

**PLANNING AND DEVELOPMENT SERVICES**

TO: Municipal Planning Commission
Development Authority
DIVISION: 1

DATE: April 14, 2021
APPLICATION: PRDP20210711

FILE: 03913002

SUBJECT: Recreation (Private)/ Discretionary use, with no Variances

APPLICATION: Application is for the change of use, within an existing building, to permit recreation (private), golf simulator business, on the subject parcel.

GENERAL LOCATION: located in the hamlet of Bragg Creek.

LAND USE DESIGNATION: Commercial, Local Urban District (C-LUD) under Land Use Bylaw C-8000-2020

EXECUTIVE SUMMARY: The Applicant is proposing to establish a golf simulator business within Units 5 and 6 of the existing commercial development, located on the subject parcel. The business will occupy approximately 232.26 sq. m (2,500.00 sq. ft.). The business is proposed to operate 7 days/week, from the hours of 9:00 am to 9:00 pm. No outside storage is requested and one (1) fascia sign is requested. There are no exterior changes to the building proposed.

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

OPTIONS:

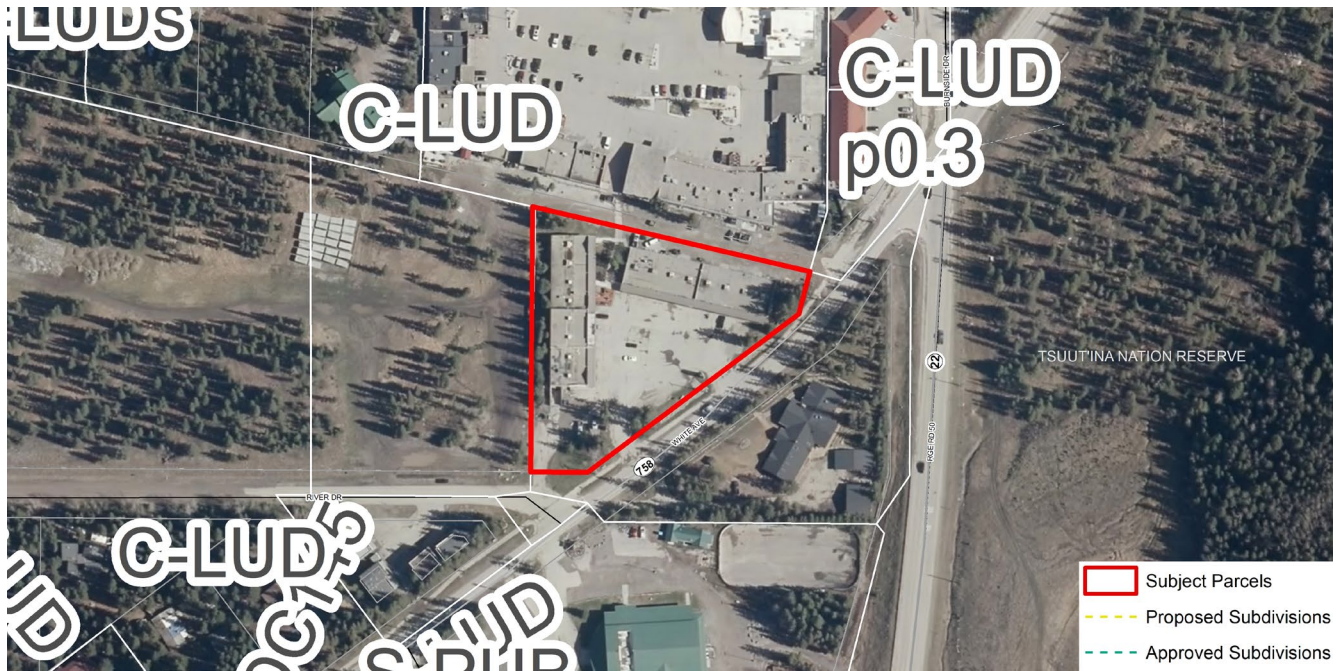
- Option #1: THAT Development Permit Application PRDP20210711 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210711 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Wayne Van Dijk, Planning and Development



AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i> • Greater Bragg Creek Area Structure Plan • Land Use Bylaw C-8000-2020 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None
DISCRETIONARY USE: <ul style="list-style-type: none"> • Recreation (Private) 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

No additional considerations.

