

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 7
SUBJECT: Development Item – Golf Driving Range
USE: Discretionary use, without Variances

DATE: November 12, 2020
APPLICATION: PRDP20194577

APPLICATION: Golf Driving Range (30 tees) and construction of a Pro Shop Building

GENERAL LOCATION: Located approximately 1.61 km (1 mile) north of Hwy. 566 and on the west side of Rge. Rd. 14.

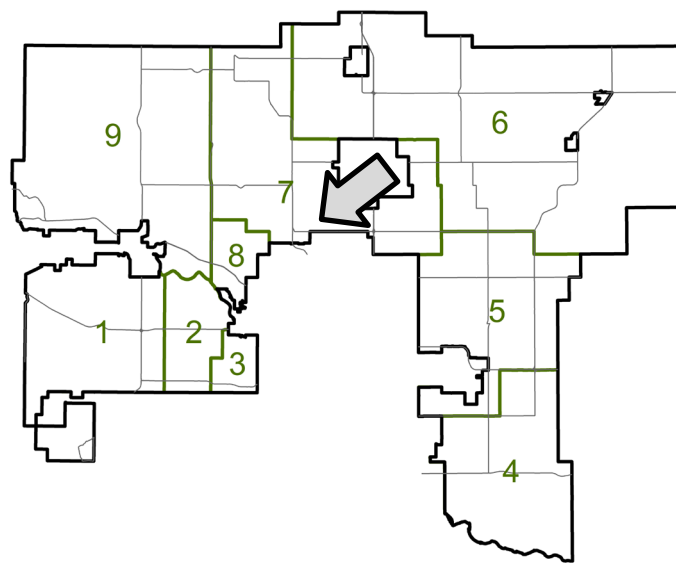
LAND USE DESIGNATION: Business, Leisure and Recreation District (B-LR) and Land Use Bylaw C-4841-97.

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

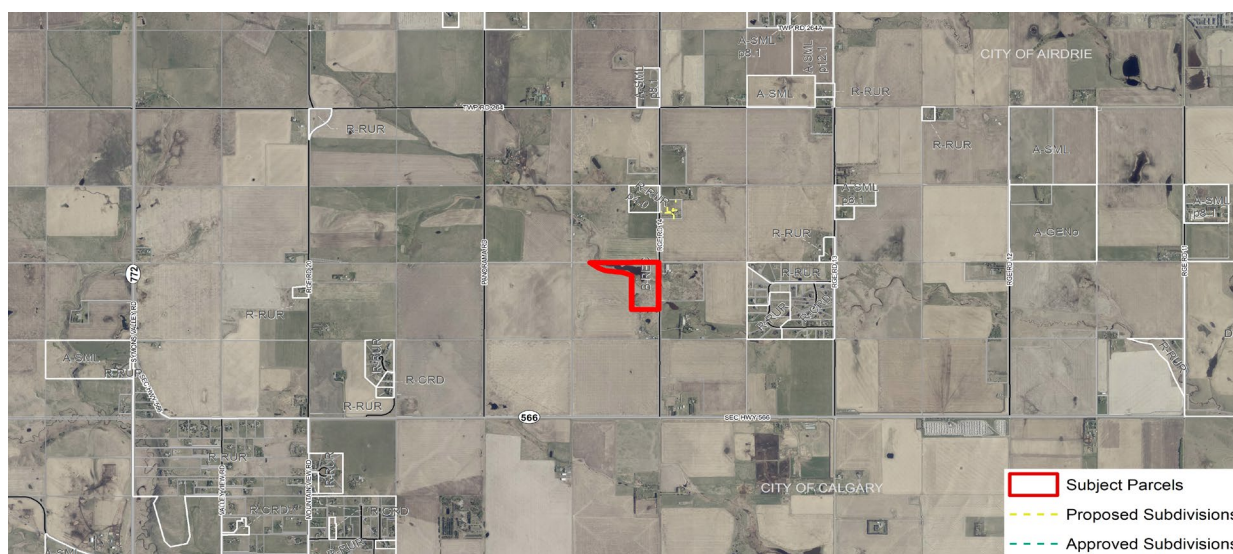
OPTIONS:

Option #1: THAT Development Permit Application PRDP20194577 be approved with the conditions noted in the report.

Option #2: THAT Development Permit Application PRDP20194577 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEX



Administration Resources

Xin Deng, Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: December 18, 2019 Application Complete: October 22, 2020	File: 06517005
Application: PRDP20194577	Applicant: Yeuang Yu Owner: Jianli Zhang, Di Zhang, Yuhong Li
Legal Description: NW-18-26-01-W05M	General Location: Located approximately 1.61 km (1 mile) north of Hwy. 566 and on the west side of Rge. Rd. 14.
Land Use Designation: Business, Leisure and Recreation District (B-LR) and Land Use Bylaw C-4841-97	Gross Area: ± 15.38 hectares (± 38.00 acres)
File Manager: Xin Deng	Division: 7

PROPOSAL:

The proposal is for a Golf Driving Range (30 tees), and construction of a Pro Shop Building.

Note: The application was received in December 2019, as such, the proposal was evaluated in accordance with the Land Use Bylaw (C-4841-97).

- The property contains a dwelling, single detached and accessory building (garage), which is accessed by the existing approach off Range Road 14.
- The proposed development will be accessed from the existing approach.
- The development area is 33,412.57 sq. m (8.25 acres).
- The proposed golf driving range will include a 130.90 sq. m (1,400.00 sq. ft.) pro shop building, 24 covered tees, 6 uncovered tees, a parking area and landscaping.
- No signage are proposed at this time.
- The site is proposing solar powered outdoor street lights (5000 lumens LED), 9 in the north parking area and 2 in the southern parking area. No building lighting is proposed.
- The development will include wooden and chain-link fencing, 2.13 m (6.00 ft.) high around the parking areas; There will also be range netting, 6.00 m (19.68 ft.) high netting along the western and eastern property line and 4.00 m (13.12 ft.) high netting along the southern property line.

LAND USE BYLAW (C-4841-97):

Section 77 Business - Leisure and Recreation District (B-LR)

77.3 Uses, Discretionary:

Golf Driving Range

- The proposed golf driving range is a discretionary use, therefore, a Development Permit is required.

77.6 Minimum and Maximum Requirement

(b)(i) Front yard from County Road (to the east):

- Required: 30.00 m (98.43 ft.)



- Proposed Pro Shop: Lots, which meets the requirement
- Proposed Covered Tee: Lots, which meets the requirement

(c)(iv) *Side yard from other parcels (to the north/south):*

- Required: 6.00 m (19.69 ft.)
- Proposed Pro Shop: Lots, which meets the requirement
- Proposed Covered Tee: Lots, which meets the requirement

(d)(ii) *Rear yard from other parcels (to the west):*

- Required: 15.00 m (49.21 ft.)
- Proposed Pro Shop: 15.14 m, which meets the requirement
- Proposed Covered Tee: 15.00 m, which meets the requirement

77.7 *Maximum Height of Buildings*

- Required: 12.00 m (39.37 ft.)
- Proposed Pro Shop: 5.10 m (16.73 ft.), which meets the requirement
- Proposed Covered Tee: 6.00 m (19.69 ft.), which meets the requirement

Section 30 *Parking and Loading*

In accordance with Schedule 5 of the Land Use Bylaw, 2 parking stalls are required per tee. The Applicant proposes 30 tees (6 uncovered tees and 24 covered tees).

