximately 400.00 sq. m (4,305.56 sq. ft.); including open-air tents and portable washroom facilities to accommodate a varying, but a typical number of wedding guests. A parking area of approximately 45.72 m (150.00 ft.) x 15.24 m (50.00 ft.), which will provide 50 parking stalls, will be established to accommodate guest parking. 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 the importation of a minimal amount of fill may be required; the condition set includes conditions to account for any potential for fill.

The application is in accordance with Land Use Bylaw, C-8000-2020, and Administration recommends approval.

**ADMINISTRATION RECOMMENDATION:** Administration recommends approval in accordance with Option #1.

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20221305 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20221305 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, 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.

**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

The application was evaluated based on the submitted application and the applicable policies and regulations.

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• City of Calgary / Rocky View County Intermunicipal Development Plan</li> <li>• Land Use Bylaw C-8000-2020; and</li> <li>• Central Springbank Area Structure Plan</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• None submitted</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Special Function Business</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>

Additional Review Considerations

Special Function Business is considered discretionary in the Residential, Rural Land Use District, as per Section 318 of the Land Use Bylaw.

An identical application, PRDP20221306, has been applied for by the adjacent landowner.

**CONCLUSION:**

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

“Dominic Kazmierczak”

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Manager  
Planning

WVD/llt

Concurrence,

“Brock Beach”

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Acting Executive Director  
Community Development Services

**ATTACHMENTS**

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Application Information





## **ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**

### **Description:**

1. That a Special Function Business, for an outdoor wedding venue, may commence on the subject parcel in general accordance with the submitted application and conditions of this permit.
  - i. That the event area shall not exceed 400.00 sq. m (4,305.56 sq. ft.).

### **Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall submit a transportation assessment memo, prepared by a professional transportation engineer, indicating the volume of traffic generated by the development and address any special event and access management considerations. The assessment shall include any recommendations for off-site improvements required to accommodate the increase in traffic.
  - i. Should the transportation assessment indicate that off-site improvements are required, the Applicant/Owner shall enter into a Development Agreement (Road Right-of-Way Construction Agreement) with the County to construct the necessary improvements.
3. That prior to release of this permit, the Applicant/Owner shall submit a stormwater memo, prepared by a qualified professional, confirming whether the proposed developments have any adverse impacts to neighbouring properties or not.
  - i. Should further stormwater improvements be necessary to address the adverse impacts to the neighbouring properties, the applicant will be required to provide a site-specific stormwater management report, prepared by a qualified professional, addressing the necessary improvements to be implemented on the subject land to support the proposed development in accordance with the County's Servicing Standards.

### **Permanent:**

4. That the Special Function Business shall not operate on the subject property for more than 15 cumulative days in a calendar year, excluding the time used to erect or dismantle any temporary structures.
5. That no off-site advertisement signage associated with the Special Function Business shall be permitted.
  - i. That if additional onsite or offsite signage is required, a separate development permit shall be applied for, excluding any onsite wayfinding signage (such as parking identification or directions).
6. That no signage or parking is permitted within the County road right-of-way.
7. That there shall be a minimum of 50 parking stalls, two of which are barrier-free stalls, available onsite during the operation of the Special Function Business.
8. That any fill brought onto the parcel shall not contain large concrete, large rocks, rebar, asphalt, building materials, or metal.
9. That the Applicant/Owner shall ensure any fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on drainage and/or potential wetlands.
10. That the Applicant/Owner shall be responsible for rectifying any adverse effect on the adjacent lands from drainage alteration.
11. The time taken to erect or dismantle any temporary structures shall be no sooner or later than 7 days before or after a scheduled Special Function event.



12. That if the Special Function Business holds an event that exceeds the daytime hours identified in the County's Noise Control Bylaw C-8067-2020, a Special Event Permit must be obtained under the County's Special Event Bylaw C-7990-2020.
13. That the Special Function Business shall not generate noise, smoke, steam, 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 dwellings 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.
14. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 227-230 of the County's Land Use Bylaw (LUB). All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, which may interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists
15. That the subject land shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
16. That if this permit is not issued by **November 30, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
17. That this Development Permit, once issued, shall be valid until **May 24, 2023**.

**Advisory:**

- That the County's Noise Bylaw C-8067-2020 shall be adhered to at all times.
- That Building Permit(s) shall be obtained from Building Services prior to the erection of any temporary event tents, per event as required under the Alberta Building Code.
- That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
  - i. That the Applicant/Owner shall obtain any required Alberta Health Services requirements for events and food handling onsite, prior to commencement of operation.





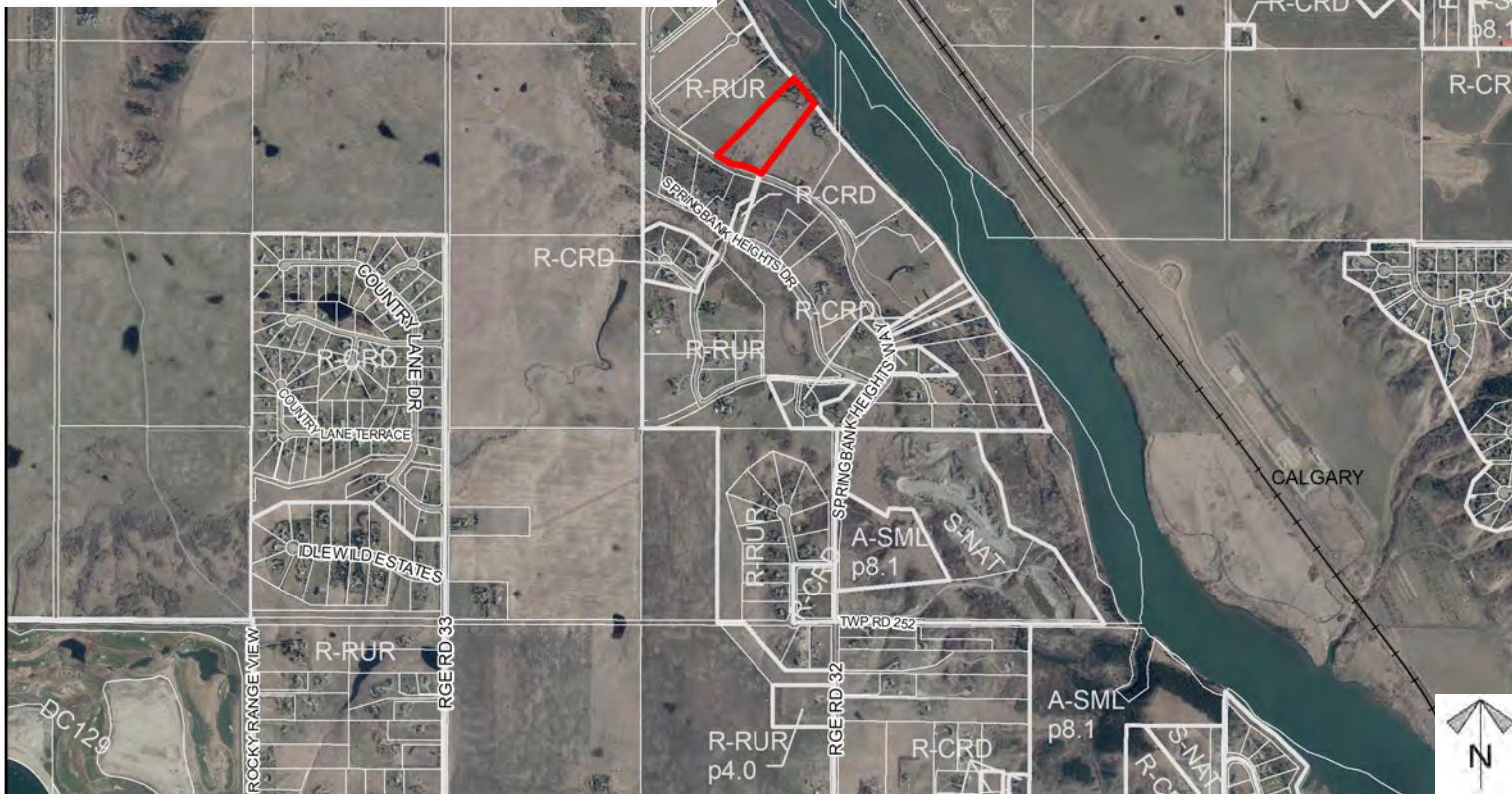
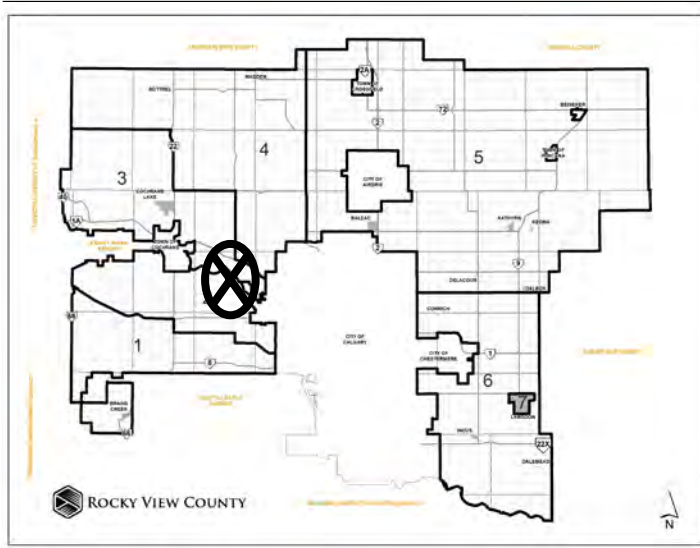
## ATTACHMENT 'B': APPLICATION INFORMATION

