

# Subdivision & Development Appeal Board June 30, 2022 Item B-4

File: PRDP20221928

*Recreation (Private)(existing golf course and clubhouse), Change of Use*

**Applicant:** Larry Konschuk (Konschuk Consulting)

**Owner:** Tarman ATM Inc.

**Appellants:** Karsten Verbeugt



# Development Proposal

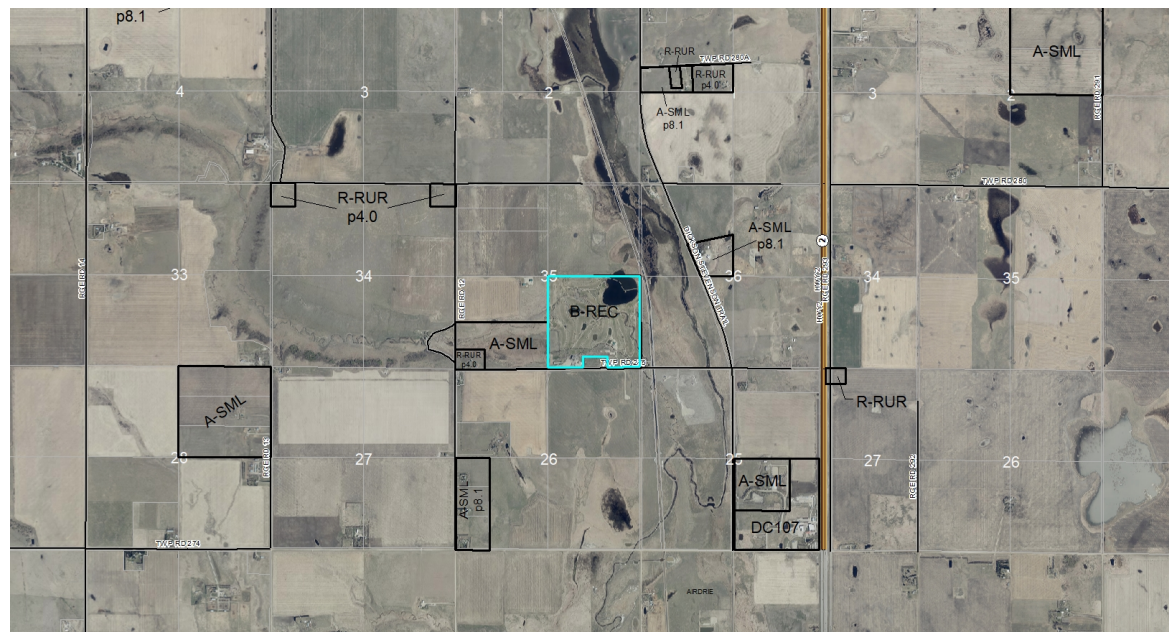
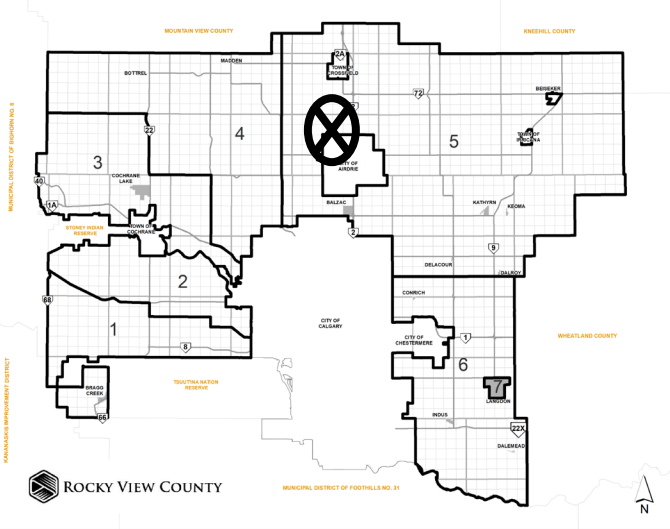
B-4.07535001; PRDP20221928

SDAB 2022 June 30

Development Authority Presentation

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- $\pm 62.73$  ha ( $\pm 155.01$  ac) parcel is located approximately 0.81 km (1/2 mile) east of Range Road 12 and on the north side of Township Road 225.
- Business, Recreation District (B-REC)
- Recreation (private)



Location

SE-35-27-01-W05M (11028 Twp Rd 275)

