

Submission from Clint Hemm and Megan Johnston, received June 27, 2025

From: [Clint Hemm](#)
To: [Appeals](#)
Cc: [Megan Johnston](#); [Clint Hemm](#)
Subject: [EXTERNAL] 201 Bayside loop Letter of Opposition
Date: Friday, June 27, 2025 2:38:33 AM
Attachments: [Appeal Points file 1 of 2.pdf](#)
[Appeal Points file 2 of 2.pdf](#)

Clerk's note: Mr. Hemm stated that he submitted the same documents on June 27, 2025 as he had submitted on June 10, 2025.

CAUTION: This email originated from outside the organization. Do NOT click on links or open attachments you do not trust.

Good Morning,

Please see the attached documents / files as my submission to the board for my opposition to the approval of the development permit issued for 205 Bayside loop. I am also requesting an invite to the meeting via Teams so that I can attend virtually and present my case as I submitted an official appeal on June 10

Thanks for your time

Clinton Hemm
Megan Johnston

205 Bayside loop S.W



Appeal of Development Approval for 201 Bayside Loop

Submitted by

Clinton Hemm and Megan Johnston



201 Bayside Loop Appeal Points

1. Location Compared to Public Amenities

The closest public transit stop to 201 Bayside Loop is approximately 550 meters away. The bus stop is located just South of the intersection of Bayside Drive and 8 Street (As shown in Map #1). The closest shopping complex is approximately 800 meters away (As shown in Map #2). The second closest shopping complex is approximately 1100 meters away (As shown in Map # 3) The distance to closest bus stop was noted as a concern in the previous appeals written decision on August 9, 2023.

2. Privacy Issues for Neighbors to The North

There is a lack of privacy for the neighbors that back onto 201 Bayside Loop. The houses that are directly North, 1350, 1354, and 1358 Bayside Drive still lack any meaningful privacy measures. Trees were planted along the North fence line that are too small and immature to provide any form of blocking or privacy. The raised deck above the walkout basement is open to the neighbors to the North and provides no discretion for staff or residents (Pictures #1 and 2). There is also concern regarding the pergola and privacy wall that has been constructed onto the existing upper-level walkout deck. The concern is with the overall height being over 3 meters or 9 feet, were the necessary permits pulled and inspections completed. If permits were not pulled and inspections not completed, this presents a potentially dangerous hazard to both residents and staff.

3. Permit Approval Posted Location

The posted location of the approval notice may be discouraging for several reasons. Firstly, walking up a private driveway to view a notice is not typically considered a normal practice. Secondly, a security camera is mounted on the upper right-hand corner above the garage door that monitors the driveway. This could serve as a deterrent for individuals attempting to access the area and read the notice. Lastly, the occupants have parked their vehicles on the driveway, further obstructing the visibility of the notice (Pictures # 3 and 4). The development board mentioned this exact same concern in its written decision on August 9, 2023. The board stated the notice should be placed in a location where it is clearly visible and easily legible from the street to serve its intended purpose.

4. Community Engagement Session

There are several concerns regarding the attempt at engaging the community.

A letter was mailed out from the applicant inviting the community to an information session. The goal of this session was to better introduce Juliecare homes to the community. We have spoken with several homeowners in very close proximity to the property who reported that they did not receive this letter/invite. The letter also contained very confusing wording. The letter invited community members to participate in an engagement session via a Zoom platform. However, the engagement session was held on Microsoft Teams. This wording is confusing as both Teams and Zoom perform the same function but are different platforms. This wording could have resulted in parties wanting to be involved in the session not being able to participate because of the phrasing within the letter (Letter # 1).

Overall time frame from information session to approval. The information session was held on October 15, 2024, a full 7 months before the application was approved and permit issued. We feel that such a large period of time had passed that the majority of the points discussed or covered have been either forgotten or are no longer relevant.

During the community engagement session there was not one person or party that expressed their support for the facility. All parties that voiced an opinion expressed opposition and trepidation.

5. Approved Secondary Suites in The Area

Currently on Bayside Loop, within 100 meters of the applicant's home there are 5 approved secondary suites (177,197,202,210 and 218). Furthermore, within this same 100 meters is an approved and operating day home located at 226 Bayside Loop. 209 Bayside Loop is also approved for a home-based business. With so many already approved entities on a street that is designated as low-density housing, approving another entity will only add more congestion to an already saturated street. (Map # 4)

6. Traffic Concerns

With the possibility of this home now operating as a supportive living facility, there is a serious concern there will be a dramatic increase in traffic. With 2 staff members working 12 hour shifts we will have at bare minimum 4 cars coming and going per day. If staff are working 8 hour shifts that's 6 cars coming and going per day. This does not take into consideration such activities as Amazon / grocery / home supply deliveries. Also not considered is the residents leaving the facility for medical appointments, social and

recreational outings. Nor does this include social workers, AHS and other inspections, or the possibility of emergency services attending. Also not taken into account are landscaping or maintenance personal and family members stopping by. Although in the application documents that were submitted to the case manager, it stated no visitors would be allowed. This is also a concern if the residents are not allowed to have any visitors. We feel that this amount of traffic is not normal nor should be considered acceptable for a residential area.