<b>APPLICANT:</b> Mike Collinge (Knotty Boyz Construction Ltd.)	<b>OWNER:</b> Amaresh and Ruchike Swaro
<b>DATE APPLICATION RECEIVED:</b> March 24, 2022	<b>DATE DEEMED COMPLETE:</b> <b>March 31, 2022</b>
<b>GROSS AREA:</b> ± 6.77 hectares (± 16.73 acres)	<b>LEGAL DESCRIPTION:</b> Lot: 8, Plan: 7510146; NE-14-25-03-W05M (3084 Springbank Heights Way)
<b>APPEAL BOARD:</b> Subdivision & Development Appeal Board	
<b>HISTORY:</b> <ul style="list-style-type: none"><li>• PRDP20203760: Vacation Rental, existing dwelling, single-detached</li><li>• PRDP20220537: renewal of a vacation rental</li></ul>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <p>The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

## Location & Context

### Development Proposal

Special Function Business



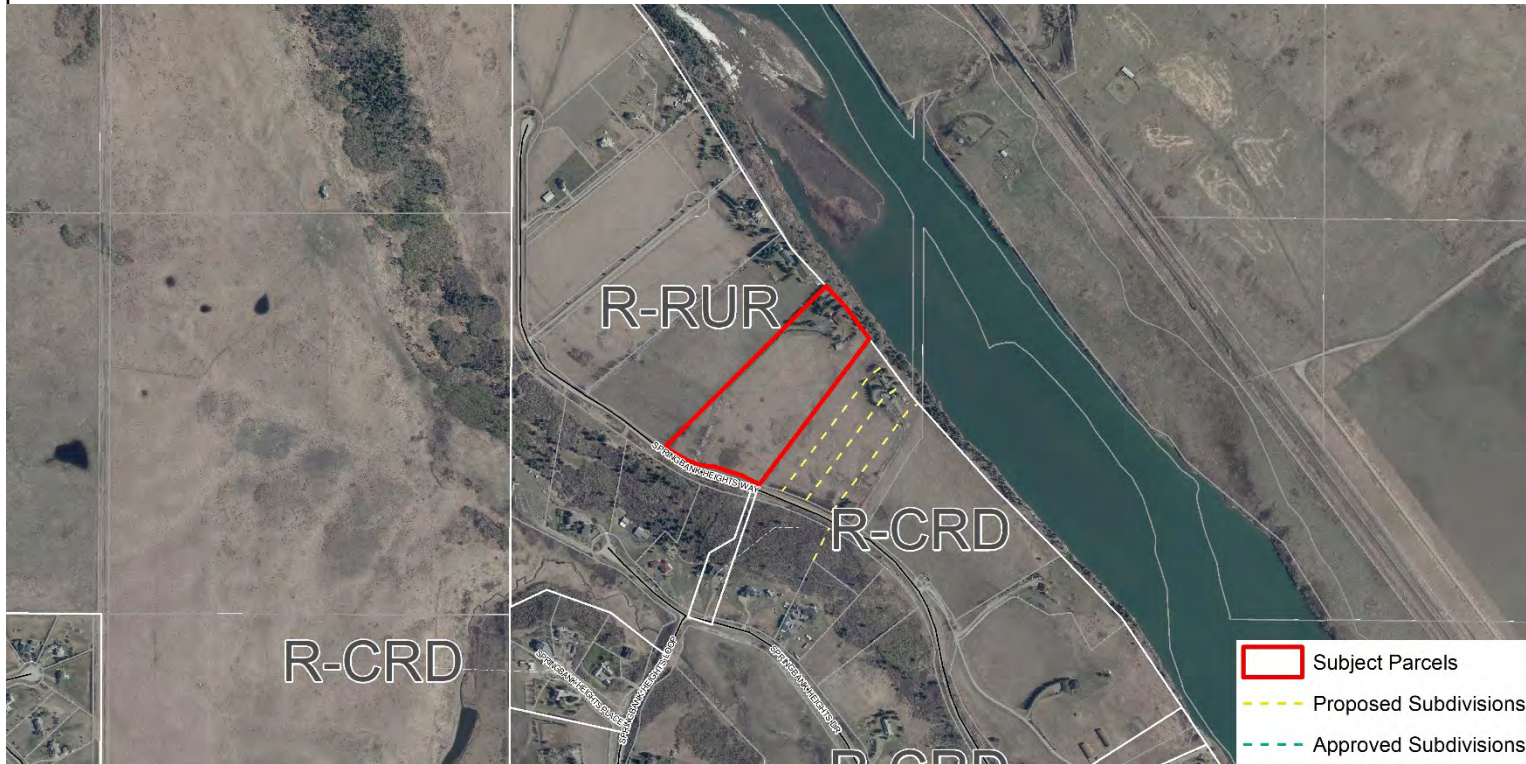
Division: 2  
 Roll: 05714020  
 File: PRDP20221305  
 Printed: March 31, 2022  
 Legal: Lot:8 Plan:7510146  
 within NE-14-25-03-W05M



## Aerial Imagery

### Development Proposal

Special Function Business



Division: 2  
Roll: 05714020  
File: PRDP20221305  
Printed: March 31, 2022  
Legal: Lot:8 Plan:7510146  
within NE-14-25-03-W05M

## Aerial Imagery

### Development Proposal

Special Function Business



*Division: 2  
Roll: 05714020  
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Printed: March 31, 2022  
Legal: Lot:8 Plan:7510146  
within NE-14-25-03-W05M*



## SPECIAL EVENTS DESCRIPTION

### Cover Letter

### Development Proposal

Special Function Business

- Dr. Swaro and her family have strong ties in their community and see a need for a space that will cater to outdoor summer weddings in an idyllic Alberta setting
- We are looking to create an environment that allows guests to take in the natural beauty of the bow river that most have likely not experienced prior
- Wedding functions will be hosted in open air tents and will utilize porta potties for the day of the function
- The functions will be fully catered events
- With well over 15 acres of flat land there will be ample space for parking, leaving roadways in/out of the property unaffected
- Functions will have the typical number of guests for a wedding, this will vary with each group
- Event area will not exceed the allowable usable space of 400 m<sup>2</sup>. with a 18m set back from property line.
- Parking is calculated @ 50ft x 150ft yielding 7500 sqft of space approx 50 vehicles. this would include service vehicles.

