



PLANNING

TO: Subdivision and Development Appeal Board
DATE: June 30, 2022
FILE: 07535001
SUBJECT: Development Item - Recreation (Private) / Discretionary use, with no Variances

DIVISION: 5
APPLICATION: PRDP20221928

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

GENERAL LOCATION: Located approximately 0.81 kilometres (0.5 miles) east of Range Road 12 and on the north side of Township Road 225.

LAND USE DESIGNATION: Business, Recreation District (B-REC) under Land Use Bylaw C-8000-2020 (LUB).

EXECUTIVE SUMMARY: The application was reviewed by Administration, and conditionally approved. The Notice of Decision was sent out on May 17, 2022.

The Applicant/Owner is proposing to operate Recreation (private)(arcade within the existing building) on the subject parcel.

The Applicant/Owner is proposing to operate an arcade within the existing golf course clubhouse. There is currently a hall that is approximately 376.16 sq. m (4049 sq. ft.) that will be cordoned off, with movable walls, to create four gaming areas, each approximately 214.88 sq. m (2313 sq. ft.), 39.76 sq. m (428 sq. ft.), 32.61 sq. m (351 sq. ft.) and 24.71 sq. m (266 sq. ft.). There will be approximately 80 arcade units purchased to create the 'arcade'. No signage was requested.

Administration conditionally approved the application on May 17, 2022. On June 7, 2022, an appeal was received from Karsten Verbeurgt against the decision of the Administration for several reasons, which are noted in the agenda package.

DECISION: Conditionally approved

DECISION DATE:
April 22, 2022

APPEAL DATE:
June 7, 2022

ADVERTISED DATE:
May 17, 2022

Administration Resources

Wayne Van Dijk, Planning & Development Services

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> 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"> Development Authority

Additional Review Considerations

The golf course, driving range and clubhouse were approved under 2012-DP-14871 and the clubhouse expanded from 22.3 sq. m (240 sq. ft.) to approximately 19,962 sq. ft. (1,854.7 sq. m) under PRDP20150183.

Section 378

Recreation (private) is listed as a discretionary use under Business, Recreation District (B-Rec).

Table 5 (Parking minimums)

Recreation (private) requires five per 100.0 m² (1076.39 ft²) gross floor area.

No additional parking is required as this is an existing site (golf clubhouse) and a total of 247 parking stalls were required for the golf course and clubhouse, approved under PRDP20150183.



APPEAL:

See attached report and exhibits.

Respectfully submitted,

“Justin Rebello”

Supervisor
Planning and Development Services

WV/lt

PLANNING

TO:	Staff Report-Note to File	DIVISION: 5
DATE:	May 11, 2022	APPLICATION: PRDP20221928
FILE:	07535001	
SUBJECT:	Recreation (Private)/ Discretionary use, with no Variances	

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

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) east of Range Road 12 and on the north side of Township Road 225.

LAND USE DESIGNATION: Business, Recreation District (B-REC)

EXECUTIVE SUMMARY: The Applicant/Owner is proposing to operate Recreation (private)(arcade within the existing building) on the subject parcel.

The Applicant/Owner is proposing to operate an arcade within the existing golf course clubhouse. There is currently a hall that is approximately 376.16 sq. m (4049 sq. ft.) that will be cordoned off, with movable walls, to create four (4) gaming areas, each approximately 214.88 sq. m (2313 sq. ft.), 39.76 sq. m (428 sq. ft.), 32.61 sq. m (351 sq. ft.) and 24.71 sq. m (266 sq. ft.). There will be approximately 80 arcade units purchased to create the 'arcade'. No signage was requested.

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none">• <i>Municipal Government Act;</i>• Land Use Bylaw C-8000-2020	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none">• None submitted
DISCRETIONARY USE: <ul style="list-style-type: none">• Recreation (Private)	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none">• Development Authority

The golf course, driving range and clubhouse were approved under 2012-DP-14871 and the clubhouse expanded from 22.3 sq. m (240 sq. ft.) to approximately 19,962 sq. ft. (1,854.7 sq. m) under PRDP20150183

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Table 5 (Parking minimums)

Recreation (private) requires 5 per 100.0 m² (1076.39 ft²) gross floor area.

No additional parking is required as this is an existing site (golf clubhouse) and a total of 247 parking stalls were required for the golf course and clubhouse, approved under PRDP20150183.

ADMINISTRATION RECOMMENDATION: Administration recommends approval with conditions in attachment A.