7. Juliecare Homes Contact Information

Juliecare Homes currently has an active and functioning website (<https://juliecarehomes.com>). Twice I sent emails to the addresses that are listed on the website (director@juliecarehomes.com and info@juliecarehomes.com) Both times the email was returned and marked as undeliverable. We feel this is a point of concern in that there is no way to contact the operator and maintain documentation of the interaction. (Email # 1 and 2)

8. Parking Constraints

Due to the design of the road, street parking is limited. Several homes in the immediate area have no street parking available out front. Please see attached map (Map # 5) for visual representation of the street and parking setup. Street parking in the immediate area vary in lengths from 16 to 30 feet. Now take into consideration a new Toyota Rav 4 is 15 feet in length, or the shortest Ford F150 4 door pickup measures in at 19 feet long. So even the larger parking areas can only accommodate a single vehicle without encroaching on the driveways of people's homes. There is overflow parking to the South and around the corner. This area is already heavily utilized by current residents in the area. Bayside Parade is located to the South and is a cul de sac that consists of 10 homes with no meaningful street parking. So therefore, excess vehicles are forced to park in other areas including the overflow area (Map # 5A)

9. Application Timeline

The overall application timeline felt excessively long. The community information session was held on October 15, 2024. According to the file manager, the application was submitted in the beginning of December 2024 with final approval and community notification being given on May 20, 2025. From information session to approval was a full 7 months. The file manager stated that there were delays in the process for two

reasons. First reason for the delay was incomplete and or missing paperwork and the second reason was reported as family issues. There was such a delay in the process that an extension had to be given. My concern is with the paperwork problems. This was not the first time Juliecare Homes has gone through the application process so why was an application submitted with incomplete and or missing information? They should have been aware of what was expected and needed from them from the start. In an industry such as this details and timeframes matter.

10. Other Miscellaneous Concerns

We strongly feel the applicant from 201 Bayside Loop still have not adequately explained to the neighbors and neighborhood what to expect with this supportive living facility. We feel very much in the dark as to how this home will be operated and who will reside within its wall. Persons with developmental disabilities is such a broad term and encompasses so many disabilities and levels of function. The applicant has never fully explained the finer details of the facility, only resorting to very broad and nonspecific descriptions and information.

The applicant also has a history of changing details on the application. In the previous application, it was approved for 6 residents and 4 staff members. On the evening of the appeal hearing (July 11, 2023) those numbers were amended to 4 residents and 4 staff members (Point # 23 on page 5 of the written decision). During the appeal hearing the applicant then stated that staffing levels could fluctuate based on what Alberta Health Services had directed or required of them. The fear is that the parameters or operational details that were submitted to the city, that the city then used to grant the approval will not be the same if the facility was operational. Examples of this could be hours of work for staff, staffing levels, staffing educational levels etc.

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201 Bayside Loop SW, Airdrie, AB T4B 3E5 to SB
8 St at Luxstone Ld, Airdrie, AB T4B 3W8

