

SDAB Meeting

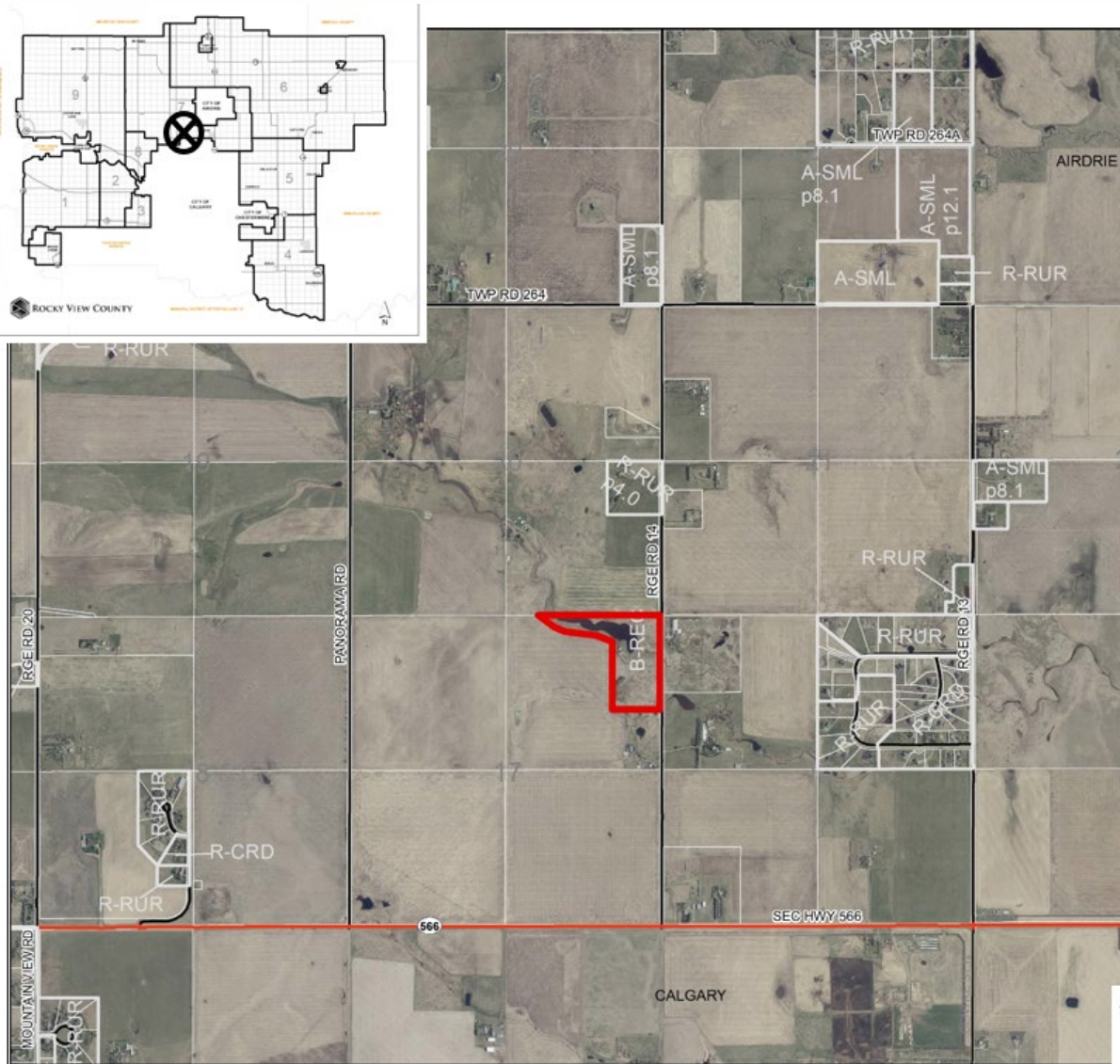
B-1 item – PRDP20194577

Division 7
Golf Driving Range

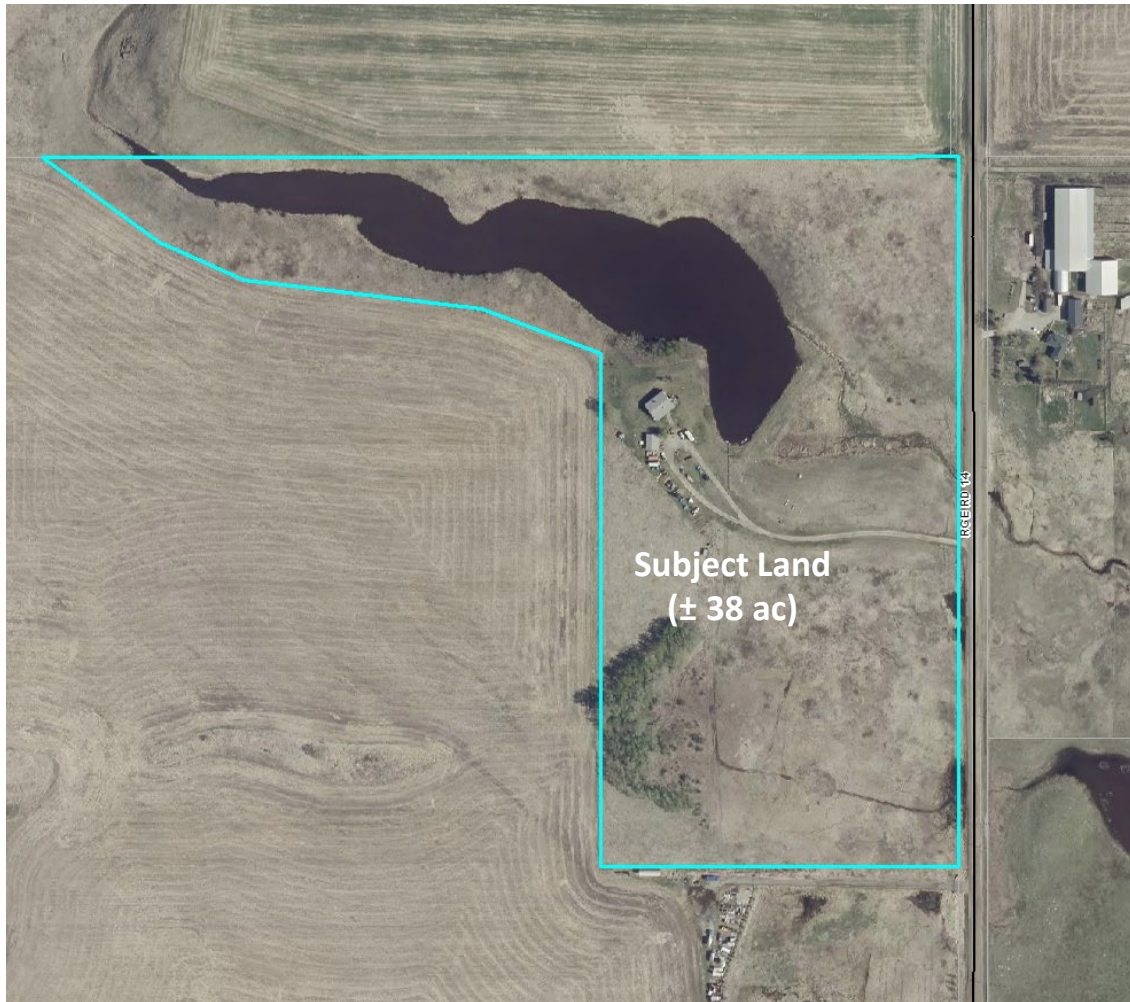


Location and Land Use

- The land is located approximately 1 mile north of Highway 566, and on the west side of RR 14.
- It is designed Business – Leisure and Recreation District (old Land Use Bylaw)