Division: 2  
Roll: 05714020  
File: PRDP20221305  
Printed: March 31, 2022  
Legal: Lot:8 Plan:7510146  
within NE-14-25-03-W05M

## Site Plan

### Development Proposal

Special Function Business



Division: 2  
 Roll: 05714020  
 File: PRDP20221305  
 Printed: March 31, 2022  
 Legal: Lot:8 Plan:7510146  
 within NE-14-25-03-W05M



## Site Photo

### Development Proposal

Special Function Business



*Division: 2  
Roll: 05714020  
File: PRDP20221305  
Printed: March 31, 2022  
Legal: Lot:8 Plan:7510146  
within NE-14-25-03-W05M*



# Notice of Appeal

Subdivision and Development Appeal Board  
Enforcement Appeal Committee

Appellant Information			
Name of Appellant(s) Willam and May Greig			
Mailing Address 3150 Springbank Hts Way		Municipality Calgary	Province AB
Postal Code T3Z 1C7			
Main Phone # [REDACTED]	Alternate Phone # [REDACTED]	Email Address [REDACTED]	

Site Information	
Municipal Address 3084 Springbank Hts Way	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Lot 8, Block Plan 7510146
Property Roll # 05714020	Development Permit, Subdivision Application, or Enforcement Order # Development Permit PRDP20221305

I am appealing: (check one box only)		
<b>Development Authority Decision</b> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order

Reasons for Appeal (attach separate page if required)
<p>See attached document: "Appeal against Development Permit PRDP20221305 – Special Function Business at 3084 Springbank Heights Way"</p> <div style="text-align: center;"> </div>

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.

Appellant's Signature
 
  
Date



## **Reasons for Appeal from William and May Greig**

### **Appeal against Development Permit PRDP20221305 - Special Function Business at 3084 Springbank Heights Way.**

Dear Board Members,

We live at 3150 Springbank Hts. Way. We are the adjacent neighbours to the west of the proposed development and are directly impacted by the proposed business that has been approved.

We are appealing the approval of development permit PRDP20221306 - Special Function Business at 3084 Springbank Heights for the following reasons:

- (a) The County failed to consider the impact of these Special Function Businesses on our property and other acreages in the area. According to the "Tent Calculator" a 4300 sq. ft. tent can accommodate 350 people, with bar, dance floor & band stage. Combined with the approval of the permit PRDP20221306 for Special Function Business at 3084 Springbank Heights Way both properties could host weddings for 700 people and combined there could be 30 wedding events over the summer months. Tents will never be taken down as they are allowed to be put up 1 week before an event, till 1 week after an event. There is no limit on the number of patrons permitted on the site.
- (b) Noise from the wedding events will be a major factor. Our home is approximately 100 ft. from the property line. We question who will monitor the noise on the weekends. Enforcement of the rules will be a major issue. By-law officers likely will not monitor the events during late night hours and weekends.
- (c) We pasture 3 horse during the summer months on our property. The access road to PRDP20221306 runs right along our property line. The events will result in stress for us and our horses.
- (d) We are concerned about trespassing of patrons on our properties. Our security and safety will be a huge issue with the number of people that will be servicing and attending these events all summer long. There is no fence dividing the properties.
- (e) We are also concerned about the traffic that will be generated by the businesses, which is not characteristic for a quiet country residential area like ours.
- (f) The potential of Grass Fires significantly increases with the number of people, especially when people are partying, drinking and smoking. The permits do not require an Emergency Plan for calamities.
- (g) We are concerned about the impact of the businesses on our drinking water and wells due to the numbers of people attending the events.

(h) The owners of the property do not live on the property. They are not affected by the negative impacts of the proposed Special Function Businesses, but actually are to the detriment of the adjacent neighbours. The location is inappropriate for these businesses. This is a quiet country residential area, not a commercial area where the businesses should belong.

We believe the proposed developments negatively impact the use, enjoyment and value of our property and the surrounding properties. We kindly ask you to overturn the approvals of the development permit.

Kind regards,

William and May Greig



ROCKY VIEW COUNTY  
Cultivating Communities

# Notice of Appeal

Subdivision and Development Appeal Board  
Enforcement Appeal Committee

Appellant Information			
Name of Appellant(s) JC Anderson			
Mailing Address 2270 Springbank Heights Way		Municipality Calgary	Province AB
		Postal Code T3Z 1C7	
Main Phone # [REDACTED]	Alternate Phone #	Email Address	

Site Information	
Municipal Address 3084 Springbank Heights Way	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Lot 8 Block Plan 7510146, NE-14-25-03-05
Property Roll # 05714020	Development Permit, Subdivision Application, or Enforcement Order # PRDP20221305

I am appealing: (check one box only)		
<b>Development Authority Decision</b> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order

Reasons for Appeal (attach separate page if required)
<p>I am appealing because this business brings large number of people from outside the district into residential communities.</p> <p>I am appealing due to the danger of grass fires set by said people.</p>

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.

Appellant's Signature

June 3, 2022

Date

Received by Legislative and  
Intergovernmental Services  
June 2, 2022





**Notice of Appeal**  
**Subdivision and Development Appeal Board**  
**Enforcement Appeal Committee**

<b>Appellant Information</b>			
Name of Appellant(s) Dave Pierce, represented by Rick Grol			
Mailing Address 3228 Springbank Way Heights		Municipality Rocky View County	Province AB
		Postal Code T3Z 1C6	
Main Phone # [REDACTED]	Alternate Phone # [REDACTED]	Email Address [REDACTED]	

<b>Site Information</b>	
Municipal Address 3084 Springbank Heights Way	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Lot 8 Plan 7510146
Property Roll #	Development Permit, Subdivision Application, or Enforcement Order # PRDP20221305; File 05714020

<b>I am appealing: (check one box only)</b>		
<b>Development Authority Decision</b> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order

<b>Reasons for Appeal (attach separate page if required)</b>  See attached Schedule A.
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Received by Legislative and  
Intergovernmental Services  
June 7, 2022

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.

Appellant's Signature

June 6, 2022  
Date



## **Schedule A**

### **Appeal PRDP20221305; File 05714020**

I am the property owner of 3228 Springbank Heights Way. I am appealing Municipal Planning Commission's decision to approve the proposed Special Function Business for an outdoor wedding venue at 3084 Springbank Heights Way (Development Permit PRDP20221305; File 05714020) for the following reasons:

1. Municipal Planning Commission, acting as the Development Authority, failed to properly, among other things:

- (a) Evaluate the development permit application;
- (b) Take into account the applicable plans and policies affecting the parcel;
- (c) Review the compatibility and impact of the proposed development on the adjacent developments and the appropriateness of the development on the parcel;
- (d) Review the merits, or lack thereof, of the development permit application;
- (e) Consider the transportation impacts of the proposed development; and
- (f) Apply sound planning principles.

2. Municipal Planning Commission failed to comprehensively review the impact of the proposed development on the surrounding properties in conjunction with the proposed development of a Special Function Business (outdoor wedding venue) at 3126 Springbank Heights Way (Development Permit PRDP20221306; File 05722007).