Walk 550 m, 7 min



Map data ©2025 Google 20 m

 via Bayside Pl SW

7 min
550 m

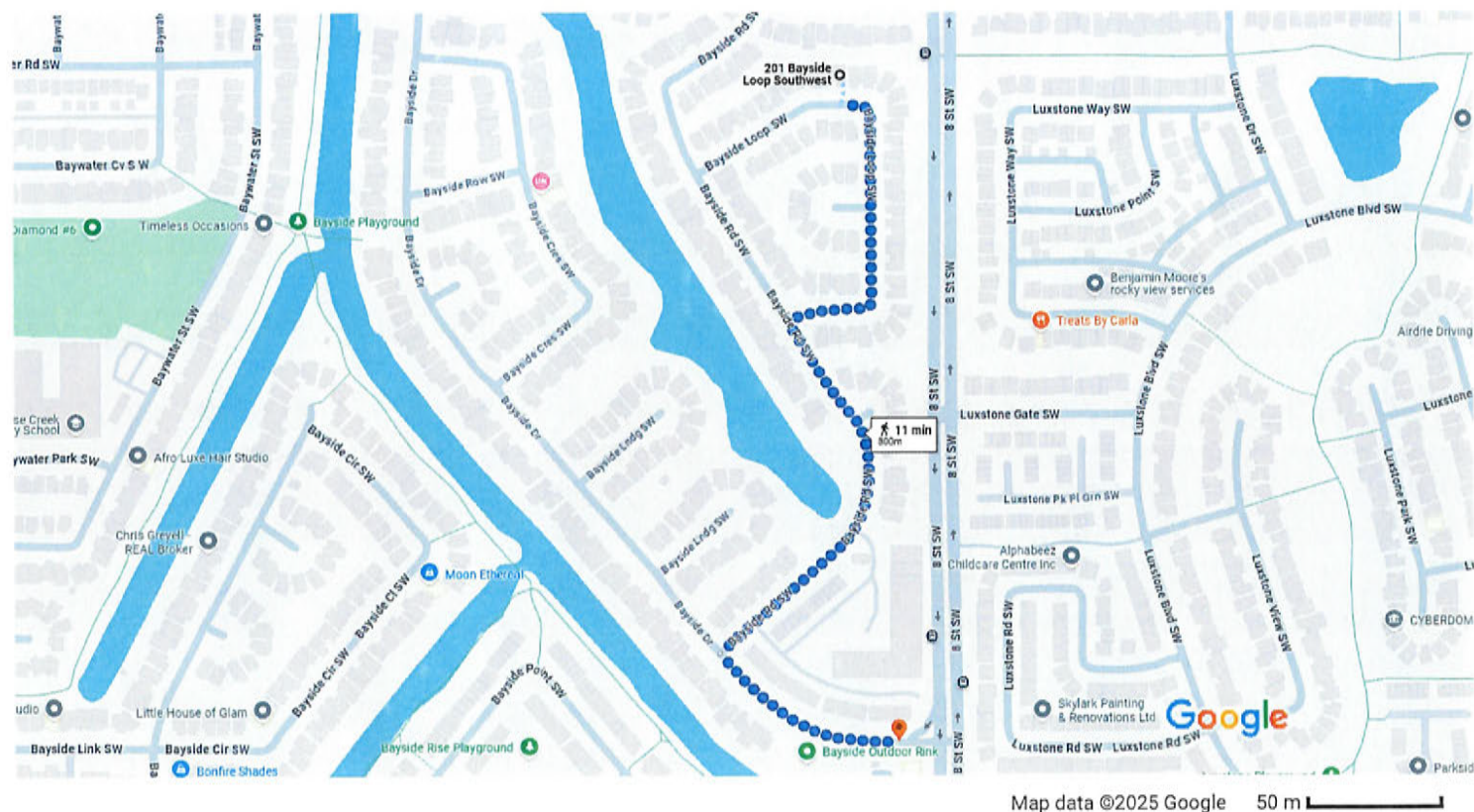
Mostly flat

Map #1



201 Bayside Loop SW, Airdrie, AB T4B 3E5 to
296 Bayside Dr SW, Airdrie, AB T4B 3E3

Walk 800 m, 11 min



via Bayside Pl SW

11 min

800 m

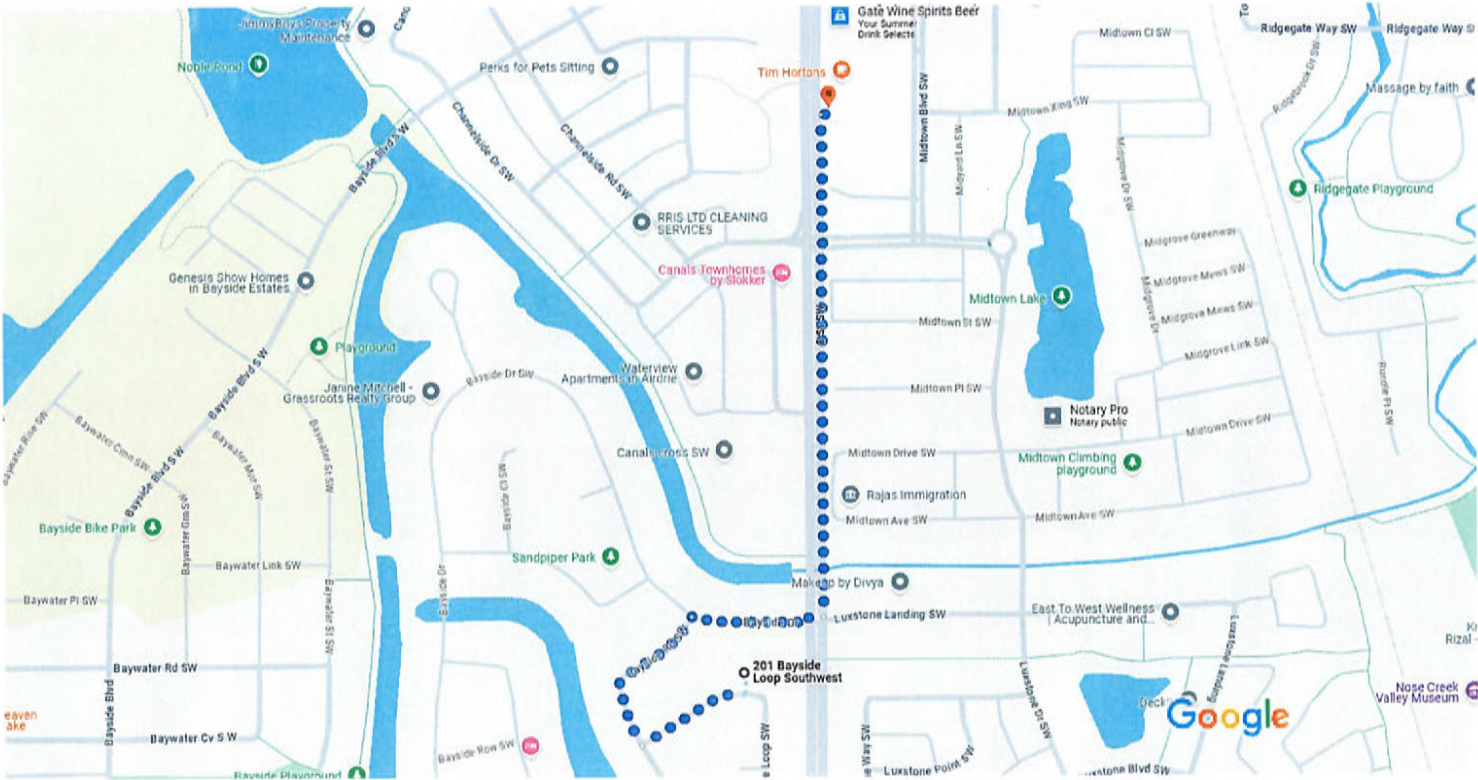
Mostly flat

Map #2




201 Bayside Loop SW, Airdrie, AB T4B 3E5 to
Airdrie, Alberta T4B 4E7

Walk 1.1 km, 15 min



Map data ©2025 Google 100 m



via Bayside Pl SW and 8 St SW

15 min

1.1 km

Mostly flat

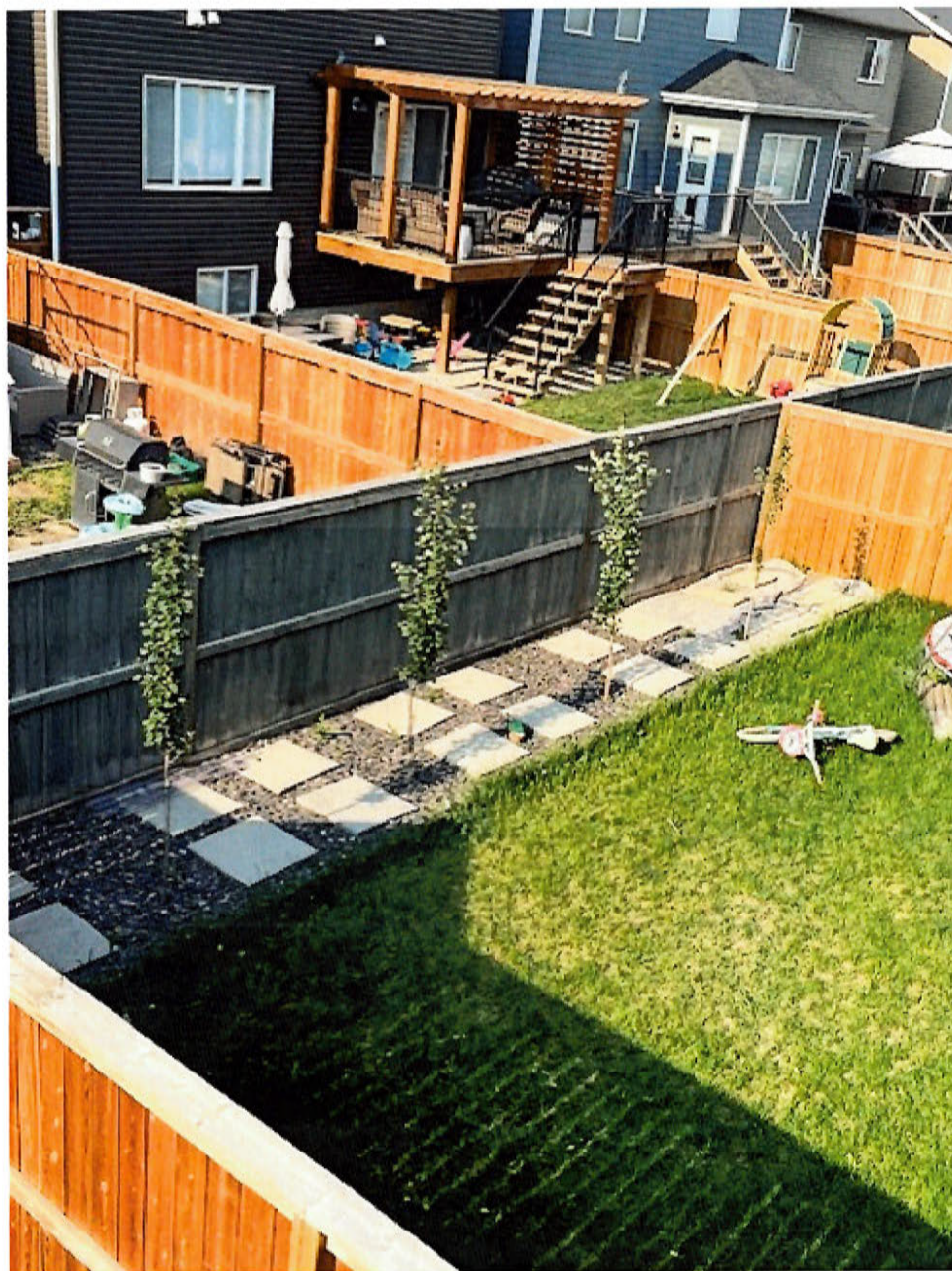
▼

Map #3

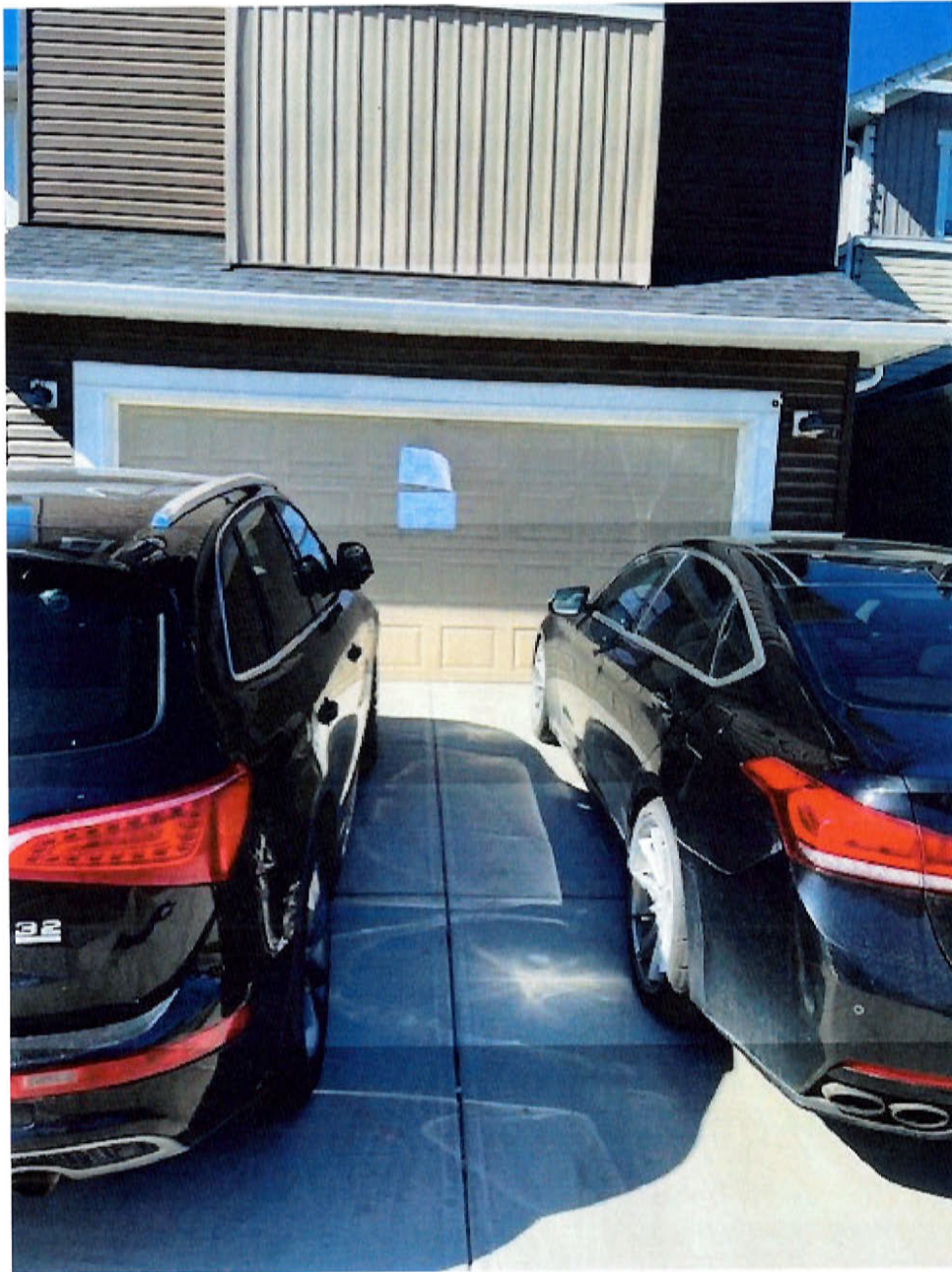
Picture #1



Picture #2



Picture #3



Picture #4





September 20th, 2024

Dear Bayside Estate Neighbours,

Re: Introduction and Community Engagement – Juliecare Homes