CONCLUSION:

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

Respectfully submitted,

“Brock Beach”

Concurrence,

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer



ROCKY VIEW COUNTY

WV/lt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONSOption #1:

Approval subject to the following conditions:

Description:

1. That Recreation (private) (within an existing building) may commence on the subject site, within Unit #5 and #6, in general accordance with the information and drawings submitted with the application.
 - i. Installation of one (1) fascia sign.

Permanent:

2. That all conditions of 2000-DP-9072 shall remain in effect, unless otherwise specified in this permit.
3. That all staff and clientele parking shall be restricted onsite only. There shall be no parking permitted within the adjacent County road allowances at any time.
4. That all garbage and waste for the site shall be stored in weatherproof and animal proof containers and screened from view by all adjacent properties and public thoroughfares.
5. That this permit is for tenancy/occupancy only and would not include any new construction to the site. Any changes to the building may require a Building Permit from Building Services.
6. That the minimum parking stalls for the development shall be maintained on-site at all times.
7. That the entire site shall be maintained in a neat and orderly manner at all times.

Advisory:

8. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
9. That a Change of Use Building Permit, for tenancy and any interior renovations, shall be submitted to Building Services, prior to business commencement.
10. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
11. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Craig Comeau (Braggers Golf Inc.)	OWNER: Bragg Creek Income Property Inc.
DATE APPLICATION RECEIVED: February 18, 2021	DATE DEEMED COMPLETE: March 4, 2021
GROSS AREA: ± 0.89 hectares (± 2.20 acres)	LEGAL DESCRIPTION: Lot 8, Block 1, Plan 2571 JK, SE-13-23-05-W05M (Bay 5 & 6, 16 White Ave, Bragg Creek Village Market)
APPEAL BOARD: Municipal Government Board	
HISTORY: <ul style="list-style-type: none"> • PRDP20202337: tenancy for child care facility • PRDP20190256: tenancy for warehouse store • PRDP20172401: installation of two (2) façade signs • PRDP20130933: tenancy for restaurant • 2012-DP-14865: tenancy for health care facility • 2011-DP-14606: change of use to restaurant • 2008-DP-13023: fascia sign for an existing business (bakery) 	
PUBLIC & AGENCY SUBMISSIONS: 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.	