Division 5; File 07535001

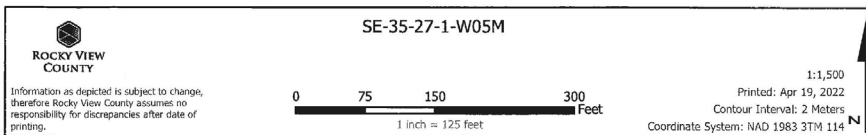
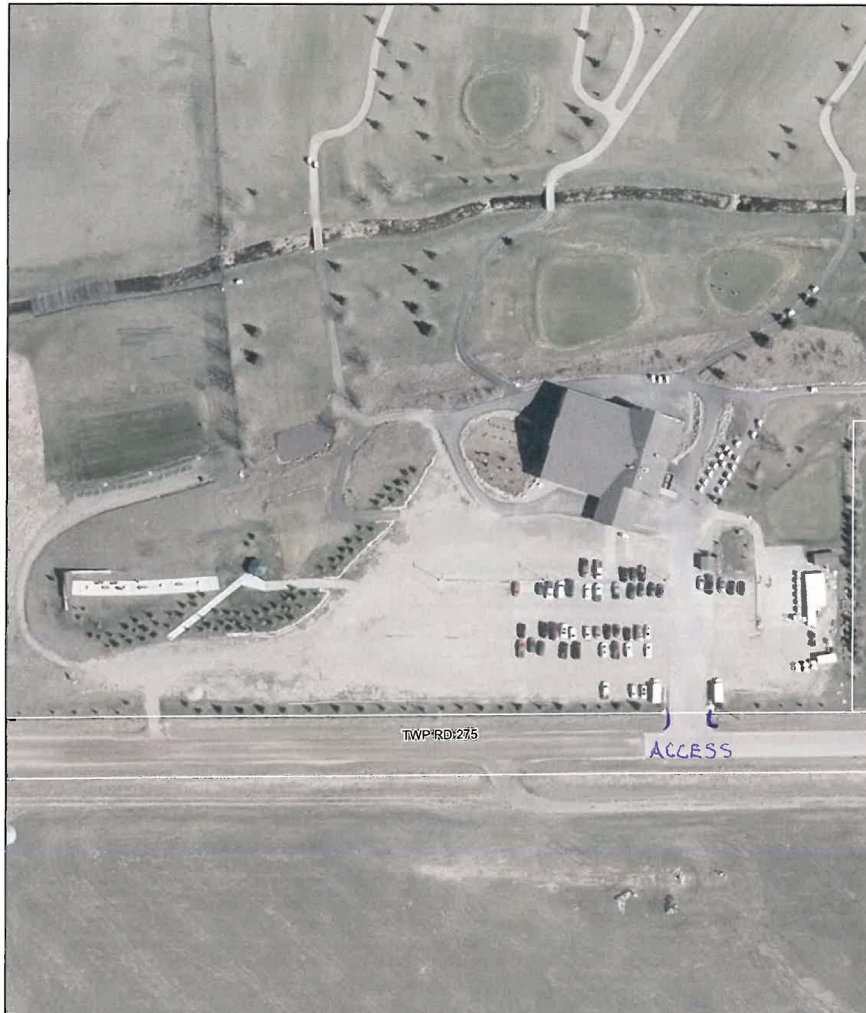


ROCKY VIEW COUNTY



## Development Proposal

- Applicant is proposing to operate an arcade within the existing golf course clubhouse.
- Golf course, driving range and clubhouse approved under 2012-DP-14871
- Clubhouse expanded from 22.3 sq. m (240 sq. ft.) to approximately 19,962 sq. ft. (1,854.7 sq. m) under PRDP20150183