- Required: 60 parking stalls (30 tees x 2 parking stalls/tee).
- Proposed: 62 parking stalls, which meets the parking requirement.

30.1 (h)(i) *Parking stall for the disabled shall be provided in accordance with the Alberta Building Code.*

- Table 3.8.2.2 Designated Parking Spaces of Alberta Building Code (ABC) lists the required disabled parking stalls. For example, 51-100 regular parking stalls will require four (4) disabled parking stalls;
- The proposed site plan shows 4 disabled parking stalls, which meets the Alberta Building Code parking requirement.

30.1 (k)(i) *each required space shall be minimum of 2.59 m (8.53 ft.) in width and a minimum of 5.48 m (18.04 ft.) in length.*

- The proposed parking stalls is 2.60 m (8.53 ft.) wide and 5.48 m (18.04 ft.) long each, which meet the minimum requirements.
- The proposed two disabled parking stalls is 2.8 m (9.18 ft.) wide each with a 2.40 m (7.87 ft.) wide access aisle, which meet the requirement in the 2014 Alberta Building Code. The other two disabled parking stalls need to be updated in order to meet the Alberta Building Code. As a prior to issuance condition, the Applicant/Owner is required to provide a revised parking plan.

Section 26 *Landscaping, Screening and Outdoor Display Area*

26.11(c) *A minimum of 10% of the development area shall be landscaped, in accordance with the Landscaping Plan approved by the County.*

- The development area is 3.33 hectares (8.25 acres); the minimum landscaped area should be 3, 338.66 sq. m (10% x 33,386.60 sq. m).
- The application is proposing 1,981.51 sq. m of hard landscaping and 30,662.17 sq. m of soft landscaping, for a total of 32,643.68 sq. m



- 26.5 *All yards and all open spaces on the site of business developments (excluding parking stalls; on-site circulation, outdoor storage, display, and service areas) shall be required to be landscaped with trees, shrubs, sod, or suitable hard landscaping. The number of trees required pursuant to this section, may be determined on the basis of a minimum of one (1) tree for each 46.00 sq. m (495.14 sq. ft.) of any required yard or setback at grade, or as required pursuant to a Landscaping Plan as a condition of a Development Permit.*
- A minimum of 73 trees will be required ($3,338.66 \text{ sq. m} \div 46 \text{ sq. m/tree}$).
- 26.3 (b) *the proportion of deciduous to evergreen trees shall be approximately 60:40, unless the Landscaping Plan is designed by a registered professional Landscape Architect;*
- A minimum of 44 deciduous trees ($73 \text{ trees} \div 10 \times 6$) and 29 coniferous trees ($73 \text{ trees} \div 10 \times 4$) will be required, for a total of 73 trees.
- 26.11 (t) *Up to 50% of the required number of trees may be substituted with shrubs at a ratio of 3 shrubs to 1 tree for deciduous trees, and 4 shrubs to 1 tree for coniferous trees, providing that any associated screening requirements are met to the satisfaction of the County.*
- 22 deciduous trees, 66 deciduous shrubs ($43 \times 50\% \times 3$), 15 coniferous trees, and 56 coniferous shrubs ($29 \times 50\% \times 4$) are required;
 - The application is proposing 22 deciduous trees, 66 deciduous shrubs, 15 coniferous trees, and 60 coniferous shrubs, meet the minimum requirement.
- 26.11 (d) *A landscaped strip of at least 4.00 m width shall be provided in front yards and side yards adjacent to a road. Alternate configurations that provide for equivalent area of landscaping, with a minimum width of 1.00 m, may be allowed at the discretion of the Development Authority.*
- The proposed site plan identifies a 4.00 m (13.12 ft.) width landscaped strip, along the eastern property line, with majority of the required trees and shrubs.

STATUTORY PLANS:

This property does not fall within any Area Structure Plans or Intermunicipal Development Plan. Therefore, the application was evaluated in accordance with the Land Use Bylaw.

PARCEL INFORMATION:

Development Permit History

- There is no history for the Development Permit.

Building Permit History

- 1995-BP-10010 Building Permit for "Garage" was issued on Oct 19, 1995.
- 1995-BP-4972 Building Permit for "Single Family Dwelling" was issued on Oct 12, 1995.

INSPECTOR'S COMMENTS:

- No inspection completed at the time of report being prepared.



CIRCULATION:

Alberta Transportation:

- In reviewing the application, the proposed development does not fall within the control distance of a provincial highway as outlined in the *Highways Development and Protection Act / Regulations*, and will not require a roadside development permit from Alberta Transportation.
- The department does expect that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connection to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the *Municipal Government Act*.

City of Calgary:

- No comments were received.

Building Services, Rocky View County:

- Advisory Condition - Pro Shop and Covered Tees require separate building permits.
- Advisory Condition - Provide 3.2.2 Building Code Classification to Building Services for all buildings.
- Advisory Condition - Structural and Mechanical drawings will be required along with professional involvement.
- Advisory Condition - Architectural and electrical drawings will be required including sufficient details outlined in Part 3.
- Advisory Condition – Provide Access Routes design as per article 3.2.5.6., including centerline turning radius and clear widths.
- Advisory Condition – Additional washrooms are required as per occupant load calculations and per Table 3.7.2.2.A.
- Advisory Condition – 4 barrier-free parking stalls are required for 60 parking spaces, must conform to Table 3.8.2.5.
- Advisory Condition – Building and exterior walks require a barrier-free path of travel and access as per subsection 3.8.3.
- Advisory Condition - Spatial separations at property lines must be calculated as per Subsection 3.2.3.
- Advisory Condition - Buildings shall conform to the National Building Code 2019 AE and National Energy Code 2017, with documentation/design at Building Permit stage.

Fire Services & Emergency Management, Rocky View County:

- No comments were received.

Municipal Enforcement Services, Rocky View County:

- No issues with this development permit application at this time.

Operations Division, Rocky View County:

- Road Operations: No comment were received.
- Capital Delivery: No comment were received.
- Utility Services: No concerns.

Planning and Development Services - Engineering, Rocky View County:**General:**

- The review of this file is based upon the application submitted. These conditions / recommendations may be subject to change to ensure best practices and procedures.
- Prior to the issuance of the DP, the applicant is required to submit a Construction Management Plan, in accordance with County's servicing standards.
- Prior to the issuance of the DP, the applicant is required to provide an erosion and sediment control (ESC) plan identifying ESC measures to be implemented during the construction of the proposed development and infrastructure in accordance with County's servicing standards.
- As an advisory condition, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities with all necessary utility providers to the satisfaction of the County.

Geotechnical:

- County GIS contours indicates that there are slopes less than 15%.
- Prior to the issuance of the DP, the applicant is required to conduct an onsite geotechnical investigation in accordance with County's Servicing Standards, providing the results of a soil characteristics and existing groundwater conditions and verifying the site is suitable for the proposed building and site works.
- As a permanent condition, the applicant will be required to provide compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.2m in depth.