This is an existing golf clubhouse and the proposal is for internal changes to one room, with no exterior modifications or requirements. There are no additional parking requirements



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

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:

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



ATTACHMENT 'B': APPLICATION INFORMATION

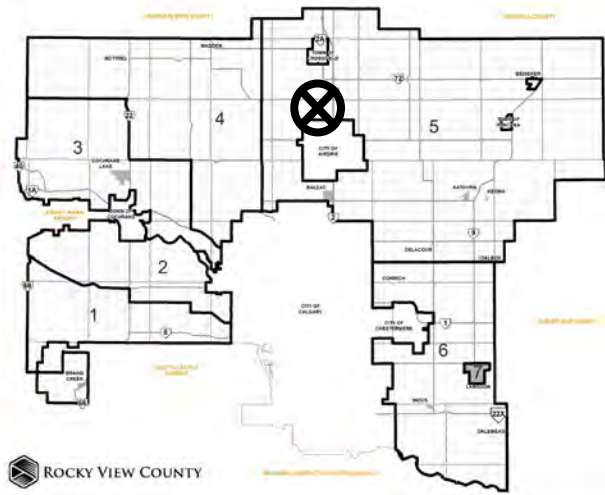
APPLICANT: Larry Konschuk (Konschuk Consulting)	OWNER: Tarman ATM Inc.
DATE APPLICATION RECEIVED: April 22, 2022	DATE DEEMED COMPLETE: May 9, 2022
GROSS AREA: ± 62.73 hectares (± 155.01 acres)	LEGAL DESCRIPTION: SE-35-27-01-W05M (11028 Twp Rd. 275)
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: <ul style="list-style-type: none">• 2007181: Redesignation from Ranch and Farm District to Business-Leisure and Recreation to allow the development of a golf course, driving range and clubhouse• PRDP20201783: Outdoor Participant Recreation Services (existing golf course) construction of an accessory building• PRDP20150183: Outdoor Participant recreation Services, construction of a Club House for an existing golf course [expanded clubhouse from 22.3 sq. m (240 sq. ft.) to approximately 19,962 sq. ft. (1,854.7 sq. m)]• 2012-DP-14871: Outdoor Participant Recreation Services, construction of an 18-hole golf course, practise facility, clubhouse and signage	
PUBLIC & AGENCY SUBMISSIONS: <p>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.</p>	

Location & Context

Development Proposal

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

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



Aerial Imagery

Development Proposal

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



Legend

Support



Not Support



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.



*Division: 5
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Aerial Imagery

Development Proposal

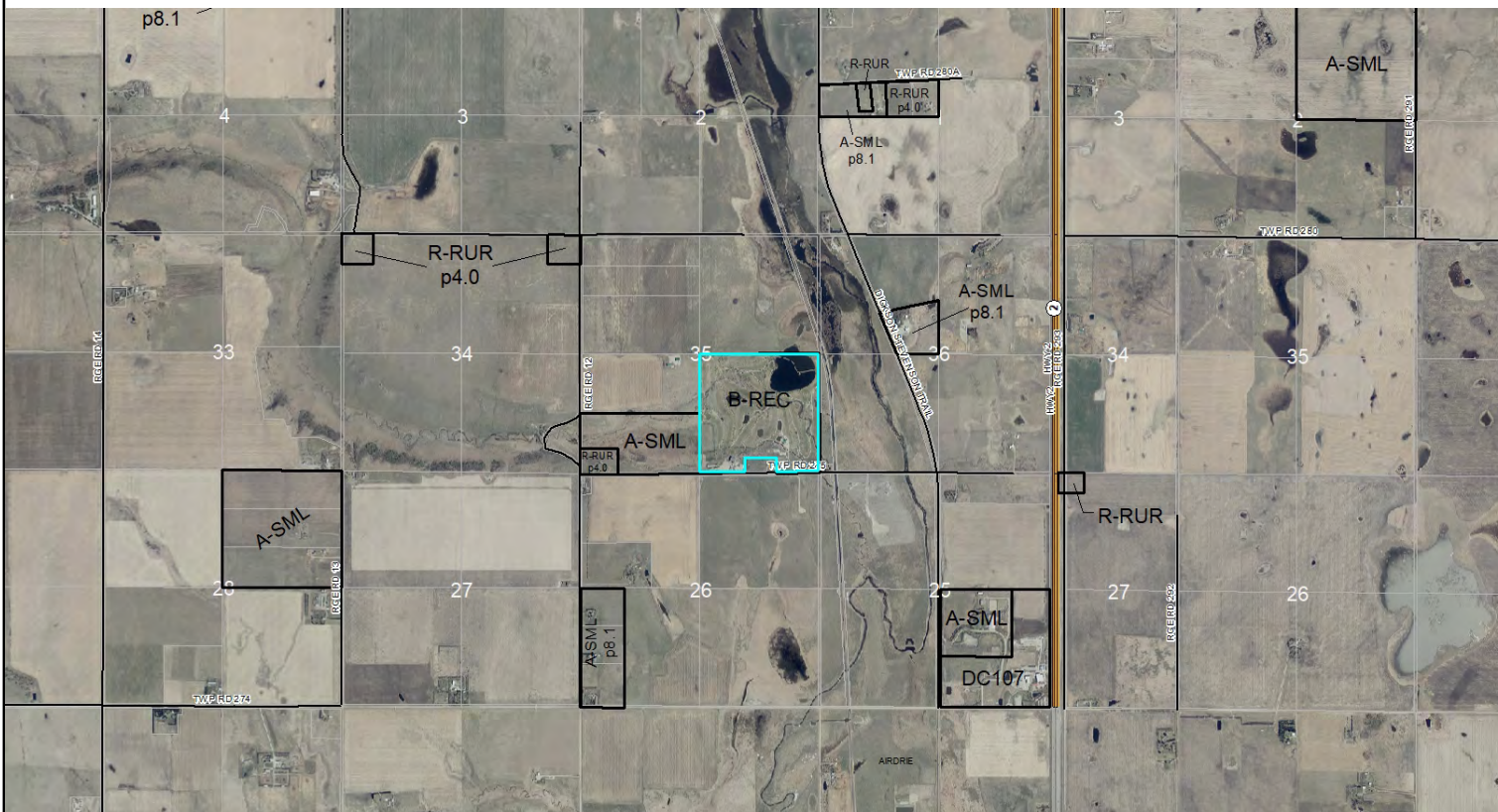
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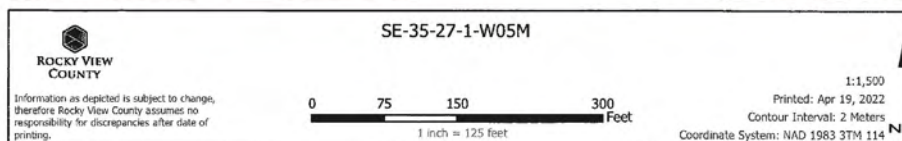