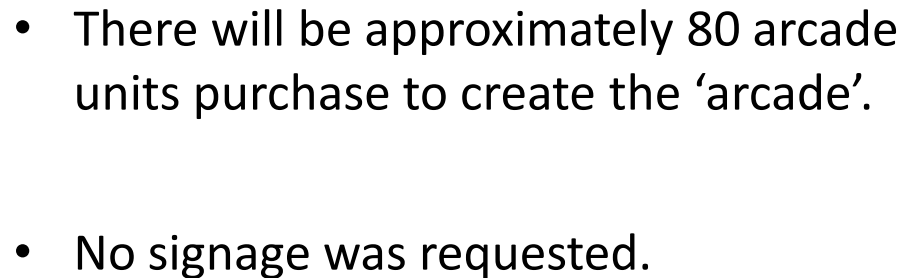
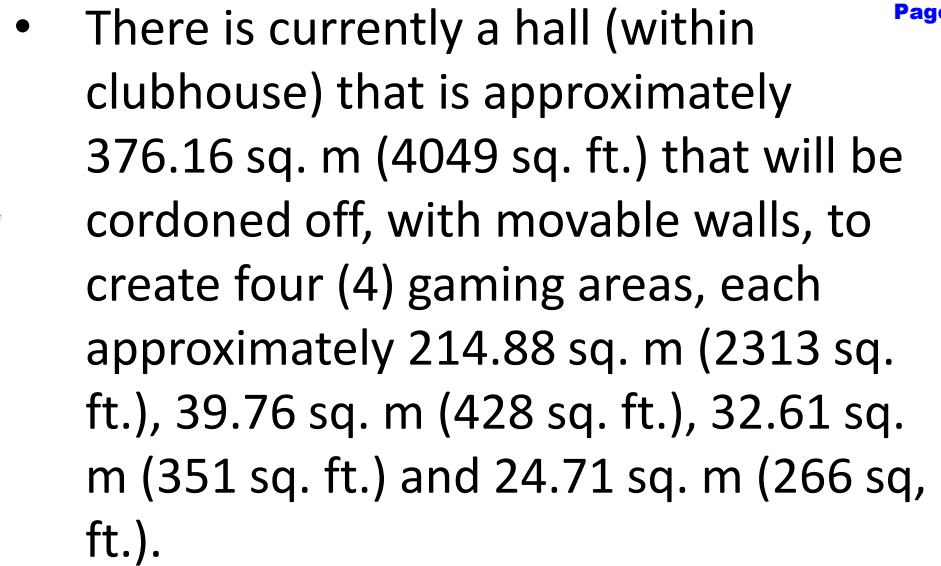
# Proposal

SE-35-27-01-W05M (11028 Twp Rd 275)

Division 5; File 07535001



ROCKY VIEW COUNTY



**THIS IS NOT A DEVELOPMENT PERMIT**

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Issuance conditions (if listed) *must* be completed.

**NOTICE OF DECISION**

Konschuk Consulting (Larry Konschuk)  
Box 212  
Crossfield, AB T0M 0S0

May 17, 2022

Page 1 of 2

Roll: 07535001

**RE: Development Permit #PRDP20221928**

**SE-35-27-01-05; (11064 TWP RD 275)**

The Development Permit application for Recreation (Private), (existing building), tenancy/change of use to a portion of the building to include an arcade, has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That Recreation (private)(existing building), tenancy/change of use to a portion of the building may commence on the subject land in accordance with the submitted drawings and application.
  - i. That approximately 376.16 sq. m sq. m (4,049.00 sq. ft.) of the existing clubhouse may be utilized as an arcade

**Permanent:**

2. That all conditions of PRDP20150183 shall remain in effect.
3. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
4. That all staff and clientele parking shall be restricted to onsite only. There shall be no parking permitted within and County road allowances or right of way at any time.

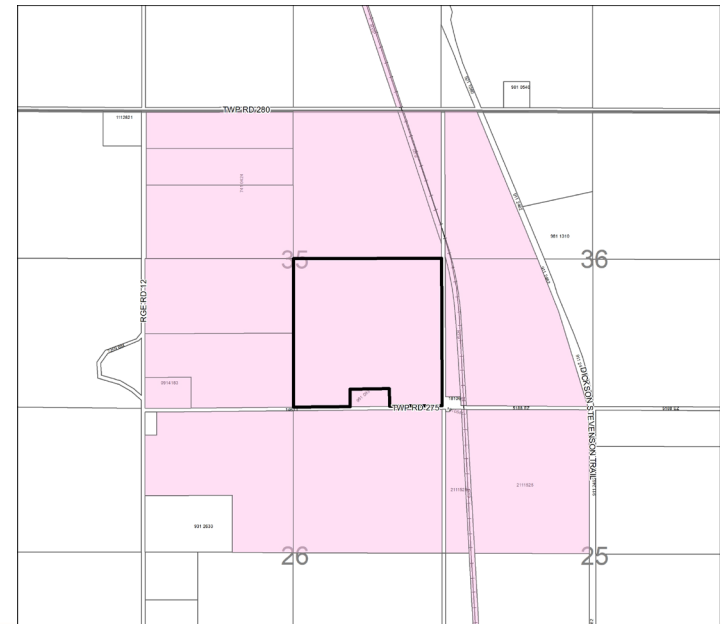
**Advisory:**

5. That Building Permits shall be obtained prior any construction taking place.
6. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