Air Photo

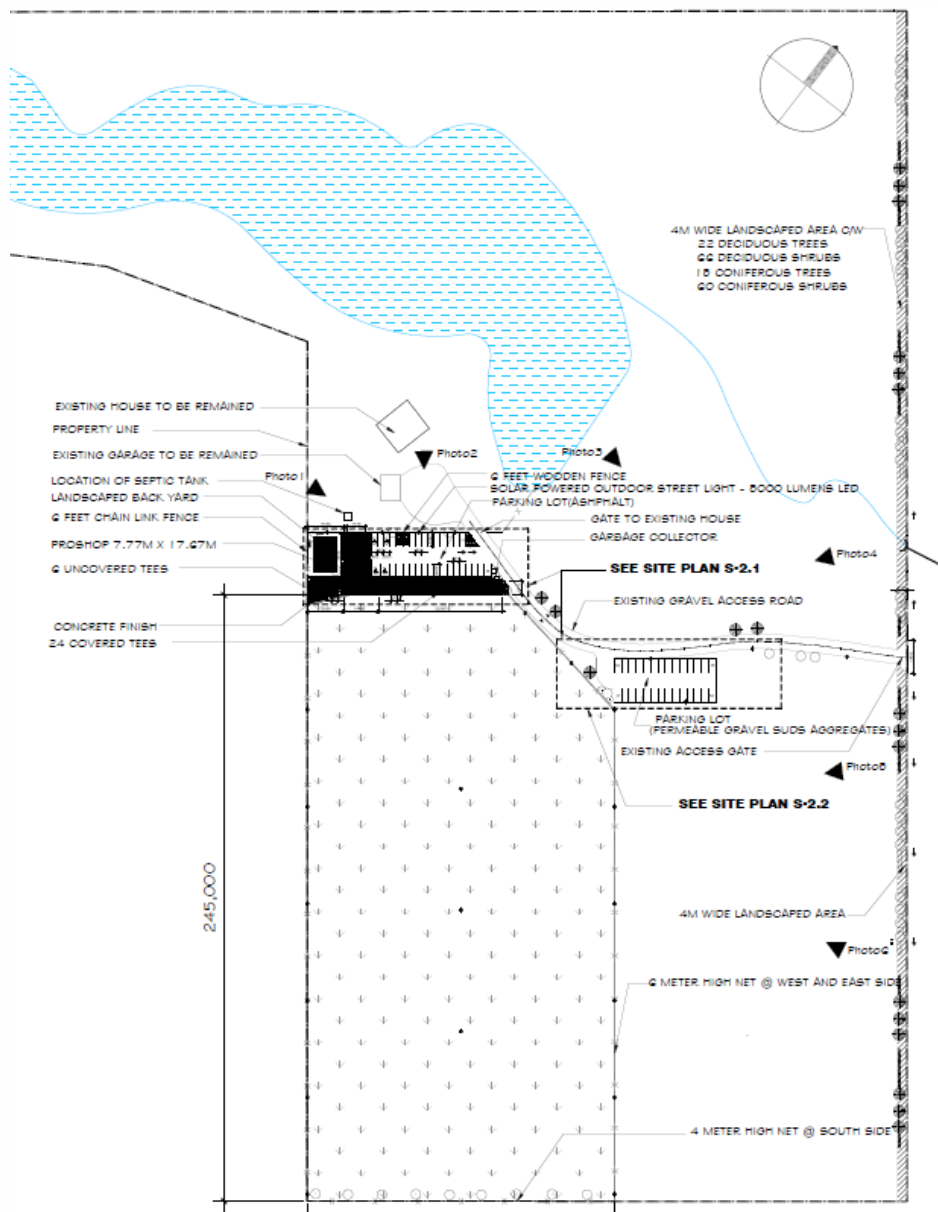


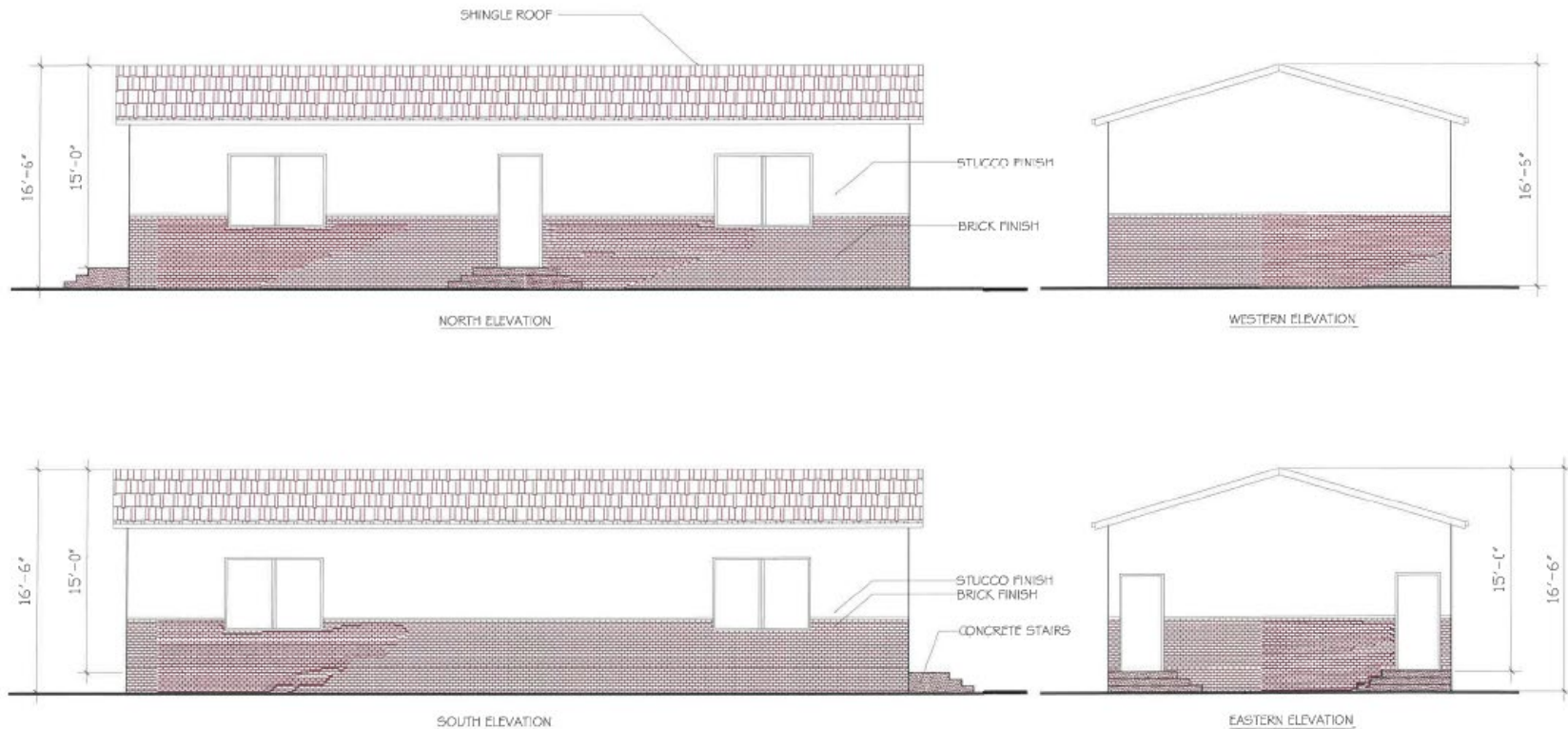
- The land contains the existing dwelling and garage, serviced by water well and septic tank and field.
- The property is accessed through the existing approach off RR14.