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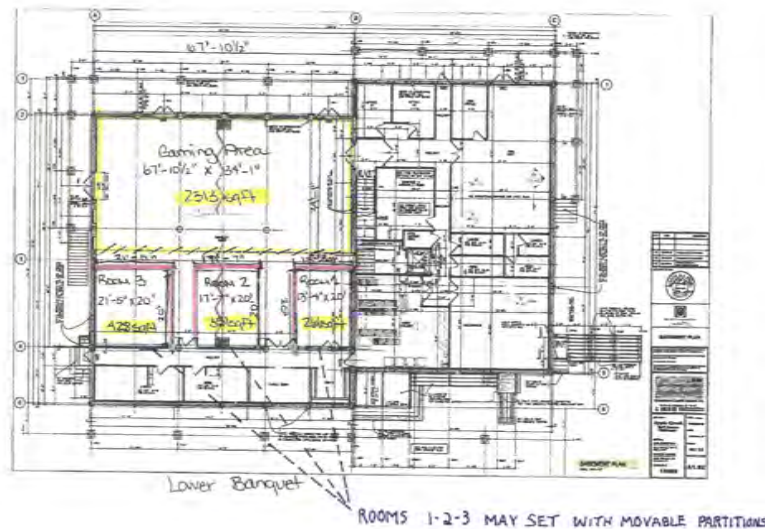
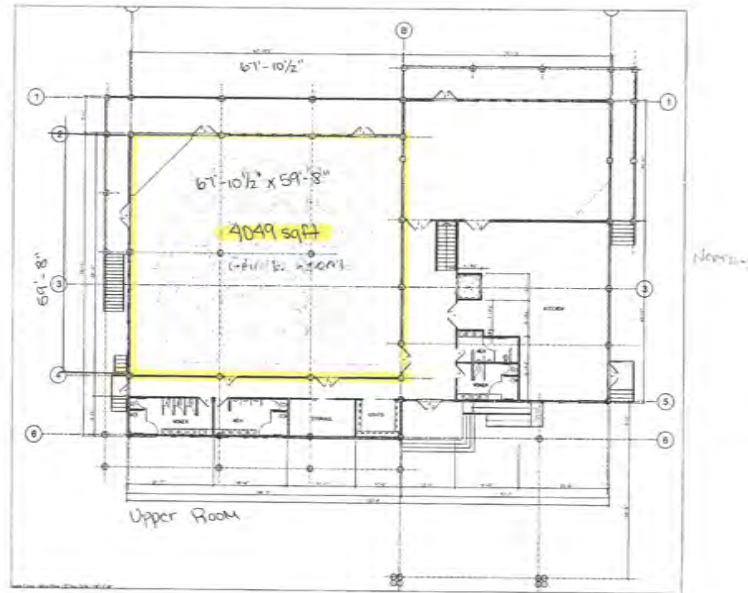
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Site Plan