3. The proposed development is contrary to the Central Springbank Area Structure Plan.

4. The proposed development will negatively impact the use and enjoyment of my property and the surrounding properties. I am concerned about, among other things, traffic, noise and nuisances generated by the proposed developments, and the impacts on the natural wildlife habitat in the valley and wildlife corridors.

5. The requirements of release conditions number 2 and 3 should have been satisfied prior to the approval of the permit. The referenced memos should have been provided prior to the approval of the permit and should have been evaluated by Municipal Planning Commission. The conditions amount to improper delegation and fettering of discretion.

6. Other grounds as may be submitted prior to and at the hearing.

June 6, 2022

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

Attention: Michelle Mitton

To Whom It May Concern:

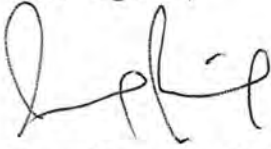
**RE: SDAB appeals respecting MPC's decisions to approve development permits:**  
- PRDP20221305 - Special Function Business at 3084 Springbank Heights Way  
- PRDP20221306 - Special Function Business at 3126 Springbank Heights Way

Please be advised that I reside at 3228 Springbank Heights Way.

I have authorized Mr. Rick Grol, as my agent/representative, to file appeals with the Rocky View Subdivision and Development Appeal Board (SDAB) regarding the above mentioned matters. Mr. Grol is authorized to represent me regarding the appeals and make any submissions and inquiries necessary regarding the same.

I agree to immediately notify the SDAB in writing of any changes regarding the above information.

Kind regards,



Dave Pierce, LLD (honorary)

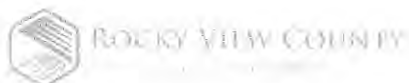
3228 Springbank Heights Way

[Redacted address line]

Website: [www.davepiercemusic.com](http://www.davepiercemusic.com)



Cc: Rick Grol [Redacted]



# Notice of Appeal

Subdivision and Development Appeal Board  
Enforcement Appeal Committee

<b>Appellant Information</b>			
Name of Appellant(s) Melanie Spafford et al			
Mailing Address 3188 Springbank Hts Way		Municipality Calgary	Province AB
Postal Code T3Z 1C7			
Main Phone # [REDACTED]	Alternate Phone # [REDACTED]	Email Address [REDACTED]	
<b>Site Information</b>			
Municipal Address 3084 Springbank Heights Way		Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Lot 8 Block Plan 7510146, NE-14-25-03-05	
Property Roll # 05714020		Development Permit, Subdivision Application, or Enforcement Order # PRDP20221305	
<b>I am appealing:</b> (check one box only)			
<b>Development Authority Decision</b> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
<b>Reasons for Appeal</b> (attach separate page if required)			
<p>We are hereby appealing the approval of development permit PRDP20221305 for the proposed Special Function Business at 3084 Springbank Heights Way.</p> <p>See attached letter dated June 6, 2022</p> <p>See list of co-appellants attached</p>			
<div style="border: 2px solid red; border-radius: 15px; padding: 10px; display: inline-block;"> <p>Received by Legislative and Intergovernmental Services June 7, 2022</p> </div>			

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.

M. Spafford  
Appellant's Signature

June 6, 2022

Date

June 6, 2022

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

Attention: SDAB Clerk

***RE: Appeals against Development Permits***

***1. 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 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.***

***2. 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 Plan 7410359, 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.***

Dear Sir or Madam,

Regarding the above files, please note that, as long-time (44 year) residents of this neighbourhood, we **are appealing** the above mentioned development permits ***PRDP20221305*** and ***PRDP20221306*** for the two Special Function Business (outdoor wedding venue) developments on these country residential lots.

This is an intensive commercial business that should be located on a commercial property or in a Business Park as required in the **Central Springbank Area Structure Plan (ASP) 2.0.3 j & k**.

Reasons for opposing the proposed developments are as follows:

**Location:** We live at 3188 and 3192 Springbank Heights Way across from the proposed developments. We are directly affected and impacted by the proposed developments.

The proposed developments will negatively affect the use, enjoyment and value of our properties. The developments are a commercial intrusion in a quiet country residential neighbourhood and they are not consistent with the local **ASP**.

Our family has lived in this area for over 44 years. My parents purchased the property because it is a quiet country residential neighbourhood with controls in place to remain that way. Living in this region we generally spend time outside in our yards or walking in the neighbourhood enjoying the peaceful surroundings from May to October. These commercial developments will seriously impact our use and enjoyment of our properties from 15 to 30 weeks each year.



**Wildlife and Environmentally Sensitive area:** The proposed developments are in a very sensitive area with environmental constraints. **ASP Map 6 Page 12 and 2.3.2.1 page 30**

**Water and Septic:** All the properties in the Springbank Heights Community are on wells and septic. The intensive use of these properties will have a detrimental effect for us all.

**Country Residential Roads: ASP page 14 & 50.** The roads leading into the valley are narrow, winding, steep and dangerous. Any increase in traffic especially the large volumes that will be generated by the developments could be catastrophic.

**Safety and Security of the neighbourhood: Emergency Services Policy ASP page 34 2.3.3** We are very concerned by the large number of people that will be brought to our neighbourhood on a daily basis in order to service these event centers and also to attend these weekly parties. We have many seniors living in this area who are now worried for their safety and security. Fire, EMS and police response times are high already. Our Dad Lloyd Sandau is suffering from cancer and the added stress of these developments is hugely impactful to his wellbeing.

**Bow River Special Planning Area:** These properties are located in the Bow River Special Planning Area with a number of restrictions and considerations on what can be done on this land. **ASP page 9 map and 2.3.2.3 page 33**

Please note that the applicant for the proposed developments is the same person/business. We believe this indicates the developments will be operated in combination, despite the different property owners. In all likelihood it will be one company that operates the Special Function Business use on both properties. The applicant and property didn't engage the neighbouring residents about the proposed developments. The County should have assessed the two developments comprehensively. The County's Municipal Planning Commission failed to properly evaluate the impact of the two developments on the surrounding properties and neighborhood. The proposed business developments are an intrusion in an environmentally sensitive area. The proposed developments are of a scale and intensity that is incompatible with the existing country residential developments in the area.

Respectfully submitted,

Melanie, Zach and Miranda Spafford  
3188 Springbank Heights Way  
Calgary AB T3Z 1C7  
[REDACTED]

Darren, Cathy & Luke Toews  
3192 Springbank Heights Way  
Calgary AB T3Z 1C7  
[REDACTED]

Lloyd and Carol Sandau  
3192A Springbank Heights Way  
Calgary AB T3Z 1C7  
[REDACTED]



## Decision of the Municipal Planning Commission

This is not a development permit

Mike Collinge (Knotty Boyz Construction Ltd.)  
1206 Varsity Estates Road  
Calgary, AB T3B 2X2

**Development file #:** PRDP20221305  
**Issue Date:** May 12, 2022  
**Roll #:** 05714020  
**Legal description:** Lot: 8, Plan: 7510146; NE-14-25-03-W05M  
(3084 Springbank Heights Way)

The Municipal Planning Commission conditionally approves the following:

**Description:**

1. That a Special Function Business, for an outdoor wedding venue, may commence on the subject parcel in general accordance with the submitted application and conditions of this permit.
  - i. That the event area shall not exceed 400.00 sq. m (4,305.56 sq. ft.).

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall submit a transportation assessment memo, prepared by a professional transportation engineer, indicating the volume of traffic generated by the development and address any special event and access management considerations. The assessment shall include any recommendations for off-site improvements required to accommodate the increase in traffic.
  - i. Should the transportation assessment indicate that off-site improvements are required, the Applicant/Owner shall enter into a Development Agreement (Road Right-of-Way Construction Agreement) with the County to construct the necessary improvements.