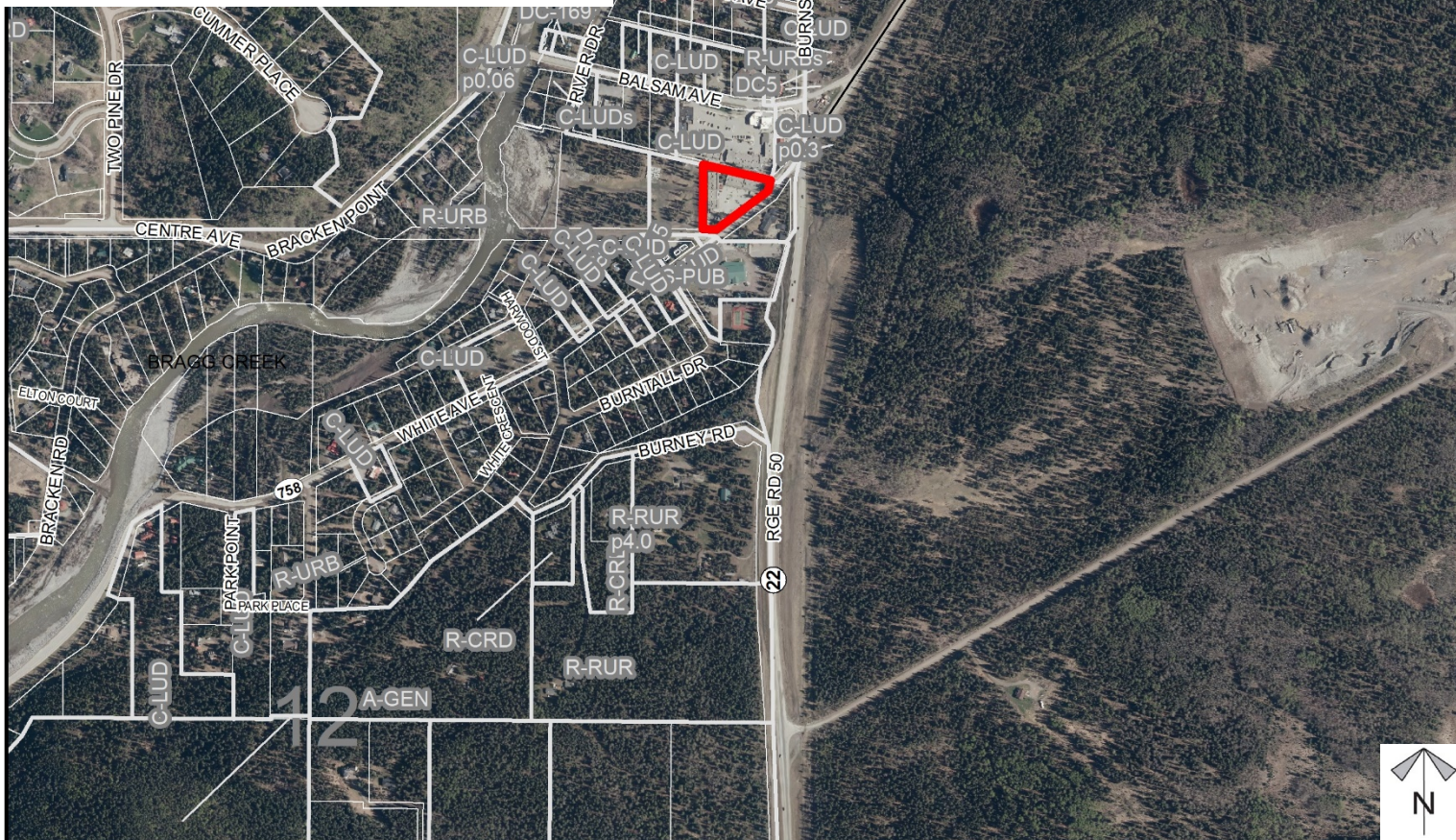
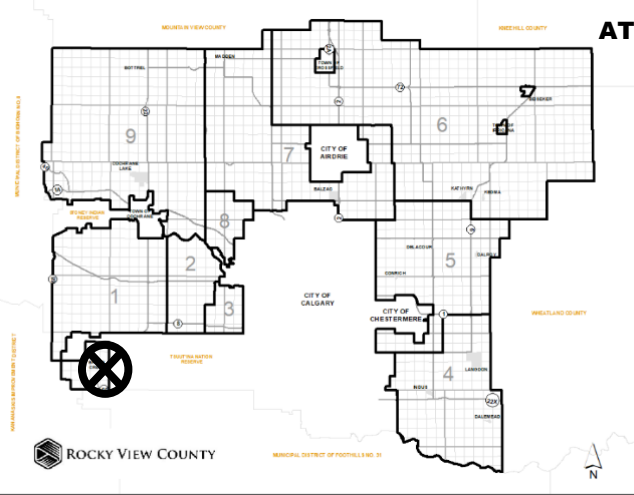


Location & Context

Development Proposal

Change of Use
Recreation (private)