Development Proposal

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



Legend

Support



Not Support



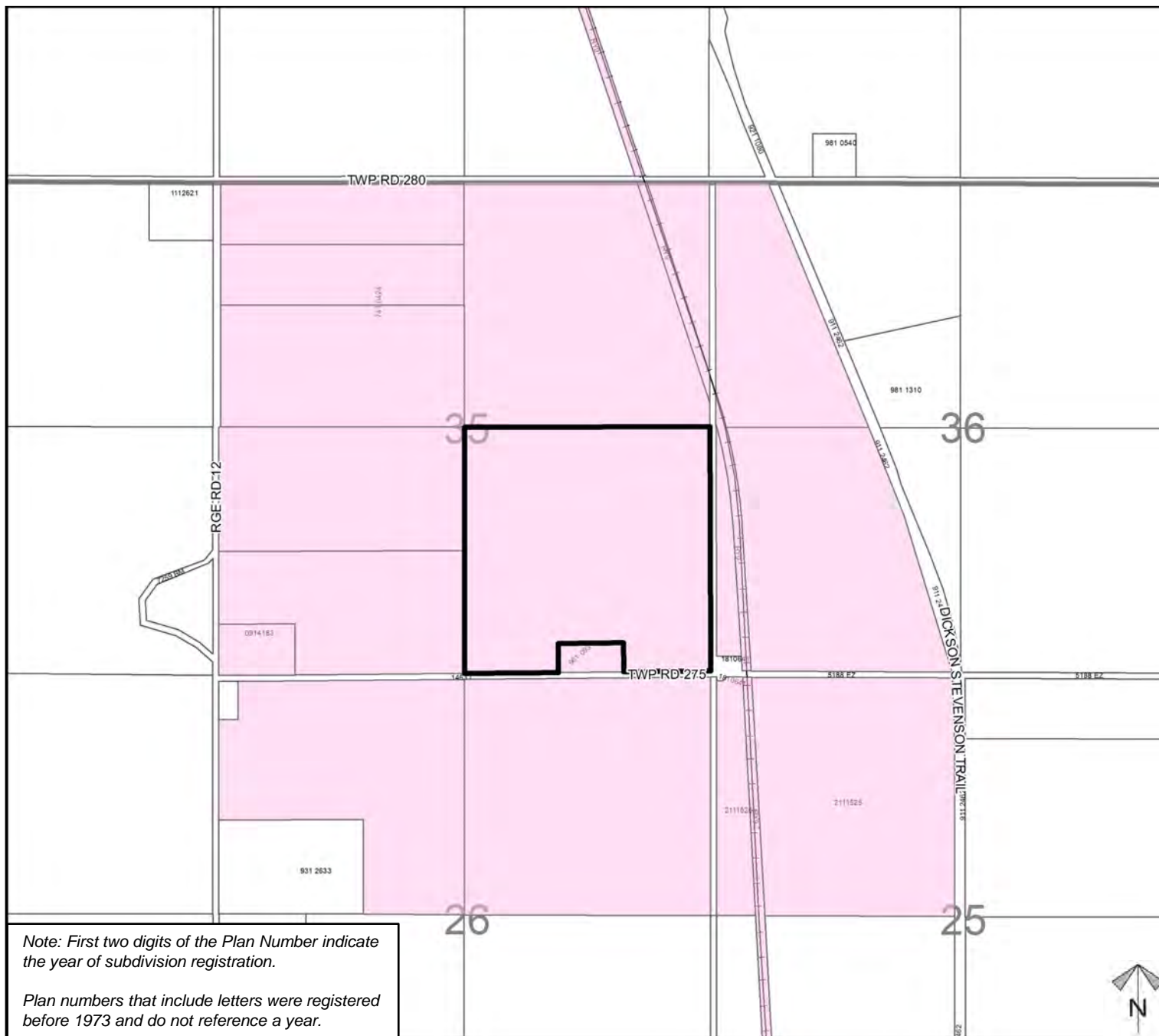
Division: 5
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 01-W05M



Landowner Circulation Area

Development Proposal

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



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Legend

Support



Not Support



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



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2403-230-1401
questions@rockyview.ca
www.rockyview.ca**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

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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.