Transportation:

- Access to the parcel is provided off Range Road 14.
- A traffic memo for Highway 566/Range Road 14 intersection review was provided at the time of re-designation, prepared by Bunt & Associates, dated December 13th, 2018. As per the memo, intersections of Hwy 560 & Range Road 14 would accommodate the current proposal and no intersection improvements are required. Review of daily volumes indicated that Range Road 14 will exceed its environmental capacity for Regional Low Volume roadway.
- Prior to issuance of the DP, the applicant will be required to provide payment of the Transportation Off-Site Levy in accordance with the Transportation Off-site Levy Bylaw C-8007-2020 for the proposed development area.
- Prior to issuance of the DP, if site final grading activities require the import or export of soil, the applicant shall enter into a Road Use Agreement with the County regarding use of the County's road system to haul soil off site or onto the site.
- As the proposed development is within 1.6 km of a provincial highway, the application is to be circulated to AT for their review. Should AT have any requirements, the applicant/owner will fulfill all of AT's requirements prior to the issuance.

Sanitary/Waste Water:

- No servicing has been proposed for the proposed development.
- Currently, an existing septic system services single-family dwelling and other accessory buildings.



- As per policy #449 and county standards, the county recommends the use of sewage holding tanks for industrial, commercial and institutional land uses when it is not feasible to connect to a Regional or Decentralized systems.
 - Prior to issuance of the DP, applicant is required
 - To submit a site plan incorporating sewage holding tank for proposed development in accordance with County Policy #449 and county standards.
- OR
- To demonstrate typical wastewater strength and volumes and suitability of existing septic field for proposed development in accordance with County Policy #449 and county standards.

Water Supply And Waterworks:

- No servicing has been proposed for the proposed development. Engineering recommends the use of cistern with trucked water service.
 - Currently, a well services existing dwelling and other accessory buildings.
 - Prior to issuance of the DP, application is required
 - To submit a site plan incorporating water cistern for proposed development.
- OR
- To obtain approvals from Alberta Environment for using the groundwater from existing water well for business/commercial purposes.

Storm Water Management:

- Site-specific stormwater Implementation plan was submitted at re-designation, prepared by Westhoff Engineering Resources Inc., Dated April 3, 2019. The report proposes overland ditch/swale drainage system collecting and conveying runoff to an evaporation pond with emergency overland outlet to wet creek.
- Prior to occupancy, the applicant is required to provide as-built drawings of the onsite stormwater management facilities. Once received, the County shall perform an inspection of the proposed stormwater management facilities ensuring the proposed facilities were constructed as per the approved Stormwater designs.
- As a permanent condition, the applicant is required to operate and maintain the onsite stormwater management facilities in accordance with the approved site specific stormwater management plan prepared for the development.
- A site plan was submitted as a part of the application. The site plan does not incorporate the on-site stormwater improvements in accordance with the Site-specific Stormwater Implementation Plan.
- Prior to issuance of the DP, the applicant shall submit a site plan in accordance with approved Site-specific Stormwater implementation plan. (Westhoff Engineering Resources Inc, April 3, 2019).

Environmental:

- Based on GIS review, wet creek, lake and riparian areas are present on site. No disturbance is proposed at this time.
- As a permanent condition, application is required to obtain Alberta environment approval if any wetlands are to be disturbed.

**OPTIONS:**

Option 1: (this would allow the development to proceed)

APPROVAL, subject to the following conditions:

Description:

1. That a Golf Driving Range may be constructed on the subject land in general accordance with the approved application and site plans (as prepared by Atelier Yu Design Inc; Project (Driving Range) Location, Dwg. S-1 to S-5), as amended and included:
 - i. Construction of 24 covered tees and 6 uncovered tees;
 - ii. Construction of a Pro Shop Building, 137.40 sq. m (1,479.00 sq. ft.) in area;
 - iii. Construction of up to 6.00 m (19.68 ft.) of Range Perimeter Netting;
 - iv. Development Regrading (as required).

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a revised Parking Plan, showing the 4 disabled parking stalls in compliance with 3.8.3.22 of the Alberta Building Code, including mounted signage requirements.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a revised Lighting Plan, showing that the proposed lighting fixtures are full cutoff or shielded, to comply with the County's "dark sky" regulations.
4. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if any Road Use Agreement or Roaddata permits will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. The Applicant/Owner shall also confirm if any upgrades are required to the existing approach, to accommodate the proposed commercial development. If upgrades are required, the Applicant/Owner shall submit a new Road Approach Application to County Road Operations.
5. That prior to issuance of this permit, the Applicant/Owner shall submit a Construction Management Plan, in accordance with County's Servicing Standards.
6. That prior to issuance of this permit, the Applicant/Owner shall conduct an onsite geotechnical investigation, in accordance with County's Servicing Standards, providing the results of a soil characteristics and existing groundwater conditions and verifying the site is suitable for the proposed building and site works.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
7. That prior to issuance of this permit, the Applicant/Owner shall submit an erosion and sediment control (ESC) plan, identifying ESC measures to be implemented during the construction of the proposed development and infrastructure in accordance with County's Servicing Standards.
8. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Off-Site Levy in accordance with the Transportation Off-site Levy Bylaw C-8007-2020 for the proposed development area, as shown on the approved site plan.



9. That prior to issuance of this permit, the Applicant/Owner shall:
 - i. To submit a site plan incorporating water cistern for proposed development.

OR

 - ii. To obtain approvals from Alberta Environment for using the groundwater from existing water well for business/commercial purposes.
10. That prior to issuance of this permit, the Applicant/Owner shall:
 - i. To submit a site plan incorporating sewage holding tank for proposed development in accordance with County Policy #449 and county standards.

OR

 - ii. To demonstrate typical wastewater strength and volumes and suitability of existing septic field for proposed development in accordance with County Policy #449 and County standards.

Prior to Occupancy:

11. That prior to occupancy, the Applicant/Owner shall submit as-built drawings of the onsite stormwater management and servicing facilities.
 - i. Once received, the County shall perform an inspection of the proposed stormwater management facilities ensuring the proposed facilities were constructed as per the approved Stormwater designs.
12. That prior to occupancy, all landscaping, range netting, and final site surfaces shall be in place on-site:
 - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Permanent:

13. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity, including but not limited to the approved SSIP [as approved at Redesignation Stage, PL20190055, prepared by Westhoff Engineering Resources Inc., Dated April 3, 2019] and Erosion and Sediment Control measures.
14. That all landscaping shall be in accordance with the landscaping details provided on the Landscape Plan. The proposed landscape plan shall not alter the approved SSIP design without prior written consent of the County. That any landscaping that perishes, shall be replanted by June 30th of the next growing season.
15. That there shall be a minimum of 62 parking stalls, including 4 barrier-free, maintained on-site at all times.
16. That there shall be no customer or business parking at any time along the adjacent roadway. All customer or business parking shall be maintained onsite at all times.
17. That no permanent or temporary business identification signs shall be place on the site at any time except any onsite wayfinding (information/directional) signage or any temporary signs



required during development or building construction. Any proposed signage shall require a separate development permit approval.

18. That any future exterior onsite lighting, shall be “dark sky” and, including site security lighting, parking area lighting and exterior building lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall be required to demonstrate lighting design that reduces the use full cut-off (shielded) fixtures that direct the light downward and that no direct glare shall be visible from adjacent properties and roadways.
19. That any/all efforts shall be made by the Applicant/Owner to decrease the potential of golf balls flying onto the adjacent public roadway or adjacent properties.
 - i. If future problems arise, the Applicant/Owner shall work with the County, to establish correction measures onsite.
20. That any garbage containers shall be screened from view from adjacent properties and public thoroughfares. The garbage and waste material on site shall be stored in weatherproof and animal proof containers.
21. That it is the Applicant/Owner’s responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit or principal use located on the subject site, to facilitate accurate emergency response.
22. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
23. That dust control measures shall be implemented at all times to control dust from blowing from the site onto adjacent lands and/or roadways.