I trust this letter finds you well. My name is Mrs. Juliet Ayenimo, and I am thrilled to announce the establishment of Juliecare Home within our community. Juliecare at Bayside Estate will serve as a caring and supportive residence for three (3) persons with developmental disability. Community engagement is paramount to us; we believe in fostering open communication with our neighbours. As such, we would like to provide you with an overview of Juliecare's objectives and invite you to share your thoughts, concerns, or suggestions. We value the perspectives of our neighbours and want to ensure that our presence enhances the community spirit.

About Juliecare Home:

- **Mission:** Our mission is to provide needy people with supportive, and family-like environment.
- **Services:** Juliecare will offer home living supports, community access supports, recreational activities, transportation supports, and emotional well-being programs.
- **Staff:** Two (2) dedicated and trained staff will work collaboratively to meet their needs with compassion and professionalism at all time (night and day shifts)
- **Parking:** 4 Parking spaces (2 in the garage, and 2 on the drive way)

Community Engagement Session: To facilitate open dialogue, we invite you to a community engagement session via a Zoom platform on October 15, 2024 at 6:30pm – 7:30pm. This will be an opportunity to:

- Learn more about Juliecare's mission, values, and operational practices.
- Address any questions or concerns you may have.
- Provide feedback or suggestions for a positive integration into the neighbourhood.