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Development Permit (Page 2 of 2) PRDP20221928

Konschuk, Larry

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **May 17, 2022**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT



Notice of Appeal
Subdivision and Development Appeal Board
Enforcement Appeal Committee

Appellant Information			
Name of Appellant(s) Karsten Verbeurgt			
Mailing Address 274138 Rge Rd 12	Municipality Rocky View	Province AB	Postal Code T4B4M2
[Redacted Address Line]			
Site Information			
Municipal Address 11064 und 11028 TWP RD275		Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) SE-35-27-01-WSM	
Development Permit, Subdivision Application, or Enforcement Order # PRDP20221928		Property Roll # 07535001	
I am appealing: (check one box only)			
Development Authority Decision <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
Reasons for Appeal (attach separate page if required)			
See Attached.			
[Empty lines for reasons]			
[Red circular stamp: ROCKY VIEW COUNTY RECEIVED JUN 07 2022 LEGISLATIVE AND INTERGOVERNMENTAL SERVICES]			

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the *Freedom of Information and Protection of Privacy Act* (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.

Appellant's Signature

Date June 7, 2022

Karsten Verbeurgt
274138 Rge Rd 12
T4B 4M2

Subdivision & Development Appeal Board
Rocky View County

Re: Application Number PRDP20221928

Please find attached my letter of appeal to the decision to add the use of "arcade" to the Apple Creek Golf Course.

We own and reside on NW-26-27-1W5, which is adjacent to the Apple Creek Golf Course.

Please direct correspondence regarding the date of the appeal hearing to me at the above address.

Thank-you,

Karsten Verbeurgt

Re: Application Number PRDP20221928

We own land adjacent to the Apple Creek Golf Course. We are appealing the decision to grant the application for: "Recreation (Private), tenancy/change of use to a portion of the building to include an arcade."

The main impacts to the presence of the Golf Course have been increased traffic on Range Rd 12 and Twp Rd 275. This has had the following negative impacts:

- 1) Increased dust. We have hay lands along Range Rd 12, and croplands along Twp Rd 275. The increased dust from golf patrons negatively impacts the quality and quantity of crops. Apple Creek agreed to mitigate dust during their application process nearly 10 years ago, but has not done it. When this concern was brought up in the hearings, Apple Creek argued that customers would take the paved road to/from Airdrie rather than gravel roads. Not believing that to be true, we requested that a No Right Turn sign be placed at the exit onto Twp Rd 275, and that it be supported by the county as an enforceable condition in the traffic bylaws. The applicant and the county agreed to this in the hearing, but it was never implemented. This condition was not included in the minutes of the hearing, and when I requested the recording of the hearing, it was unavailable due to technical issues.
- 2) Apple Creek Golf Course was also required to pave the preferred access road of Twp Rd 275, from Dickson-Stevenson Trail to the entrance. The second layer of pavement, which was supposed to be done within two years, has not been done.
- 3) The second negative impact on increased traffic on the gravel roads is drinking and driving. Often during a half-mile walk along Range Rd 12, we see more than 30 beer cans. This also seems to embolden drivers to speed along this road. More concerning than the excessive litter is the safety concerns to both walkers and other drivers due to golf course patrons under the influence of alcohol.

Adding the additional use of Arcade to the existing buildings will only increase these negative impacts. Since Apple Creek has done nothing to mitigate the negative impacts of golf patrons, we are against an increase in the number of patrons for an arcade.

Additionally, during the process for the golf course approval, we expressed our concerns over the fact that Apple Creek had applied for a license to use groundwater to irrigate part of the course, because our water well is on the same aquifer. Through negotiation with the applicants, we came to a private agreement that when the water table drops to an agreed-upon critical level, that Apple Creek would discontinue irrigating from the water well. The water is now below that critical level, yet they continue to irrigate from the well. While water resources are not under the jurisdiction of Rocky View County, the intentional disregard for a legally-binding agreement between us adds weight to our opposition to this additional use that could result in a substantial increase in the number of users and a resulting increase in water consumption.

We are also concerned about the inclusion of the word "tenancy" for the new Arcade use, implying that there may be an un-named third party involved in the development of the arcade. There is no mention of the projected increase in traffic, the square footage that will be involved in the arcade, the anticipated increase in the daily number of patrons, etc.

It is also important to point out that no representative for this application has contacted us to discuss it. We are not against reasonable and responsible development, but for the reasons stated above and the history of non-compliance, we have to oppose this increase in the already unmitigated negative impacts.