Advisory:

24. That the Applicant/Owner shall be responsible to dedicate all necessary easements and Right of Ways (ROWs) for utility line assignments and provide for the installation of all underground shallow utilities with all necessary utility providers, to the satisfaction of the County.
25. That during construction, all construction and building materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
26. That Building Permit(s) and any applicable sub-trade permits, shall be obtained through Building Services, prior to commencement of construction, using the Commercial/Industrial Checklist.
27. That the County Noise Control Bylaw, as amended, shall be adhered to at all times.
28. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
29. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
30. 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.
31. That if this Development Permit is not issued by **JUNE 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

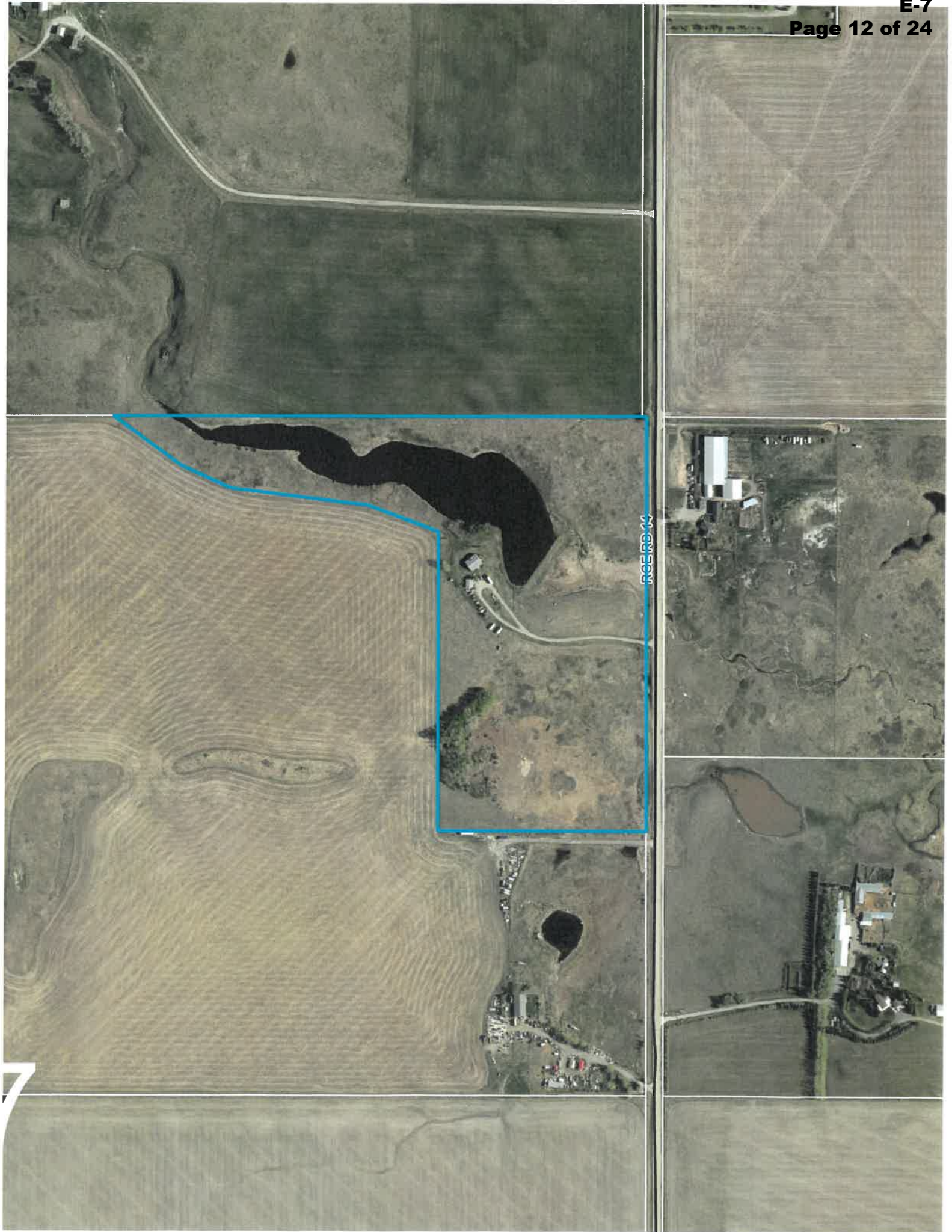


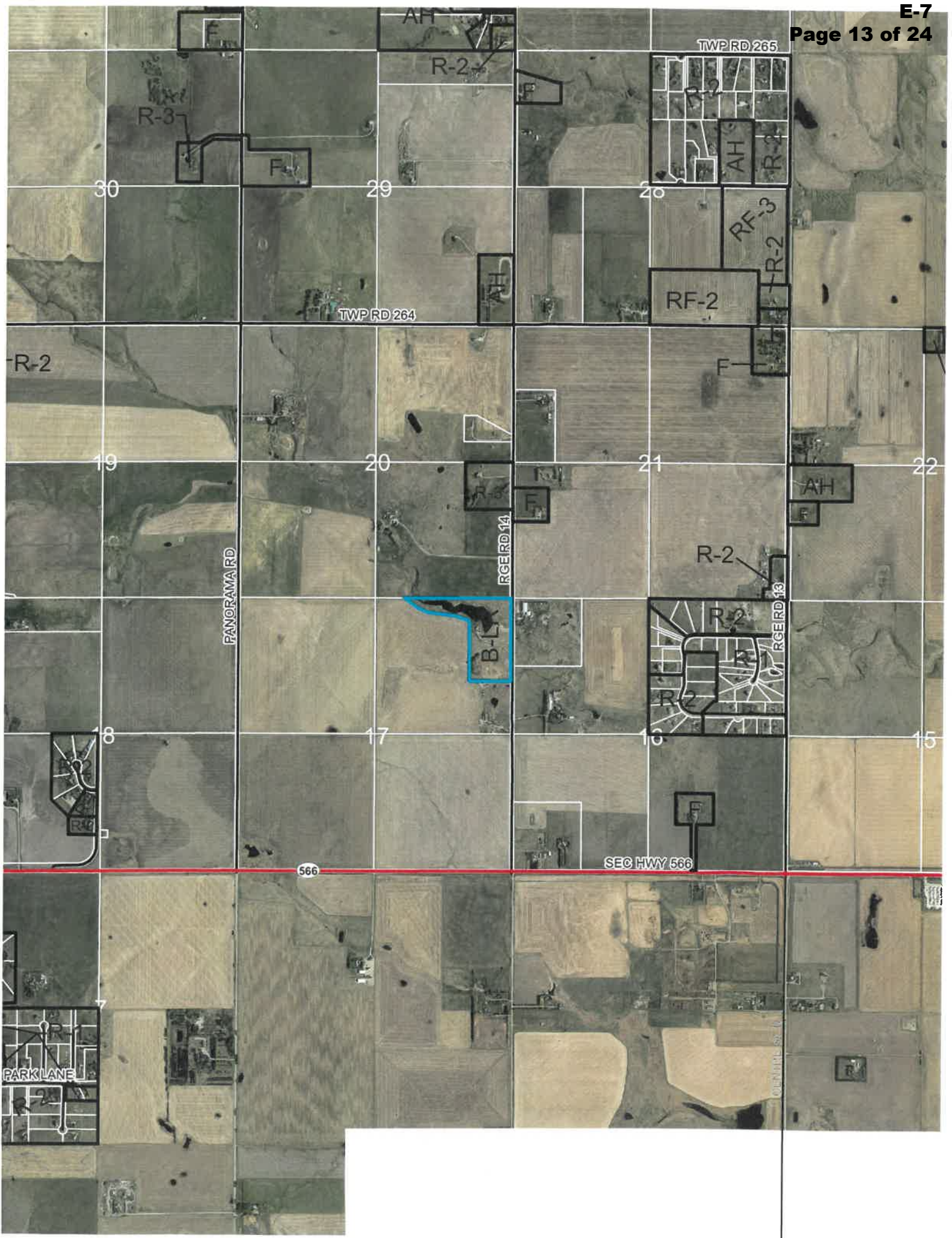
Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas or for on-site stormwater Infrastructure

