

**To: Parkland County Planning and Development**

**Re: Request for a waiver to Section 16.14.7 of Land Use Bylaw No. 2017-18**

We, Marissa Aslin and Lorne Gehlert, formally request that Parkland County Council waive the twelve (12) month re-application waiting period listed under Section 16.14.7 of the Land Use Bylaw in order that we may develop a community event center. This project would be developed on a secluded, highly treed and insulated, 65 acre parcel located off of a major roadway. The event center would provide opportunities for community activities such as weddings, workshops, farm-to-table dinners, and similar events.

Our initial development approval was overturned by the SDAB in July 2020. This decision was based on the interpretation that the proposed development did not fall under the use class Tourist Campground, Destination. At the time of our application, Tourist Campground, Destination, was the best use class to capture the activities of a community event space. Following from the January 26<sup>th</sup>, 2021, third reading of Bylaw 2020-16, the use class Community Recreation Services has been introduced into our land use district (Agricultural General District). We believe that the Community Recreation Services use class would not result in the same decision from the SDAB.

Concerns were raised regarding potential noise and mischief/crime/trespassing. Going forward we have adjusted our development and addressed these concerns by:

- a. Having a security guard on-site while guests are present
- b. Implementing physical barriers to prevent access to adjacent land
- c. Sound testing/consulting with sound professionals
- d. Removing the overnight stay component (no longer a campground)

We are ready to further engage with our neighbours as part of the new application process to ensure that all further concerns are addressed.

As a result of the delay to our development timeline, we have had to extend our financing approval for this project. This was not an easy task and there is no guarantee that further extension will be possible should the 12 month period be upheld. Further delay of our development will present a significant challenge to carrying this project out.

As a result, we are requesting that Council waive the 12 month re-application restriction.

Thank you for your time and consideration.

Marissa Aslin and Lorne Gehlert