Karsten Verbeurgt



ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION

APPLICATION NO.	PRDP20221928
ROLL NO.	07535001
RENEWAL OF	
FEES PAID	545.00
DATE OF RECEIPT	April 22, 2022

APPLICANT/OWNER

Applicant Name: <u>LARRY KONSCHUK</u>	Email: <u>Larry@konschukconsulting.com</u>
Business/Organization Name (if applicable): <u>KONSCHUK CONSULTING</u>	
Mailing Address: <u>Box 212 CROSSFIELD</u>	Postal Code: <u>T0M0S0</u>
Telephone (Primary): <u>403 371 3615</u>	Alternative: <u>403-948-5406</u>
Landowner Name(s) per title (if not the Applicant): <u>RICK SKAUCE</u>	
Business/Organization Name (if applicable): <u>TARMAN ATM INC.</u>	
Mailing Address: <u>4000 520 2nd AVE SW Calgary AB</u>	Postal Code: <u>T2P 0R3</u>
Telephone (Primary): <u>403-606-3923 OFFICE</u>	Email: <u>Bernie.wood@olympictrust.com</u>

LEGAL LAND DESCRIPTION - Subject site

All/part of: <u>SE 1/4</u>	Section: <u>35</u>	Township: <u>27</u>	Range: <u>1</u>	West of: <u>5</u>	Meridian	Division:
All parts of:	Block:	Plan:	Parcel area (ac/ha): <u>1/4 SECTION</u>			
Municipal Address: <u>11064 TWP RD - 275</u>	Land Use District: <u>RECREATION OUTDOOR</u>					

APPLICATION FOR - List use and scope of work

This is an application applying for Recreation Private designation to allow arcades in two rooms in the building @ the Apple Creek Golf course. The drawings attached show dimensions and square footage of both upper and lower rooms

Variance Rationale included: ☐ YES ☐ NO ☐ N/A DP Checklist Included: ☐ YES ☐ NO Name of RVC Staff Member Assisted:

SITE INFORMATION

- | | |
|---|---|
| a. Oil or gas wells present on or within 100 metres of the subject property(s) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| c. Abandoned oil or gas well or pipeline present on the property
(Well Map Viewer: https://extmapviewer.aer.ca/AERAbandonedWells/Index.html) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| d. Subject site has direct access to a developed Municipal Road (accessible public roadway) | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

AUTHORIZATION

- I, LARRY KONSCHUK (Full name in Block Capitals), hereby certify (initial below):
- ☐ That I am the registered owner OR ☒ That I am authorized to act on the owner's behalf.
- ☒ That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.
- ☒ That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.
- ☒ **Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the *Municipal Government Act*.

Applicant Signature April 18th - 2022
Date L. Konschuk

Landowner Signature Rick Skauce
Date April 18/22



ROCKY VIEW COUNTY

CHANGE OF USE

INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20221928
ROLL NO.	07535001
DISTRICT	B-REC

TENANT

Tenant/Operator Name:

Telephone (Primary):

Business/Organization Name:

USE(S) PER LAND USE BYLAW

Existing use(s)/Business:

BUSINESS MEETINGS WEDDINGS * BIRTHDAY PARTIES

Proposed use(s):

ARCADE GAME ROOM

USE DETAILS

Total area for the proposed use(s) (including all floors, mezzanines, buildings etc.) (m2 / ft.2):

Briefly describe the nature of the proposed use(s) (attach cover letter for complete details):

ARCADE - GAME ROOMS FOR ADULTS AND CHILDREN

BUSINESS/USE OPERATIONAL DETAILS

Days of operation: 7 DAYS A WEEK

Hours of operation:

Number of daily customer visits (anticipated): 100 - 400

Total number of assigned parking spaces: 287 For staff: 7 For customer: 280

How will overflow parking be managed? Are there overflow parking stalls available and how many?

WHEN GOLF COURSE IS FULL TO CAPACITY 50 TO 60 STALLS ARE USED LEAVING 220 STALLS FOR ARCADE CUSTOMERS AND OVERFLOW

OTHER

Describe any changes proposed to the interior or exterior of the building/unit:

NONE AT THIS TIME

Any outdoor storage required: ☐ YES, specify outdoor storage area (m2 / ft.2):☒ NOAny signage proposed on site: ☐ YES, attach Signage - Information Sheet with required documents☒ NO**ADDITIONAL REQUIREMENTS****In addition to DP Checklist - General requirements, the application shall include:**☐ Floor plans indicating overall floor area(s) and areas of specific uses (i.e. office, warehouse, storage etc.)☒ Site Plan including:☒ location of building/unit☒ proposed parking area (with number of stalls)☒ existing/proposed access to property☒ location of proposed outside storage area and/or signage (as applicable)

TWP RD 275 AS SHOWN ON AERIAL

Applicant Signature

L. Kenschke

Date

April 20/22



ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION CHECKLIST - GENERAL

All plans shall be submitted as one (1) legible hard copy and in DIGITAL form (pdfs)

Select [✓] all that are included within application package. Incomplete applications may not be accepted for processing