DP Proposal

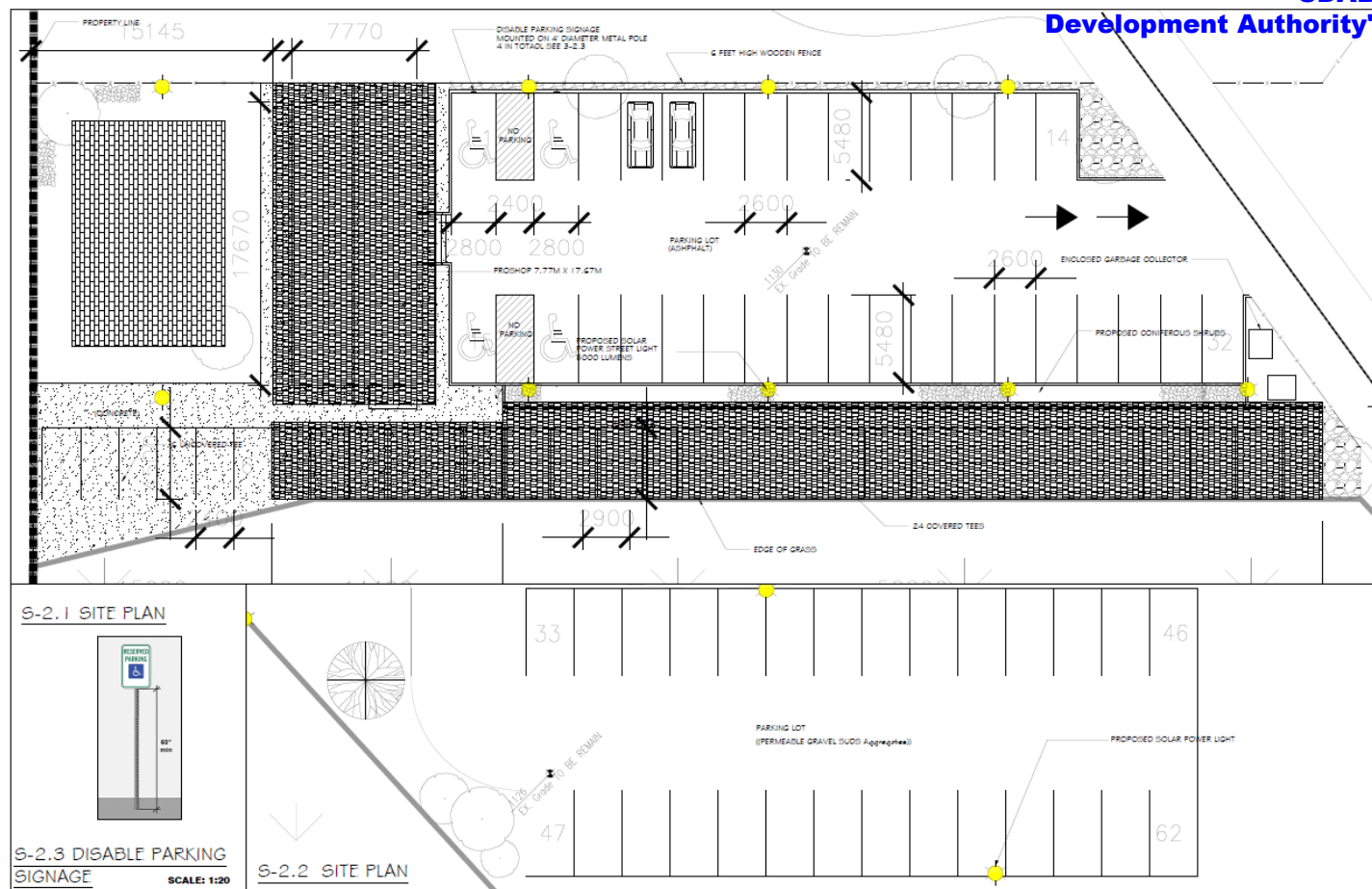
Golf Driving Range:

- Construction of 30 tees
- Construction of a Pro Shop Building, 137.40 sq. m (1,479.00 sq. ft.) in area
- Construction of up to 6.00 m (19.68 ft.) of Range Perimeter Netting





Pro Shop
137.40 sq. m (1,479.00 sq. ft.)