This is not a development permit



3. That prior to release of this permit, the Applicant/Owner shall submit a stormwater memo, prepared by a qualified professional, confirming whether the proposed developments have any adverse impacts to neighboring properties or not.
  - i. Should further stormwater improvements be necessary to address the adverse impacts to the neighboring properties, the applicant will be required to provide a site-specific stormwater management report, prepared by a qualified professional, addressing the necessary improvements to be implemented on the subject land to support the proposed development in accordance with the County's Servicing Standards.

**Permanent:**

4. That the Special Function Business shall not operate on the subject property for more than 15 cumulative days in a calendar year, excluding the time used to erect or dismantle any temporary structures.
5. That no off-site advertisement signage associated with the Special Function Business shall be permitted.
  - i. That if additional onsite or offsite signage is required, a separate development permit shall be applied for, excluding any onsite wayfinding signage (such as parking identification or directions).
6. That no signage or parking is permitted within the County road right-of-way.
7. That there shall be a minimum of 50 parking stalls, two of which are barrier-free stalls, available onsite during the operation of the Special Function Business.
8. That any fill brought onto the parcel shall not contain large concrete, large rocks, rebar, asphalt, building materials, or metal.
9. That the Applicant/Owner shall ensure any fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on drainage and/or potential wetlands.
10. That the Applicant/Owner shall be responsible for rectifying any adverse effect on the adjacent lands from drainage alteration.
11. The time taken to erect or dismantle any temporary structures shall be no sooner or later than 7 days before or after a scheduled Special Function event.
12. That if the Special Function Business holds an event that exceeds the daytime hours identified in the County's Noise Control Bylaw C-8067-2020, a Special Event Permit must be obtained under the County's Special Event Bylaw C-7990-2020.
13. That the Special Function Business shall not generate noise, smoke, steam, 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 dwellings 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.
14. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift, in accordance with Sections 227-230 of the County's Land Use Bylaw (LUB). All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, which may interfere with the use and enjoyment of neighbouring

This is not a development permit

lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists

15. That the subject land shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
16. That if this permit is not issued by **November 30, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
17. That this Development Permit, once issued, shall be valid until **May 24, 2023**.

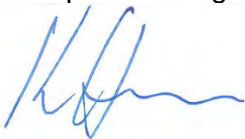
**Advisory:**

- That the County's Noise Bylaw C-8067-2020 shall be adhered to at all times.
- That Building Permit(s) shall be obtained from Building Services prior to the erection of any temporary event tents, per event as required under the Alberta Building Code.
- That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
- That the Applicant/Owner shall obtain any required Alberta Health Services requirements for events and food handling onsite, prior to commencement of operation.

It is the responsibility of the applicant to meet and always follow the conditions outlined in this decision. Fines or enforcement action may occur if operating outside of the conditions of approval. Please contact Planning and Development Services at [development@rockyview.ca](mailto:development@rockyview.ca) or 403-520-8158 for assistance with this decision or the process for meeting development conditions.

An appeal of the Municipal Planning Commission's decision must be filed to the Subdivision and Development Appeal Board (SDAB) in accordance with section 686 of the *Municipal Government Act*. To file an appeal or for assistance with filing an appeal, please contact Legislative Services at [sdab@rockyview.ca](mailto:sdab@rockyview.ca) or 403-230-1401. More information on the SDAB can also be found at [www.rockyview.ca](http://www.rockyview.ca).

Municipal Planning Commission



Kevin Hanson, Chair

**This is not a development permit**



ROCKY VIEW COUNTY

# DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP2022/1305
ROLL NO.	05714020
RENEWAL OF	
FEES PAID	\$585.00
DATE OF RECEIPT	March 24, 2022

## APPLICANT/OWNER

Applicant Name:	MIKE COLLINGE	Email:	mike@knottyboyz.ca
Business/Organization Name (if applicable):	KNOTTY BOYZ CONSTRUCTION LTD		
Mailing Address:	1206 VARSITY ESTATES RD	Postal Code:	T3B2X2
Telephone (Primary):	403 620 1232	Alternative:	
Landowner Name(s) per title (if not the Applicant):	AMARESH SWARO		
Business/Organization Name (if applicable):			

## LEGAL LAND DESCRIPTION - Subject site

All/part of:	¼	Section:	22	Township:	25	Range:	3	West of:	Meridian	Division:
All parts of Lot(s)/Unit(s):	8	Block:		Plan:	751 0146	Parcel Size (ac/ha):	16.73			
Municipal Address:	3084 SPRINGBANK HEIGHTS WAY				Land Use District:	Rocky View County				

## APPLICATION FOR - List use and scope of work

SPECIAL FUNCTIONS BUSINESS

Variance Rationale included: ☐ YES ☐ NO ☐ N/ADP Checklist Included: ☒ YES ☐ NO

## SITE INFORMATION

- |    |  |   |
|----|--|---|
| a. | Oil or gas wells present on or within 100 metres of the subject property(s)  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| b. | Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant)  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| c. | Abandoned oil or gas well or pipeline present on the property<br>(Well Map Viewer: <a href="https://extmapviewer.aer.ca/AERAbandonedWells/Index.html">https://extmapviewer.aer.ca/AERAbandonedWells/Index.html</a> ) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| d. | Subject site has direct access to a developed Municipal Road (accessible public roadway)   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

## AUTHORIZATION

I, MIKE COLLINGE (Full name in Block Capitals), hereby certify (initial below):That I am the registered owner OR MC That I am authorized to act on the owner's behalf.MC That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.MC That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the Freedom of Information and Protection of Privacy Act.MC Right of Entry: I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.Applicant Signature [Signature]  
Date 03/18/22Landowner Signature \_\_\_\_\_  
Date \_\_\_\_\_



<b>DEVELOPMENT PERMIT APPLICATION CHECKLIST - GENERAL</b>	
<p style="text-align: center;"><b>All plans shall be submitted as one (1) legible hard copy and in DIGITAL form (pdfs)</b></p> <p style="color: red; text-align: center;"><b>Select [✓] all that are included within application package. Incomplete applications may not be accepted for processing</b></p>	
<input checked="" type="checkbox"/>	<b>APPLICATION FORM(S) AND CHECKLIST:</b> All parts completed and signed.
<input type="checkbox"/>	<b>APPLICATION FEE:</b> Refer to Planning and Development Fee Schedule within the <a href="#">Master Rates Bylaw</a> .
<input checked="" type="checkbox"/>	<b>CURRENT LAND TITLES CERTIFICATE COPY - dated within 30 days of application, and:</b> <input type="radio"/> Digital copy of <u>non-financial</u> instruments/caveats registered on title
<input checked="" type="checkbox"/>	<b>LETTER OF AUTHORIZATION:</b> Signed by the registered landowner(s) authorizing person acting on behalf (if not the Applicant). If registered owner on title is a company, authorization to be provided on a company letterhead <u>or</u> as an affidavit (signed by a Commissioner of Oaths).
<input checked="" type="checkbox"/>	<b>COVER LETTER, shall include:</b> <input type="radio"/> Proposed land use(s) and scope of work on the subject property <input type="radio"/> Detailed rationale for any variances requested <input type="radio"/> For businesses - Complete operational details including days/hours of work, number of employees, parking provisions, types of vehicles, outdoor storage areas, site access/approach, traffic management, etc. <input type="radio"/> Reference to any <i>Supporting Documents</i> , images, studies, plans etc. provided within application package
<input checked="" type="checkbox"/>	<b>SITE PLAN, shall include:</b> <input type="radio"/> Legal description and municipal address <input type="radio"/> North arrow <input type="radio"/> Property dimensions (all sides) <input type="radio"/> Setbacks/dimensions from all sides of the property line(s) to existing/proposed buildings, structures (cantilevers, decks, and porches), outdoor storage areas etc. <input type="radio"/> Dimensions of all buildings/structures <input type="radio"/> Location and labels for existing/proposed approach(s)/access to property <input type="radio"/> Identify names of adjacent internal/municipal roads and highways <input type="radio"/> Identify any existing/abandoned/proposed oil wells, septic fields/tanks, or water wells on site, including their distances to existing/proposed buildings <input type="radio"/> Identify any existing/proposed site features such as trees, shelterbelts, canals, waterbodies, etc. <input type="radio"/> Identify site slopes greater than 15% and distances from structures <input type="radio"/> Location and labels for easements and/or rights-of-way on title
<input checked="" type="checkbox"/>	<b>FLOOR PLANS/ELEVATIONS, shall include:</b> <input type="radio"/> Overall dimensions on floor plans for all buildings/structures (for new construction, additions, renovations etc.) <input type="radio"/> Indicate floor area and existing/proposed uses on floor plans and height(s) on elevations <input type="radio"/> Indicate type of building/structure on floor plans and elevations
<input checked="" type="checkbox"/>	<b>COLOUR PHOTOGRAPHS (Min. 3) - one hard and digital copy:</b> Of existing site, building(s), structure(s), signage, site features, taken from all sides including surrounding context, and when existing floor plans/elevations are not available
<input checked="" type="checkbox"/>	<b>SUPPORTING DOCUMENTS (as applicable):</b> Include technical studies/reports and any additional plans relating to the proposed development (lot grading, site lighting, storm water management plans etc.). Refer to the Land Use Bylaw for use or district specific requirements.
<b>FOR OFFICE USE ONLY</b>	
Proposed Use(s): Special Function Business	Land Use District: R-RUR
Applicable ASP/CS/IDP/MSDP: Central Springbank ASP	
Included within file: <input type="checkbox"/> Information Sheet <input type="checkbox"/> Parcel Summary <input type="checkbox"/> Site Aerial <input type="checkbox"/> Land Use Map Aerial <input type="checkbox"/> Site Plan	
<b>NOTES:</b>	
<b>Staff Signature:</b> <u>Evan Neilson</u>	