Your Input Matters: Your insights are invaluable, and we want to ensure that Juliecare becomes an asset to the community. If you cannot attend the community engagement session, please feel free to reach out via Juliet.o.ayenimo@juliecarehomes.com to share your thoughts. We look forward to building strong connections within our neighbourhood and working together to create a supportive community for all.

Microsoft Teams

Meeting ID: 296 014 044 778

Passcode: atcVFC

Thank you for your time and consideration.

Sincerely,

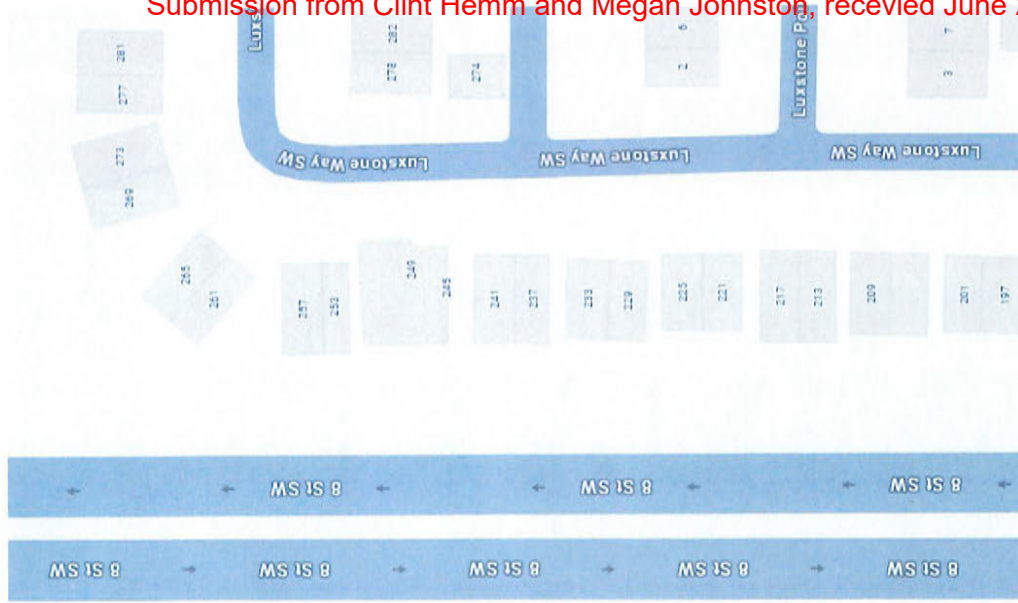
Juliet O. Ayenimo, B.Sc, BN, RN

Executive Director

JulieCare Homes Inc, www.juliecarehomes.com
201 Bayside Loop SW | Airdrie AB T4B 3W7 | Canada
juliet.o.ayenimo@juliecarehomes.com