62 parking stalls, including 4 barrier-free



Existing Approach off RR 14



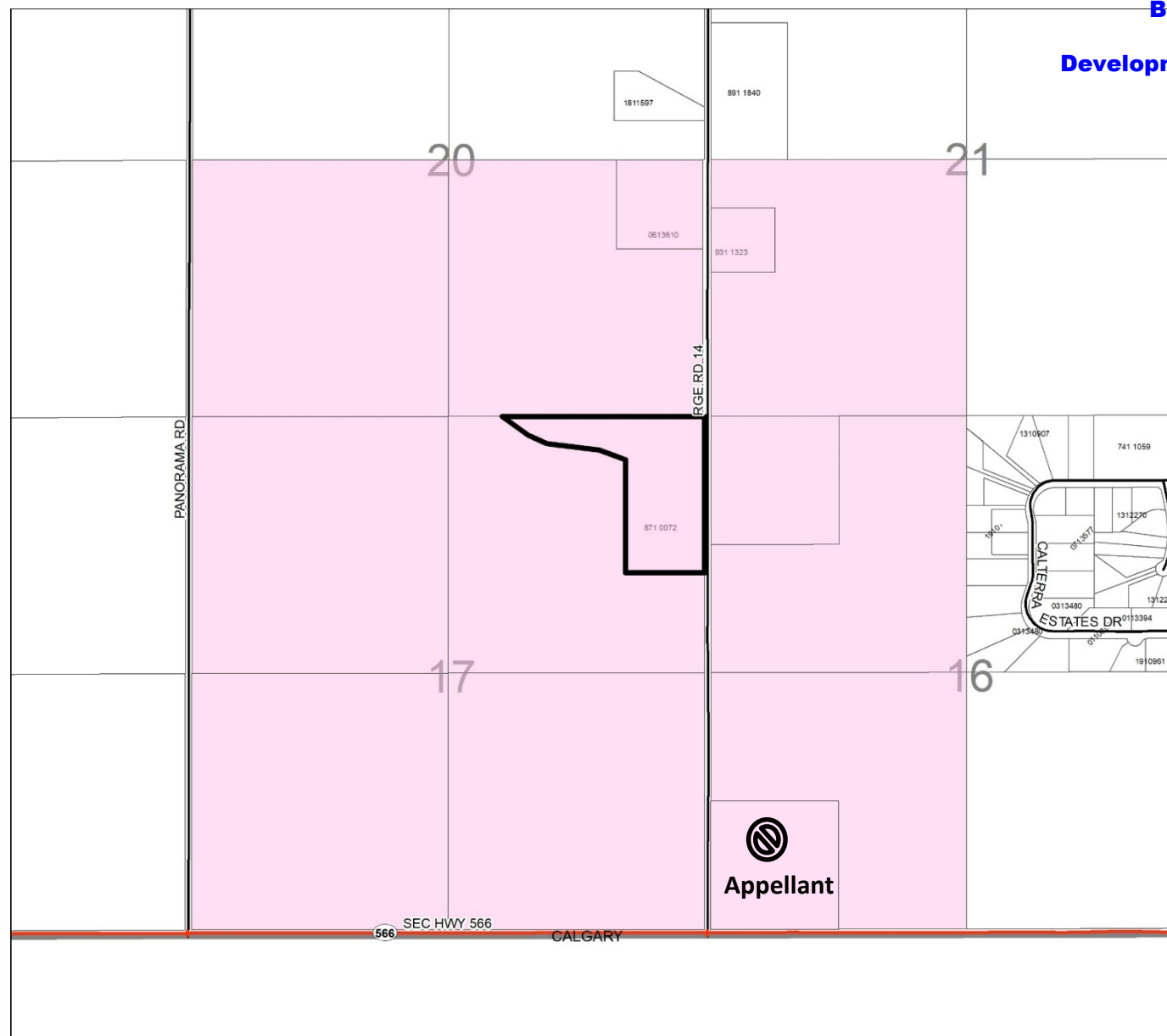
Proposed Golf Driving Range

Policy Analysis

- As this DP application was received in 2019, prior to the adoption of the new Land Use Bylaw, the proposal was evaluated in accordance with the old Land Use Bylaw.
- “Golf Driving Range” is a listed discretionary use under the Business – Leisure and Recreation District within the old Land Use Bylaw.
- The proposed development meets the building setbacks requirement, building height requirements, parking requirements, and landscaping requirements.
- Therefore, this application was conditional approved by MPC on November 12, 2020.

Appeal

On Dec 4, 2020, an appeal request was received from an adjacent landowner.