## LAND TITLE CERTIFICATE

S  
 LINC                      SHORT LEGAL                      TITLE NUMBER  
 0018 124 800           7510146;;8           181 246 409

## LEGAL DESCRIPTION

PLAN 7510146

LOT 8

EXCEPTING THEREOUT ALL MINES AND MINERALS

AND THE RIGHT TO WORK THE SAME

AREA: 6.77 HECTARES (16.73 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 171 273 860

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
181 246 409	15/11/2018	TRANSFER OF LAND	\$1,400,000	SEE INSTRUMENT

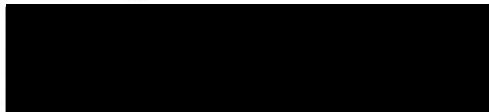
## OWNERS

AMARESH SWARO

AND

RUCHIKA SWARO

BOTH OF:



AS JOINT TENANTS

## ENCUMBRANCES, LIENS &amp; INTERESTS

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
741 046 669	16/05/1974	UTILITY RIGHT OF WAY

741 046 669    16/05/1974 UTILITY RIGHT OF WAY

GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY  
LIMITED.

( CONTINUED )



## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 2

# 181 246 409

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

741 085 504	10/09/1974	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320 - 17 AVENUE S.W. CALGARY ALBERTA T2S2Y1 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 001299357) (DATA UPDATED BY: CHANGE OF NAME 051015292)
751 110 468	06/10/1975	RESTRICTIVE COVENANT
171 273 861	04/12/2017	MORTGAGE MORTGAGEE - BANK OF MONTREAL. 865 HARRINGTON COURT BURLINGTON ONTARIO L7N3P3 ORIGINAL PRINCIPAL AMOUNT: \$1,100,000

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 15 DAY OF MARCH,  
2022 AT 02:03 P.M.

ORDER NUMBER: 43925412

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).





# ROCKY VIEW COUNTY

262075 Rocky View Road  
Rocky View County, AB T4A 0X2

403-236-1401  
QUESTIONS@ROCKYVIEW.CA  
WWW.ROCKYVIEW.CA

## LETTER OF AUTHORIZATION – PLANNING AND DEVELOPMENT SERVICES

I, (We) AMARESH SWARO (print name) Owner 1  
\_\_\_\_\_ (print name) Owner 2

being the owner(s) of: Lot: 9 Block: \_\_\_\_\_ Plan: 751 01A6

### Legal Description:

Quadrant NE ¼ Section 14 Township 25 Range 08 West of W051W Meridian  
give \_\_\_\_\_ (print name of Applicant)

permission to act on my (our) behalf for the following application at the above-noted property

### (select one):

- ☐ Development Permit
- ☐ Subdivision
- ☐ Redesignation
- ☐ Local Plan

Amaresh Swaro  
Owner 1 Signature

\_\_\_\_\_  
Owner 2 Signature

\_\_\_\_\_  
Date Signed

## SPECIAL EVENTS DESCRIPTION

- Dr. Swaro and her family have strong ties in their community and see a need for a space that will cater to outdoor summer weddings in an idyllic Alberta setting
- We are looking to create an environment that allows guests to take in the natural beauty of the bow river that most have likely not experienced prior
- Wedding functions will be hosted in open air tents and will utilize porta potties for the day of the function
- The functions will be fully catered events
- With well over 15 acres of flat land there will be ample space for parking, leaving roadways in/out of the property unaffected
- Functions will have the typical number of guests for a wedding, this will vary with each group
- Event area will not exceed the allowable usable space of 400 m<sup>2</sup>, with a 18m set back from property line.
- Parking is calculated @ 50ft x 150ft yielding 7500 sqft of space approx 50 vehicles, this would include service vehicles.



Summary

Roll Number	05714020
Legal Desc	NE-14-25-03-W05M
Divison	02
Lot Block Plan	Lot:8 Plan:7510146
Linc Number	18124800
Title Number	181246409
Parcel Area	16.73000
Municipal Address	3084 SPRINGBANK HEIGHTS WAY
Contact Information	Swaro, Amaresh & Ruchika
Land Use Information	R-RUR

Plan

Planning Applications Information  
{There is no related Application}

Area Structure Plan	
Plan Name	RV Number
Central Springbank	2008-RV-187

Conceptual Scheme  
{There is no related Conceptual Scheme}

Permit

**Building Permit**

Permit Number	Permit Type	Date Issued
PREL20201528	Electrical	Wed Jun 17, 2020
PRGS20193990	Gas	Tue Nov 05, 2019
PRGS20193697	Gas	Fri Oct 11, 2019
PREL20193361	Electrical	Wed Sep 18, 2019
PRBD20191107	Building	Wed Apr 10, 2019
PREL20190410	Electrical	Thu Feb 07, 2019
PREL20184718	Electrical	Thu Nov 22, 2018
2013-BP-25532	Building	Thu Feb 07, 2013
2013-GP-13825	Gas	Thu Feb 07, 2013
FBL20090504_888	Building	Mon May 04, 2009
1983-BP-9470	Building	Fri Sep 02, 1983

**Development Permit Information**

Permit Number	Date Issued
PRDP20203760	February 24, 2021
PRDP20220537	
PRDP20221305	

**Alert**

Department	Issued By	Date Issued	Date Closed	Status	Reference No.	Description	Severity
		March 27, 2013	March 27, 2013	C		Stamp of Compliance issues March 22, 2013.	1
CE	PennyC	August 22, 2018	September 27, 2018	C	CEWC20180645	Case Number: CEWC20180645 Case Description: Nodding Thistle and Canada Thistle	1