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



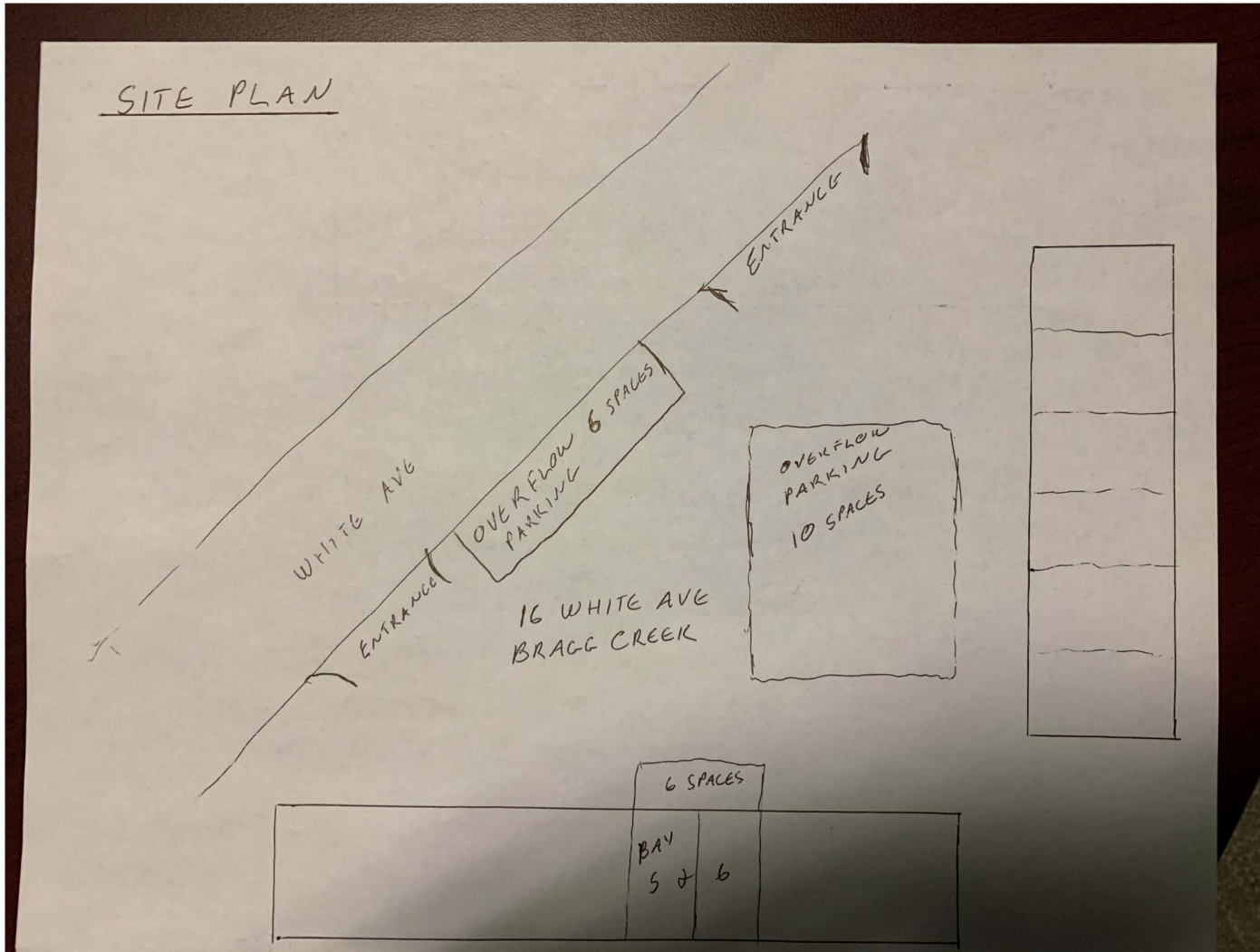
Division: 01
 Roll: 03913002
 File: PRDP20210711
 Printed: Mar 2, 2021
 Legal: Lot:8 Block:1
 Plan:2571 JK within SE-13-
 23-05-W05M



Site Plan

Development Proposal

Change of Use
 Recreation (private)



Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.