Letter #1



Map data ©2025 Google

20 m

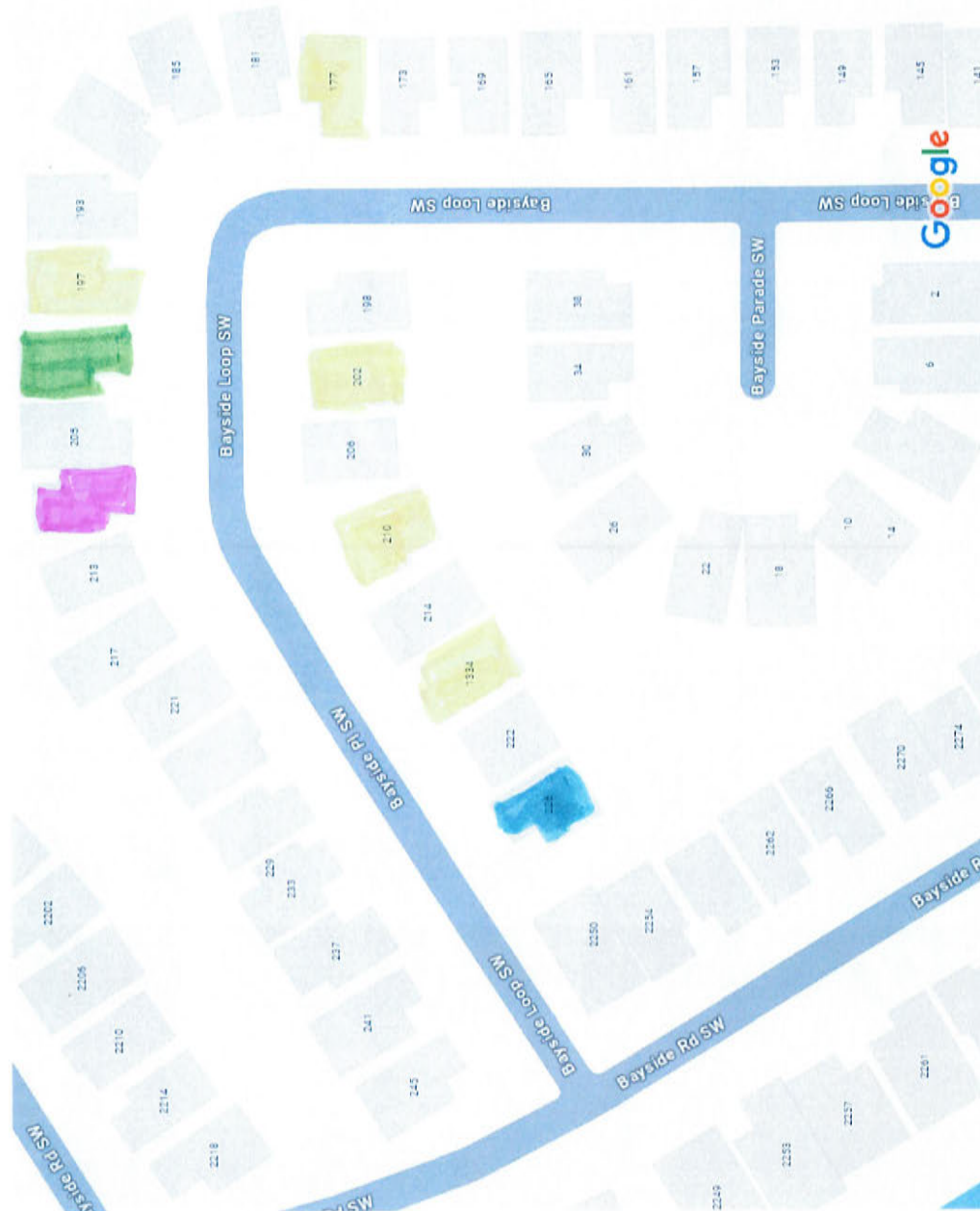
Map #4

■ - Applicant's House

■ - Secondary Suites

■ - Day Home

■ - Business



Google

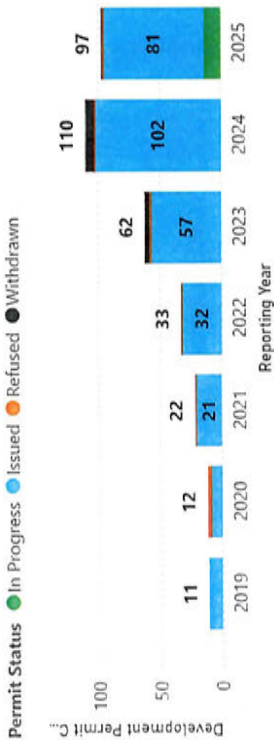
Google Maps

Google Maps

6/6/25, 5:09 PM

City of Airdrie Secondary Suite Dashboard

Secondary Suite Development Permit Applications by Reporting Year



32 Business Days

Average Development Permit Processing Time - Current Year

Building Permits Issued by Reporting Year



6 Business Days

Avg Days to Review a Completed Application

12 Business Days

Avg Days to Issue a Completed Application (Includes Revisions)

59.0%

Percent of Applications Requiring a Revision

Status



Map #4
Part 2



Email #1

201 Bayside Loop Supportive living home

From Clint Hemm [REDACTED]

Date Tue 2025-06-03 3:26 AM

To director@juliecarehomes.com <director@juliecarehomes.com>; info@juliecarehomes.com <info@juliecarehomes.com>

Good morning,

I am looking for any information that you can provide about the supportive living home that has been conditionally approved at 205 Bayside loop. I do have a few specific questions that I was looking to get answered.

What is the number of residents that will live within the facility and what number of staff will be on site at all times?

The current residents of the home, are they going to continue to live on premises or are they intending to vacate?

What expected level of care are the residents going to require?

What is the intended age range of the residents?

I would also appreciate any other information you feel is relevant and beneficial for me to know.

Thanks for your time,
Clint Hemm

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Undeliverable: 201 Bayside Loop Supportive living home

From postmaster@outlook.com <postmaster@outlook.com>**Date** Tue 2025-06-03 3:26 AM**To** director@juliecarehomes.com <director@juliecarehomes.com>; info@juliecarehomes.com <info@juliecarehomes.com>

1 attachment (40 KB)

201 Bayside Loop Supportive living home ;

asp-relay-shared.jellyfish.systems rejected your message to the following email addresses:director@juliecarehomes.com (director@juliecarehomes.com)

The address you sent your message to wasn't found at the destination domain. It might be misspelled or it might not exist. Try to fix the problem by doing one or more of the following:

1. Send the message again, but before you do, delete and retype the address. If your email program automatically suggests an address to use, don't select it.