**Geospatial Boundary**

Boundary	Category
Division	2
Area Structure Plan	Central Springbank
Conceptual Scheme	No Conceptual Scheme
IDP	CALGARY IDP STUDY AREA
Airport Vicinity	No APVA
Engineer	Zaman Eftekhari
Water Coop	No Water Coop
Gas Coop Service	ATCO GAS
No.of Lots Within 600 M	18
No.of App Subdiv Within 600 M	0
Developed Road Allowance	Yes
Riparian Area	Yes
School	No School Boundary
Recreation	Rocky View West
Fire District	SPRINGBANK
Primary Fire Station	102
Secondary Fire Station	101
Tertiary Fire Station	151

**Geospatial Adjacency**

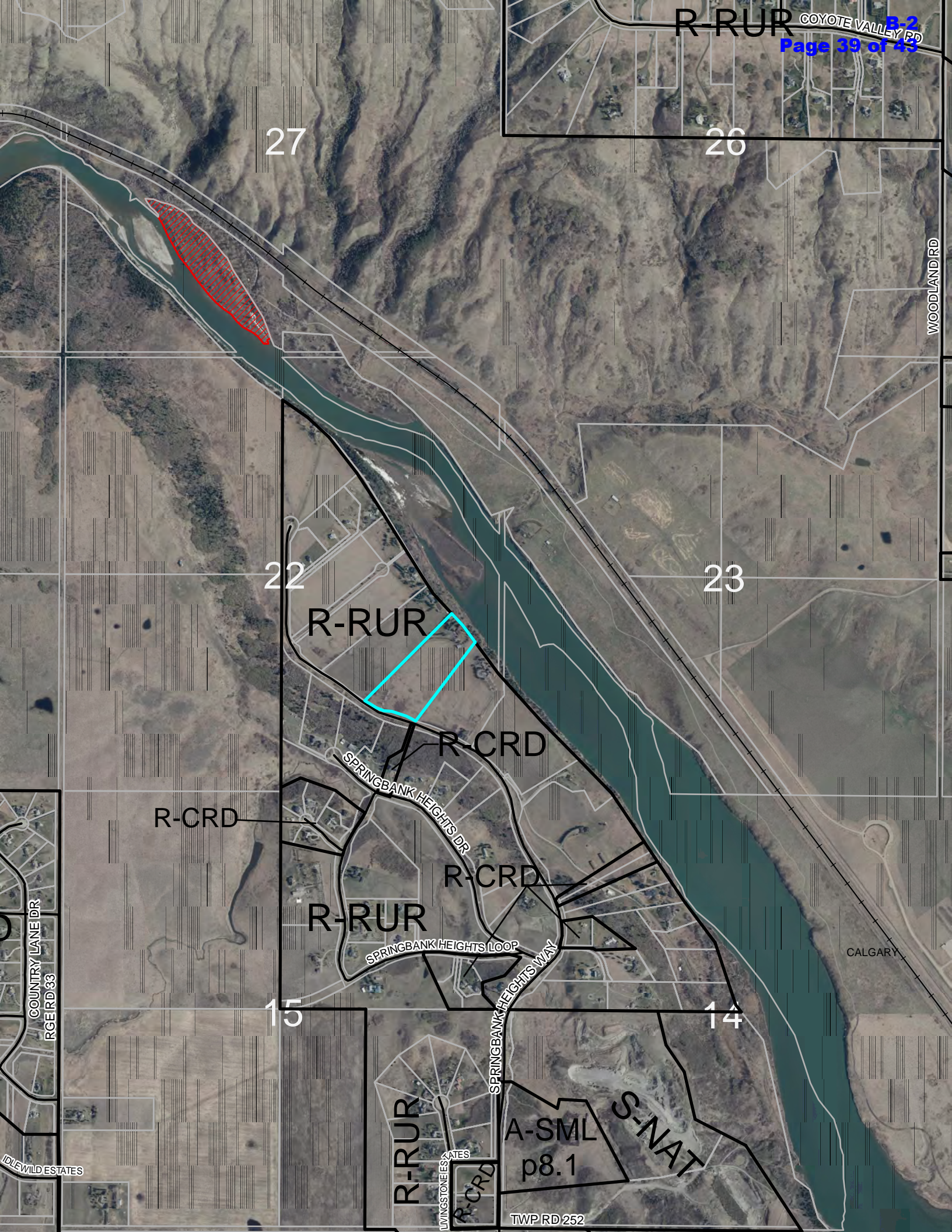
Boundary	Category	Distance
Closest Highway	No HWY within 800 M	
Closest Gravel Pit	Kennel Pit	3057.67 M



Boundary	Category	Distance
Sour Gas	No Sour Gas Pipe passes	From closest sour pipe: 15.1 M
Closest Road Name	SPRINGBANK HEIGHTS WY( Surface Type:Paved )	8.06 M
Closest Railway	CPR	571.24 M
Closest Western Irrigation Districts	Within 10Km	
Closest Waste Water Treatment	Within 10Km	3170.48 M
Closest Waste Transfer Site	Within 3 Km	
Closest Municipality	CITY OF CALGARY	987.82 M
Closest Confined Feeding Operation		8230.34 M













**GeoTrek Land Survey Ltd.**

419 Manitou Road S.E., Calgary, Alberta.  
T2G 4C2  
www.GeoTrek.ca

**ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT**

To: MARGARET ELAINE RICHARDS  
Re: LOT 8, PLAN 751 0146  
ROCKY VIEW COUNTY, ALBERTA.  
Date of Survey: 21-May-12  
Date of Search: 10-May-12  
C. of T. # 111 009 152

**ENCUMBRANCES, LIENS & INTERESTS**

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
741 046 669	16/05/1974	UTILITY RIGHT OF WAY
741 085 504	10/09/1974	UTILITY RIGHT OF WAY
751 110 468	06/10/1975	RESTRICTIVE COVENANT

Certification: I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report, I am of the opinion that:

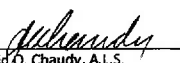
- the plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 7.6 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title to the property;
- the improvements are entirely within the boundaries of the property,
- no visible encroachments exist on the property from any improvements situated on an adjoining property,
- no visible encroachments exist on registered easements or rights-of-way affecting the extent of property,

Purpose: This Report and related plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of (a land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for a compliance certificate, etc.). Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report.

The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user.