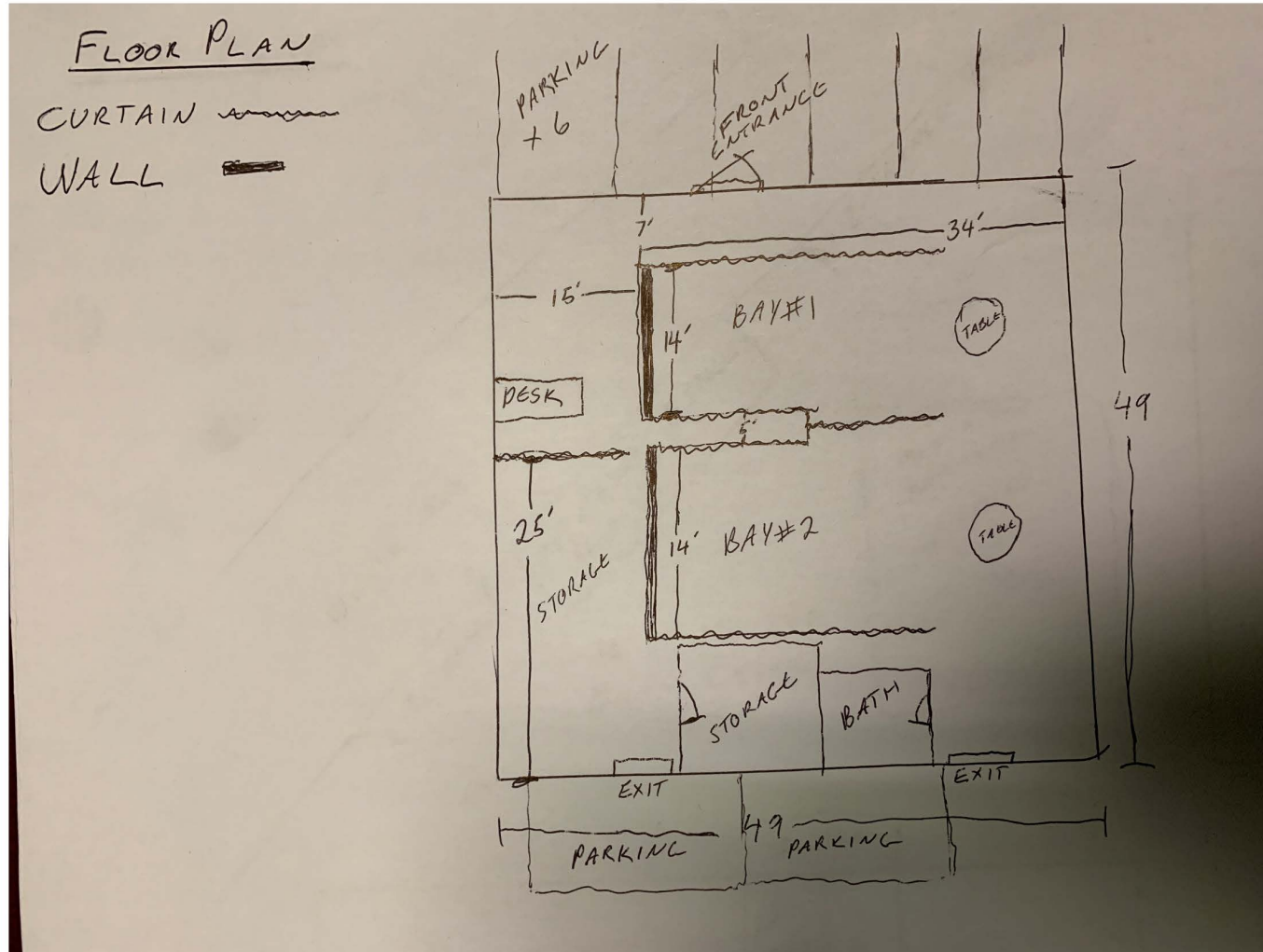
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Cover Letter

Development Proposal

Change of Use
 Recreation (private)

Dear Mr. Wayne Van Dijk:

Re: Development permit application PRDP20210711 for change of use located at Units 5&6 16 White Ave, Bragg Creek.

Braggers Golf will provide two indoor golf simulator bays that can be rented by the hour with up to four players per bay at a time. The simulators can be used by players in three different ways: to play a round of golf on one of 40 courses, to practice at the range, or to take a golf lesson from a golf teaching professional. Braggers Golf will have two employees to start – myself and the golf teaching professional with a plan to add another part-time employee based on volume. We are excited to be a part of the community and offer services that bring additional customers to our community.

Sincerely,

Craig Comeau

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