Option #2: (this would not allow the development to proceed)

REFUSAL, for the following reasons:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighborhood and materially interferes with and affects the use, enjoyment, and value of neighboring parcels of land.







ROCKY VIEW COUNTY
Cultivating Communities

20194577

APPLICATION FOR COMMERCIAL/OFFICE/INDUSTRIAL DEVELOPMENT PERMITS

FOR OFFICE USE ONLY	
Fee Submitted \$1015.00	File Number 06517005
Date of Receipt Dec 18/19	Receipt # 2019023109

Name of Applicant YELIANG YU Email [REDACTED]
 Mailing Address [REDACTED] Postal Code [REDACTED]
 Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]
 For Agents please supply Business/Agency/ Organization Name Atelier Yu Design Inc
 Registered Owner (if not applicant) JianLi Zhang
 Mailing Address [REDACTED] Postal Code [REDACTED]
 Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the NE ¼ Section 17 Township 26 Range 1 West of 5 Meridian
 b) Being all / parts of Lot 1 Block 1 Registered Plan Number 8710072
 c) Municipal Address 262217 Range Road 14
 d) Existing Land Use Designation B-LR Parcel Size 38 Division [REDACTED]

2. APPLICATION FOR

Development permit for a golf driving range.

3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property (s)? Yes [REDACTED] No 1
 b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes [REDACTED] No 1
 (Sour Gas facility means well, pipeline or plant)
 c) Is there an abandoned oil or gas well or pipeline on the property? Yes [REDACTED] No 1
 d) Does the site have direct access to a developed Municipal Road? Yes
 e) Has the Design Guidelines checklist been completed? Yes 1 No [REDACTED]
 f) Has supplementary information been provided? (photos, sketches written descriptions etc.) Yes 1 No [REDACTED]
 g) Details of additional information [REDACTED]

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I JIANLI ZHANG hereby certify that X I am the registered owner
 (Full Name in Block Capitals)

[REDACTED] I am authorized to act on the owner's behalf

and that the information given on this form
 is full and complete and is, to the best of my knowledge, a true statement
 of the facts relating to this application.

Affix Corporate Seal
 here if owner is listed
 as a named or
 numbered company

Applicant's Signature [Signature] Owner's Signature [Signature]

Date [REDACTED]

5. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.

I, Yeliang Yu, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.



Signature

2019/12/10

Date

FOR OFFICE USE ONLY

Application: _____

General Location: _____

Frank Yu (Representative of JianLi Zhang)



Nov. 2019

To:

Building /Business planning Depart.

Rocky View Country

262075 Rocky Viewpoint,

Rocky View County, AB, T4A 0X2

Proposal for Developing Driving Range

1. Project Background and Description

I started playing golf about 10 years ago, since then playing golf became one of my major activities, and I have always searched a place to be my own playground until I found this piece of land.

2. Project Scope

The land includes a wet area in the northern part, and dry land on the south side, existing access road connecting gate to residential building and garage.

The intent of this project is to build a driving range on the south part of parcel with a 1400 sqft pro shop, 18 covered tees and 12 uncovered tees, 250m x 127m fenced yard, also equipped with 60 parking.

3. Deliverables and timeline

Based on our study on current market, the deliverable timeline will be within 3.5 years from now on, it consisted with planning, design, permitting and construction. Estimate as 15 months for preconstruction, 18 months for construction, and 2 months for post construction.

4. Business Operating System

The business would be family operated or only operated by 2 staffs in total, will have regular hour as 11am to 7pm opened weekday, 10am to 5pm opened Saturday, closed on Sunday.

5. Any concerns

Not available are this moment.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0034 680 158 8710072;1 181 214 716

LEGAL DESCRIPTION

PLAN 8710072
BLOCK 1
CONTAINING 15.37 HECTARES (38.0 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;1;26;17;NE
ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 111 029 165

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
181 214 716	03/10/2018	TRANSFER OF LAND	\$1,545,000	CASH & MORTGAGE

OWNERS

JIANLI ZHANG

AS TO AN UNDIVIDED 60% INTEREST

DI ZHANG

AS TO AN UNDIVIDED 10% INTEREST

YUHONG LI

AS TO AN UNDIVIDED 30% INTEREST

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

181 214 716

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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941 095 716	19/04/1994	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320 - 17 AVENUE S.W. CALGARY ALBERTA T2S2Y1 PORTION AS DESCRIBED (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 001299650) (DATA UPDATED BY: CHANGE OF NAME 051028452)
951 228 543	06/10/1995	UTILITY RIGHT OF WAY GRANTEE - ROCKYVIEW GAS CO-OP LTD.
181 214 717	03/10/2018	MORTGAGE MORTGAGEE - ATB FINANCIAL. 601 STEWART GREEN SW CALGARY ALBERTA T3H3C8 ORIGINAL PRINCIPAL AMOUNT: \$1,545,000
181 214 718	03/10/2018	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ATB FINANCIAL. 206, 1333 8TH STREET SW CALGARY ALBERTA T2R1M6 AGENT - WESLEY B MAH

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 18 DAY OF
DECEMBER, 2019 AT 09:24 A.M.

ORDER NUMBER: 38542455

CUSTOMER FILE NUMBER:

END OF CERTIFICATE



(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

PROJECT (DRIVING RANGE):

DEVELOPING DATA:

TOTAL DEVELOPING AREA: 33,412.57 SQM

BUILDING FOOTPRINT AREA: 1,478 SQFT (137.3 SQM)
PARKING LOTS: 62 IN TOTAL, 4 DISABLED PARKING LOTS INCLUDED.