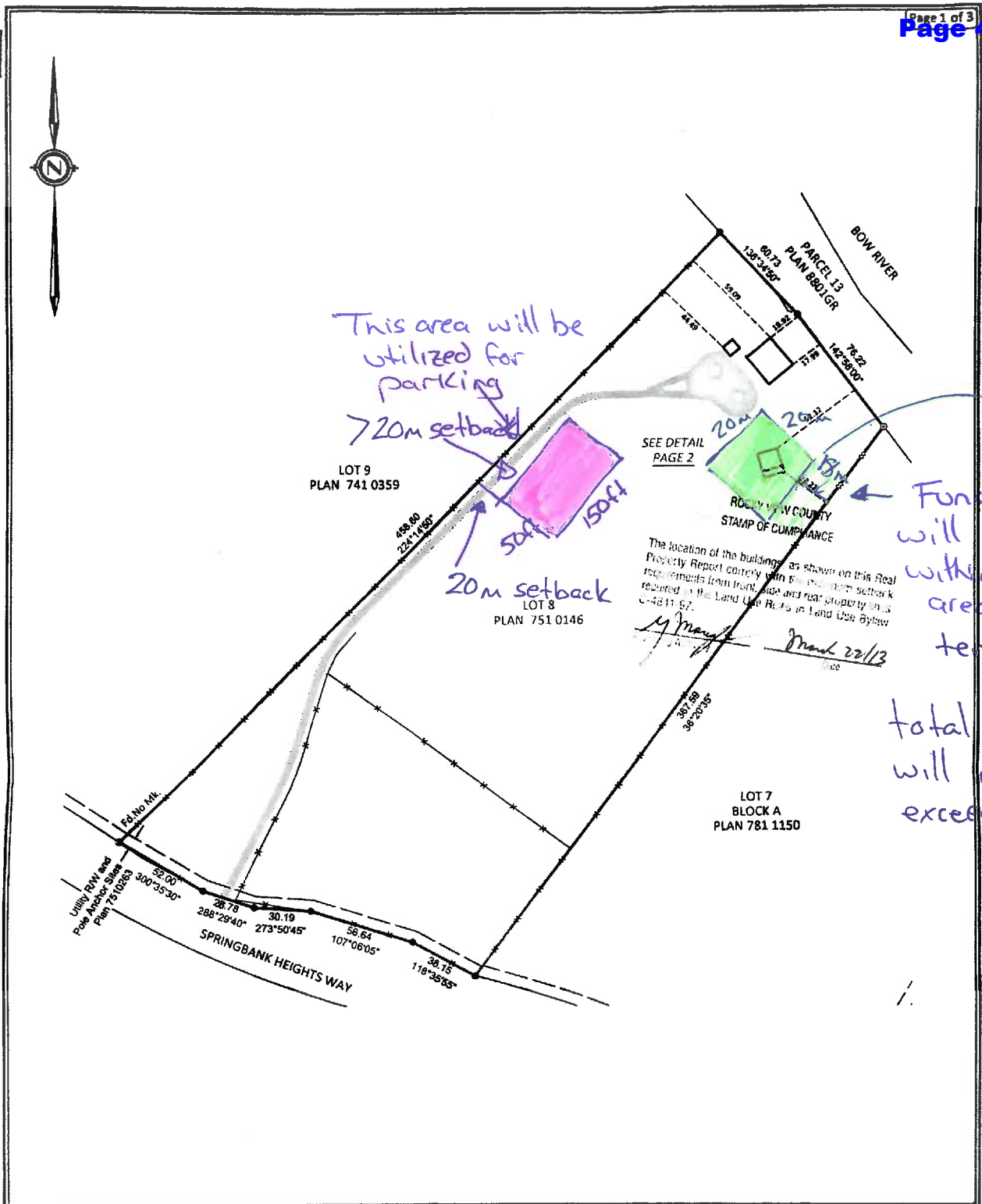
The information shown on this Real Property Report reflects the status of the property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Dated at Calgary, Alberta.  
This 20th day of July, 2012

  
David O. Chaudy, A.L.S.  
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This document is not valid unless it bears an original signature in blue ink and a GeoTrek Land Survey Ltd. permit stamp in red ink.



LEGEND		
Distances are in meters and decimals thereof.	c.s. denotes Counter Sunk	
Measurements are from exterior walls other than noted.	Subject property lines shown thus.	—————
Statutory Iron Posts found shown thus.....	Fence lines shown thus.	-----x-----
Iron Bars found shown thus.....	Fences are within 0.2 of property lines other than noted.	-----
Calculated Positions shown thus.....	Perpendicular tie lines to property boundary shown thus.	-----
Fd. No Mk. denotes Found No Mark.	Eaves dimensioned to line of fascia shown thus.	-----

PLAN SHOWING SURVEY OF  
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT  
OF  
LOT 8, PLAN 751 0146  
ROCKY VIEW COUNTY, ALBERTA

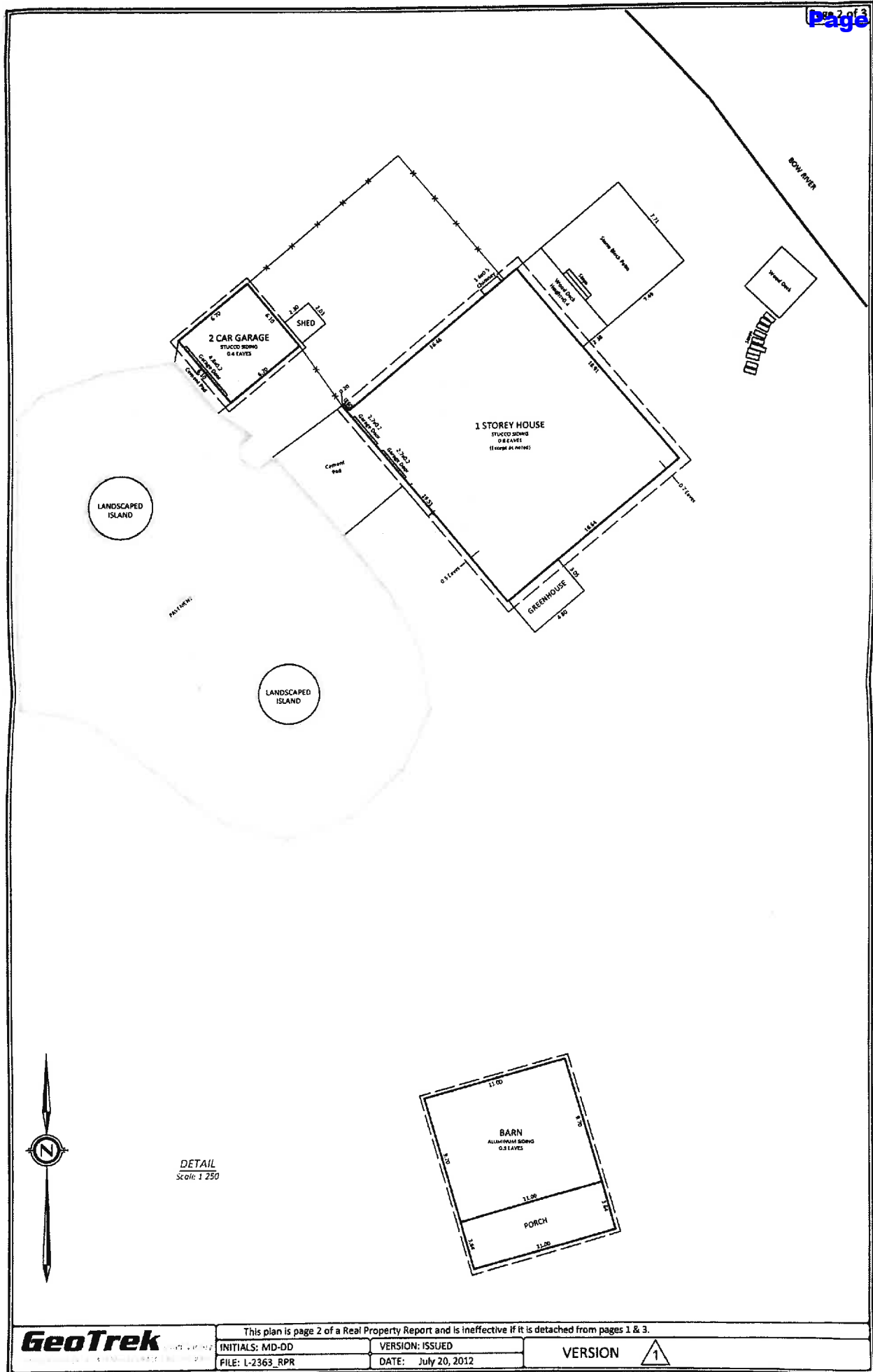
Scale: 1:2,000

50 25 0 50 100 150 200  
Metres Metres

This plan is page 1 of a Real Property Report and is ineffective if it is detached from pages 2 & 3.

INITIALS: MD-DD	VERSION: ISSUED	VERSION 1
FILE: L-2363_RPR	DATE: July 20, 2012	

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This plan is page 2 of a Real Property Report and is ineffective if it is detached from pages 1 & 3.

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FILE: L-2363\_RPR

DATE: July 20, 2012

VERSION

1