## Application History

**B-4 07535001; PRDP20221928**  
**SDAB 2022 June 30**  
**Development Authority Presentation**  
**Page 5 of 6**

- PRDP20221928 was applied for April 22, 2022, deemed complete on May 9, 2022
- May 17, 2022: Application approved by Administration
- Notice of Decision circulated to 10 adjacent landowners



**NOTICE OF DECISION**

**SE-35-27-01-W05M (11028 Twp Rd 275)**

**Division 5; File 07535001**



**ROCKY VIEW COUNTY**



## Landowner Circulation Area

### Development Proposal

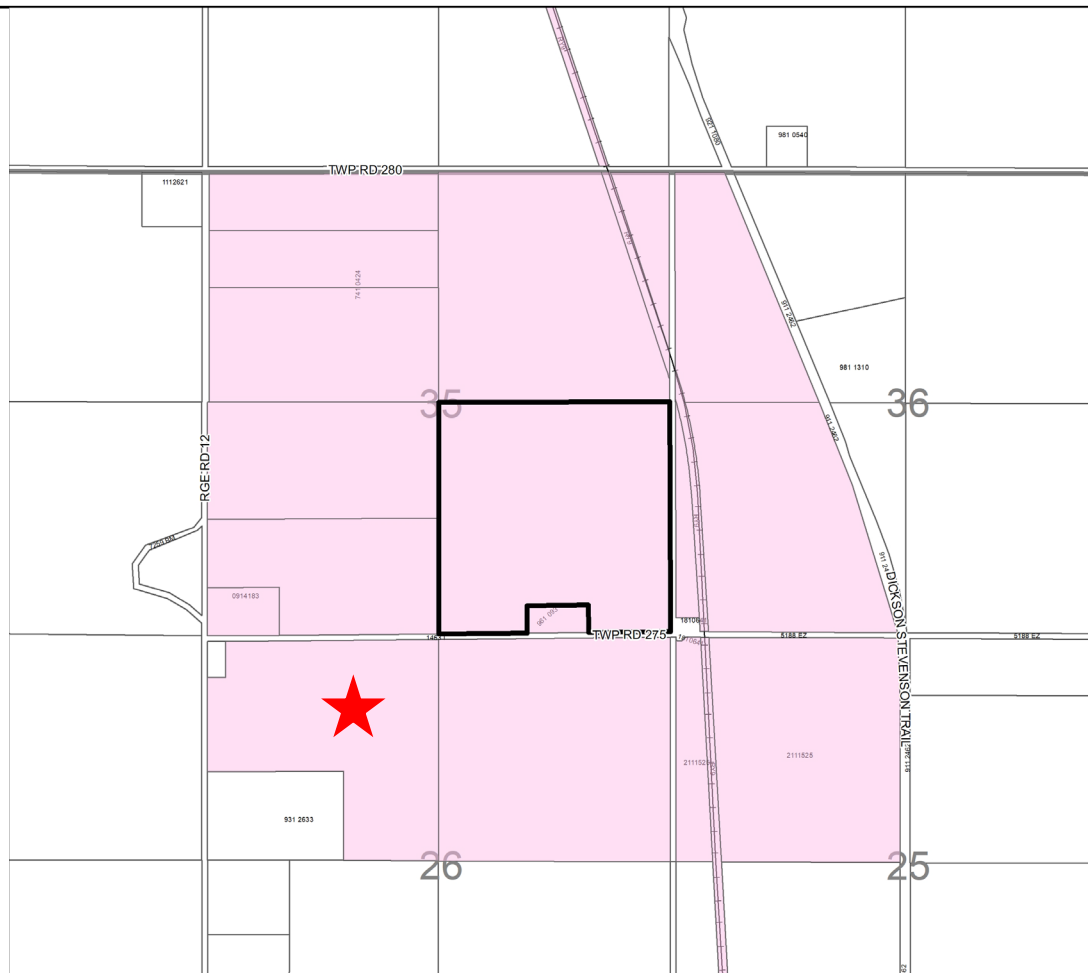
Recreation (Private)  
(existing Golf Course &  
Clubhouse), change of  
use to a portion of the  
building to include an  
arcade

### Legend

Support



Not Support



- 1 appeal received
- No letters in support or opposition of appeal received



Division: 5  
Roll: 07535001  
File: PRDP20221928  
Printed: May 4, 2022  
Legal: A portion of SE-35-27-  
01-W05M