LANDSCAPING (HARD) AREA: 1,981.51 SQM

LANDSCAPING (SOFT) AREA: 30,662.17 SQM

○ DECIDUOUS TREES

□ DECIDUOUS SHRUBS

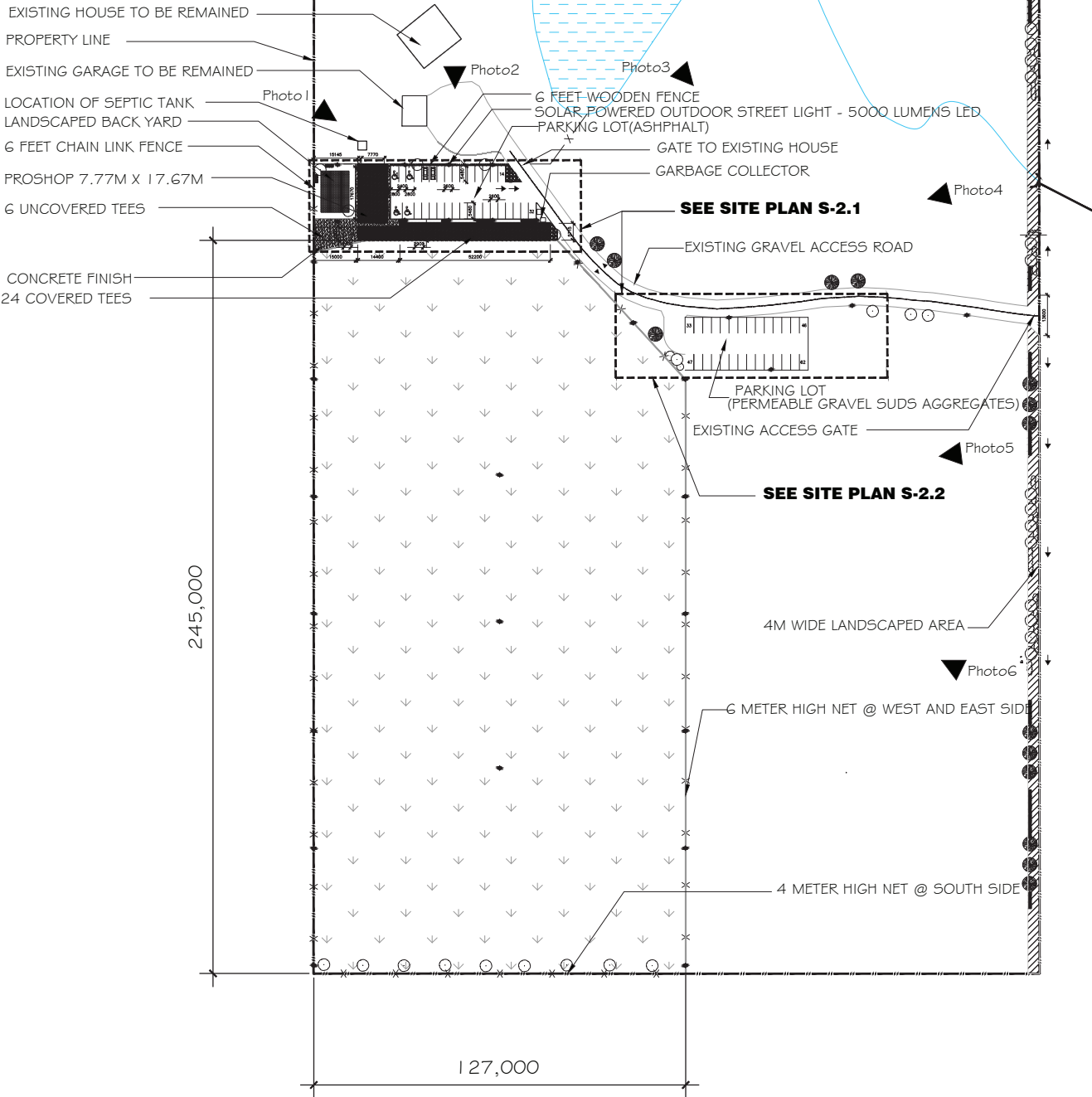
● CONIFEROUS TREES

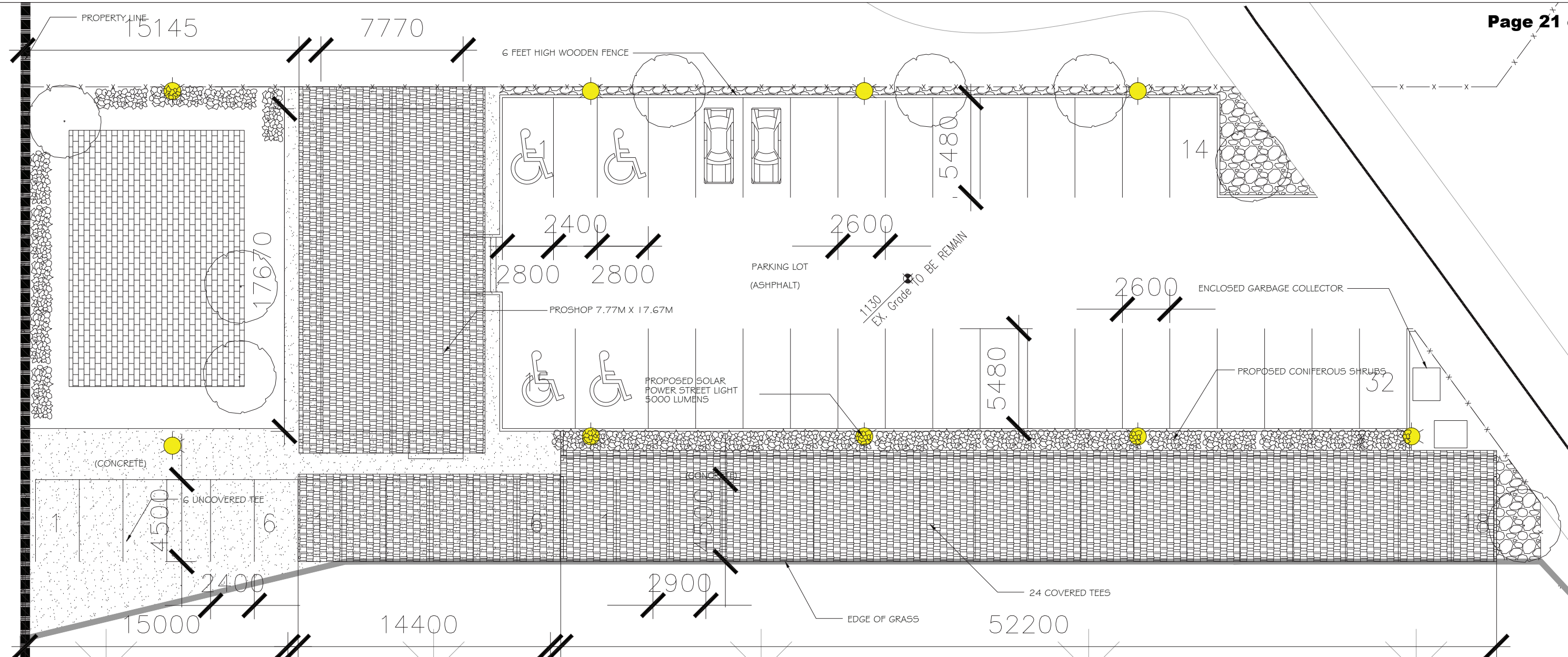
▨ CONIFEROUS SHRUBS

☼ PROPOSED SOLAR POWERED OUTDOOR STREET LIGHT - 5000 LUMENS LED
INSTALLED ON 20 FT TALL POLES.