- ☐ **APPLICATION FORM(S) AND CHECKLIST:** All parts completed and signed.
- ☐ **APPLICATION FEE:** Refer to Planning and Development Fee Schedule within the [Master Rates Bylaw](#).
- ☐ **CURRENT LAND TITLES CERTIFICATE COPY - dated within 30 days of application, and:**
 - ☐ Digital copy of non-financial instruments/caveats registered on title
- ☐ **LETTER OF AUTHORIZATION:** Signed by the registered landowner(s) authorizing person acting on behalf (if not the Applicant). If registered owner on title is a company, authorization to be provided on a company letterhead or as an affidavit (signed by a Commissioner of Oaths).
- ☐ **COVER LETTER, shall include:**
 - ☐ Proposed land use(s) and scope of work on the subject property
 - ☐ Detailed rationale for any variances requested
 - ☐ For businesses - Complete operational details including days/hours of work, number of employees, parking provisions, types of vehicles, outdoor storage areas, site access/approach, traffic management, etc.
 - ☐ Reference to any *Supporting Documents*, images, studies, plans etc. provided within application package
- ☐ **SITE PLAN, shall include:** *AERIAL*
 - ☐ Legal description and municipal address
 - ☐ North arrow
 - ☐ Property dimensions (all sides)
 - ☐ Setbacks/dimensions from all sides of the property line(s) to existing/proposed buildings, structures (cantilevers, decks, and porches), outdoor storage areas etc.
 - ☐ Dimensions of all buildings/structures
 - ☐ Location and labels for existing/proposed approach(s)/access to property
 - ☐ Identify names of adjacent internal/municipal roads and highways
 - ☐ Identify any existing/abandoned/proposed oil wells, septic fields/tanks, or water wells on site, including their distances to existing/proposed buildings
 - ☐ Identify any existing/proposed site features such as trees, shelterbelts, canals, waterbodies, etc.
 - ☐ Identify site slopes greater than 15% and distances from structures
 - ☐ Location and labels for easements and/or rights-of-way on title
- ☐ **FLOOR PLANS/ELEVATIONS, shall include:** *HAND DRAWN AND ARC DRAWINGS*
 - ☐ Overall dimensions on floor plans for all buildings/structures (for new construction, additions, renovations etc.)
 - ☐ Indicate floor area and existing/proposed uses on floor plans and height(s) on elevations
 - ☐ Indicate type of building/structure on floor plans and elevations
- ☐ **COLOUR PHOTOGRAPHS (Min. 3) - one hard and digital copy:** Of existing site, building(s), structure(s), signage, site features, taken from all sides including surrounding context, and when existing floor plans/elevations are not available
- ☒ **SUPPORTING DOCUMENTS (as applicable):** Include technical studies/reports and any additional plans relating to the proposed development (lot grading, site lighting, storm water management plans etc.). Refer to the Land Use Bylaw for use or district specific requirements.

FOR OFFICE USE ONLY

Proposed Use(s): Recreation (private)

Land Use District: B-REC

Applicable ASP/CS/IDP/MSDP: N/A

Included within file: ☒ Information Sheet ☒ Parcel Summary ☒ Site Aerial ☒ Land Use Map Aerial ☒ Site Plan

NOTES:

Staff Signature: Steven Lam



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0026 712 083 5;1;27;35;SE 961 103 455 +1

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 27
 SECTION 35
 QUARTER SOUTH EAST
 CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
 EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
SUBDIVISION	9610931	2.02	4.99	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 941 309 681

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

961 103 455	13/05/1996	SUBDIVISION PLAN		

OWNERS

TARMAN ATM INC.
 OF 2300, 125-9 AVE SE
 CALGARY
 ALBERTA T2G 0P6
 (DATA UPDATED BY: CHANGE OF ADDRESS 131285059)
 (DATA UPDATED BY: CHANGE OF NAME 191253791)

 ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS

951 274 461	30/11/1995	UTILITY RIGHT OF WAY GRANTEE - ROCKYVIEW GAS CO-OP LTD.
111 151 450	16/06/2011	RESTRICTIVE COVENANT