APPEAL



ROCKY VIEW COUNTY

Appeal Request

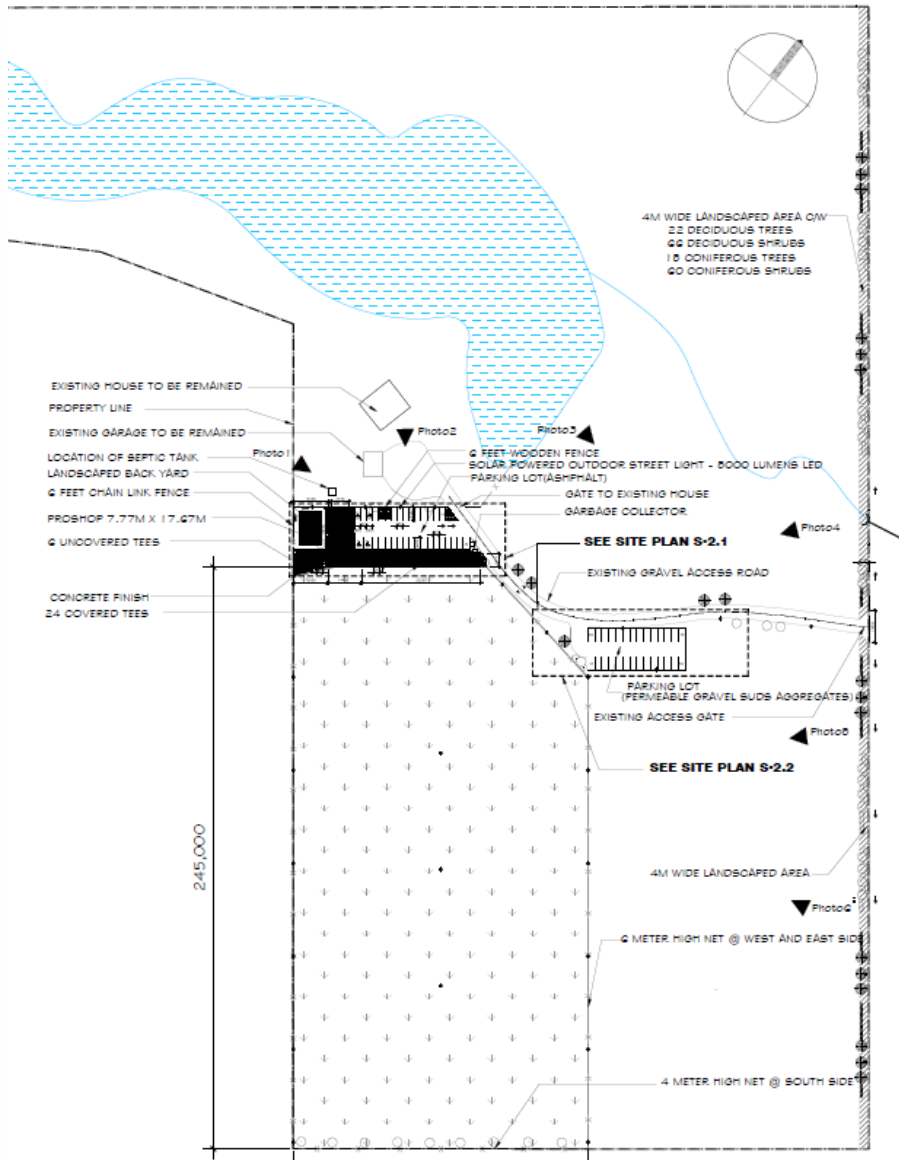
The appellant raised following concerns:

- Potential impacts on the wildlife around the existing wetland;
- Increased traffic on the intersection of Highway 566 & Range Road 14;
- The subject land should remain agricultural use.

Applicant Response

The Owner provided following responses to address the concerns:

- The existing wetland is located in the north portion of the land, while the proposed development will take place in the south portion, leaving the wetland untouched.
- In addition, the Owner will place fence around the wetland to restrict public access to the wetland to protect it.



Applicant Response

- The Applicant provided a memo of Traffic Impact Assessment at the time of redesignation. The study concluded that the intersection of Highway 560 & Range Road 14 would accommodate the proposed development. Range Road 14 is Regional Moderate Volume gravel road, which is able to accommodate the additional traffic generated from the development. No road upgrading is required.
- The Applicant applied redesignation application (PL20190055) to change the land use from Farmstead District (F) to Business, Leisure and Recreation District (B-LR) in order to facilitate the development of a Golf Driving Range. That application was approved by Council in September 2019.