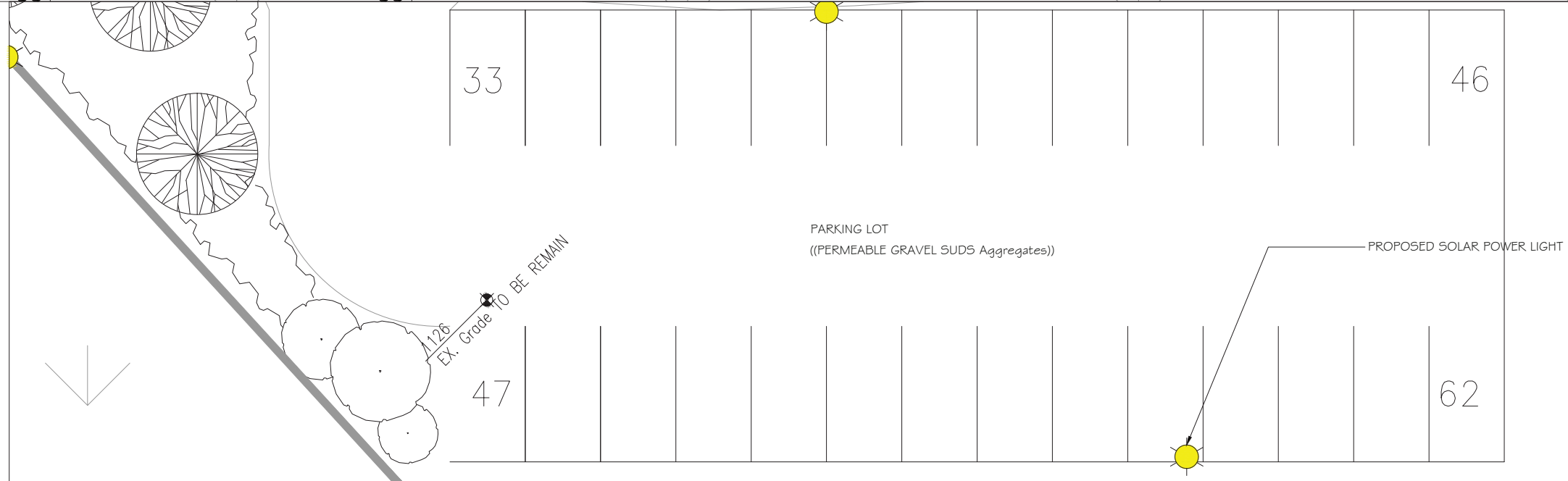
SITE PHOTOS





S-2.1 SITE PLAN

S-2.2 SITE PLAN



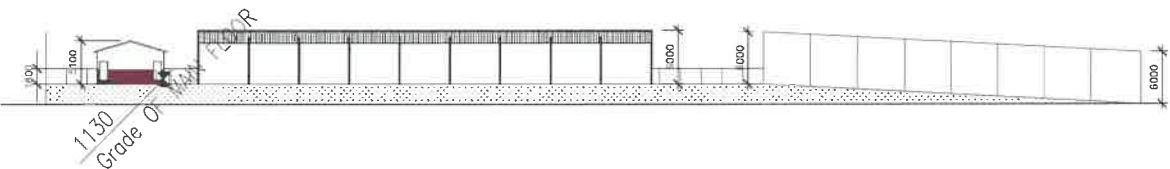
PROJECT (DRIVING RANGE) LOCATION:
262217 14 Range Road, Rocky View Country
PLAN 8710072 BLOCK 1

S - 2 SITE PLAN R2 SCALE: 1:100

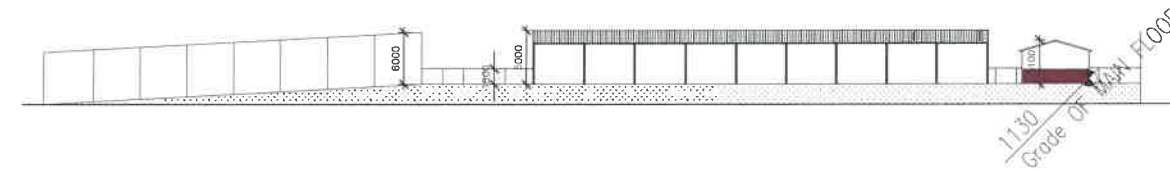
403-6199488
4919 EDGE PARK DR. NW
Calgary, Ab T3A 4H1
ATELIER YU DESIGN INC



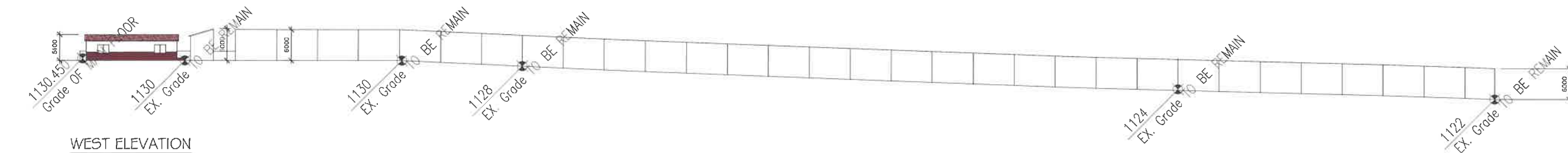
SOUTH ELEVATION



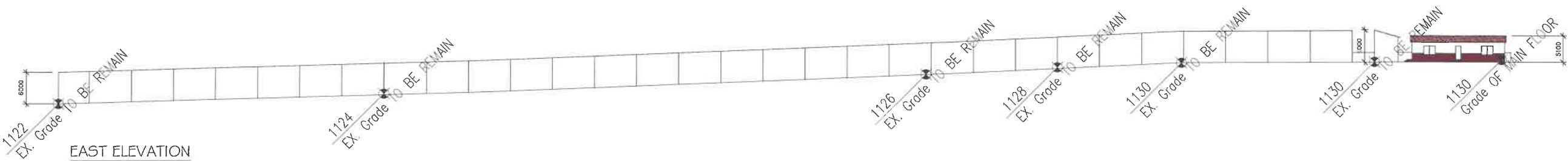
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