2. Clear the recipient AutoComplete cache in your email program by following the steps in this article: [Status code 5.1.1](#). Then resend the message, but before you do, be sure to delete and retype the address.
3. Contact the recipient by some other means (by phone, for example) to confirm you're using the right address. Ask them if they've set up an email forwarding rule that could be forwarding your message to an incorrect address.

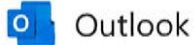
asp-relay-shared.jellyfish.systems gave this error:**<director@juliecarehomes.com>: Recipient address rejected: undeliverable address: Mailbox might be disabled, full, or may not exist on the server. Reason: JFE030050**info@juliecarehomes.com (info@juliecarehomes.com)

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Email #2



201 Bayside Loop Supportive living home

From Clint Hemm <[REDACTED]>

Date Wed 2025-06-04 11:52 AM

To director@juliecarehomes.com <director@juliecarehomes.com>; info@juliecarehomes.com
<info@juliecarehomes.com>

Good afternoon,

I am looking for any information that you can provide about the supportive living home that has been conditionally approved at 205 Bayside loop. I have a few specific questions that I was looking to get answered .

What is the number of residents that will live within the facility and what number of staff will be on site at all times?

The current residents of the home, are they going to continue to live on premises or are they intending to vacate the home?

What expected level of care are the residents going to require?

What is the intended age range of the residents?

I would also appreciate any other information you feel is relevant to the operation of the facility.

Thanks again
Clint Hemm

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Outlook

Undeliverable: 201 Bayside Loop Supportive living home

From postmaster@outlook.com <postmaster@outlook.com>**Date** Wed 2025-06-04 11:52 AM**To** director@juliecarehomes.com <director@juliecarehomes.com>; info@juliecarehomes.com <info@juliecarehomes.com>

1 attachment (40 KB)

201 Bayside Loop Supportive living home ;

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Google Maps

6/7/25, 12:55 PM

Google Maps



Map #5

10 m

- No Parking
- Parking
- 201 Bayside Loop

Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google

Map #5A

Google Maps



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 10 m

- - Bayside Parade
- - Overflow Parking
- - 201 Bayside Loop
Applicant's House