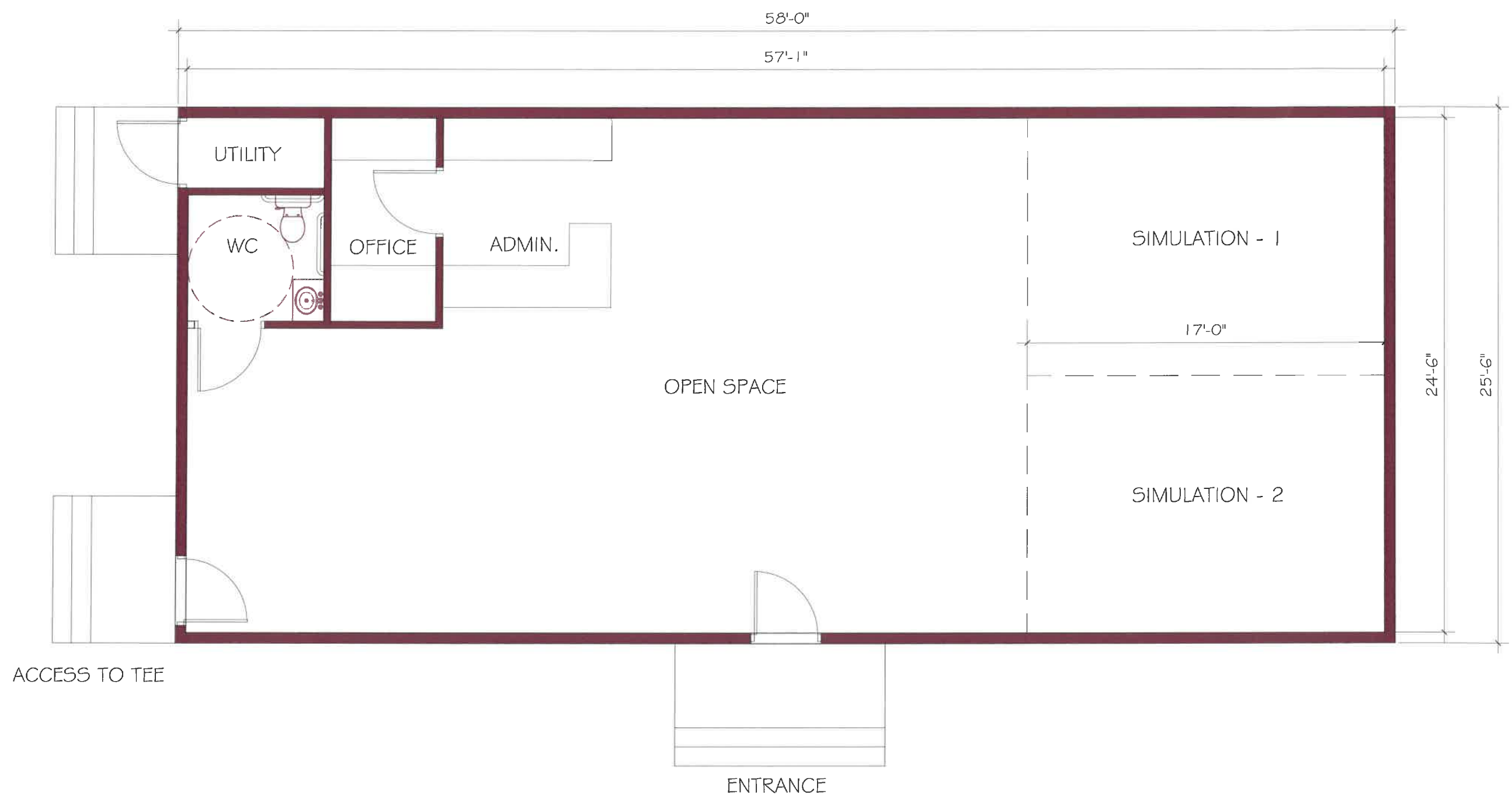
PROJECT (DRIVING RANGE) LOCATION:
262217 14 Range Road, Rocky View Country
PLAN 8710072 BLOCK 1

S - 3 SITE ELEVATIONS

SCALE: 1:400

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Calgary, Ab T3A 4H1
ATELIER YU DESIGN INC





FLOOR PLAN

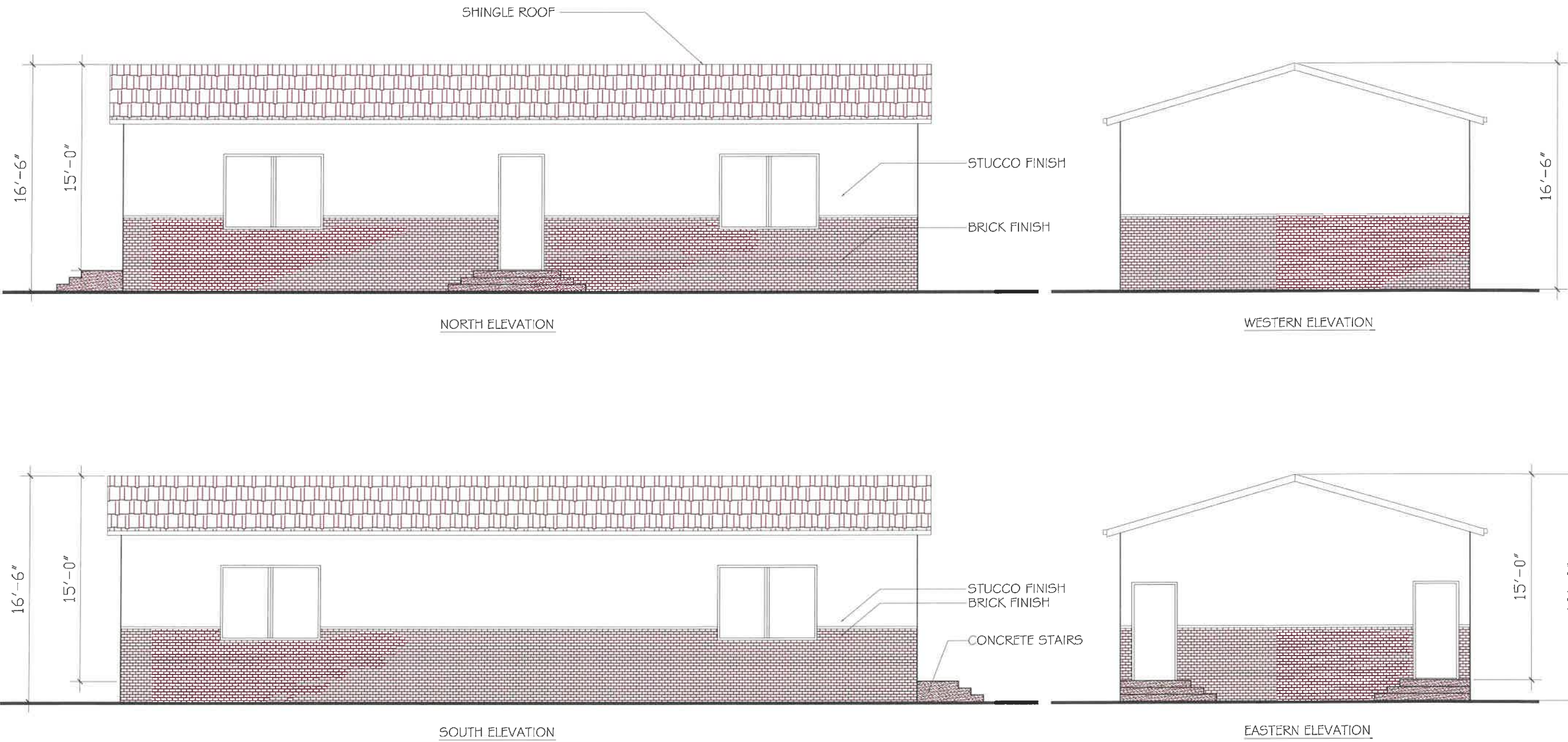
PROJECT (DRIVING RANGE) LOCATION:
262217 14 Range Road, Rocky View Country
PLAN 8710072 BLOCK 1

S - 4 PRO-SHOP FLOOR PLAN

SCALE: 3/16" = 1' - 0"

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Calgary, Ab T3A 4H1
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PROJECT (DRIVING RANGE) LOCATION:
262217 14 Range Road, Rocky View Country
PLAN 8710072 BLOCK 1

S - 5 PRO-SHOP ELEVATIONS SCALE: 3/16" = 1' - 0"

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ATELIER YU DESIGN INC