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

961 103 455 +1

REGISTRATION

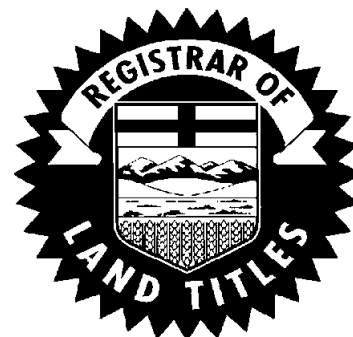
NUMBER	DATE (D/M/Y)	PARTICULARS
121 325 380	12/12/2012	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - ROCKY VIEW COUNTY. 911 - 32ND AVENUE NE CALGARY ALBERTA T2E6X6
131 036 817	11/02/2013	MORTGAGE MORTGAGEE - CANADIAN WESTERN BANK. 606-4TH STREET SW CALGARY ALBERTA T2P2V1 ORIGINAL PRINCIPAL AMOUNT: \$4,850,000
131 036 818	11/02/2013	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CANADIAN WESTERN BANK. 606-4TH STREET SW CALGARY ALBERTA T2P1T1 AGENT - GARY J COCHRANE
191 253 790	13/12/2019	CAVEAT RE : LEASE INTEREST CAVEATOR - APPLE CREEK GOLF COURSE LTD. 2300, 125-9 AVE SE CALGARY ALBERTA T2P0P6 AGENT - RICK SKAUGE

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 22 DAY OF APRIL,
2022 AT 11:24 A.M.

ORDER NUMBER: 44242523

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) .



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

LETTER OF AUTHORIZATION – PLANNING AND DEVELOPMENT SERVICES

I, (We) Tarman ATM Inc. (print name) Owner 1

_____ (print name) Owner 2

being the owner(s) of: Lot: _____ Block: _____ Plan: _____

Legal Description:

Quadrant 1/4 $\frac{1}{4}$ Section 35 Township 27 Range 01 West of 5 Meridian

give Larry Konschuk (print name of Applicant)

permission to act on my (our) behalf for the following application at the above-noted property

(select one):

- ☐ Development Permit
- ☐ Subdivision
- ☐ Redesignation
- ☐ Local Plan

A handwritten signature in blue ink, appearing to read 'Rick Phye'.

Owner 1 Signature

Owner 2 Signature

Date Signed

Rick Skauge

To: questions@rockyview.ca
Subject: Tarman ATM Inc. development permit

To whom it may concern:

Please accept this email as authorization for Larry Konchuk to act on behalf of Tarman ATM Inc. with respect to a development permit file number 20221928.

Signed Rick Skauge, President



Witness *Shianna Newman*



Tarman ATM Inc., Owner of Apple Creek Golf Course is making a development application to the County of Rockyview to permit an arcade to be operated in our main building at the golf course. Our event center at the golf course is a two story building complete with an 80 seat restaurant. The building has a complete fire sprinkler system installed. The building currently has 2 large halls that can have up to 250 guests in each hall. The building ended up costing over \$6 million dollars and the current utilization makes it totally uneconomic. The building is closed from mid October until May. During the summer the building hosts weddings every Saturday night and other than the restaurant being open during the week the big halls usually remain empty. Last year the food and beverage operation that runs out of the big building lost over \$200,000.

Our plan is to open an arcade that will be far superior than anything in or around Airdrie. The focus will be on birthday celebrations that happen every day of the year. There will be 4 areas cordoned off with movable walls that will have an occupancy of 20 people. Two areas can be combined for a total occupancy of 40. We plan to purchase approximately 80 arcade games at a cost of approximately \$700,000. The machines will be located in the two major halls. The arcade will be open from 3pm to 11pm Monday through Friday and from 11am to 11pm Saturdays and Sundays. There will be staff present on both floors at all times.

We do not plan to have any outdoor signage as the public already knows where Apple Creek Golf Course is located.



ii

Roll Number	07535001	
Legal Desc	SE-35-27-01-W05M	
Divison	05	
Lot Block Plan		
Linc Number	26712083	
Title Number	961103455+1	
Parcel Area	155.01000	
Municipal Address	11028 TWP RD 275	
Contact Information	Tarman ATM Inc	40326175010000
		40326175050000
	Calgary AB T2P 0R3	40323978750000
Land Use Information	B-REC	

Planning Applications Information

Application No.	Name	Status	Planner	Application Date
PL20130035		Waiting for Applicant Information		November 20, 2013
PL20130035		Waiting for Applicant Information		November 20, 2013
PL20130035		Waiting for Applicant Information		November 20, 2013
95075	Loeppky Matthyssen and Associates		LindaR	April 4, 1995
2007181	Synergy/Tarman Inc	Closed - Approved	MikeC	April 16, 2007
2004154	Urban Systems/Tarman Inc	Closed - Refused	RaldaDB	April 29, 2004
2000139	Apple Creek	Closed - Refused	GailS	May 25, 2000

Area Structure Plan

{There is no related Area Structure Plan}

Conceptual Scheme

{There is no related Conceptual Scheme}

Building Permit

Permit Number	Permit Type	Date Issued
PRBD20202857	Commercial/Industrial/Institutional	Thu Oct 08, 2020
PRBD20184406	Building	Mon Oct 29, 2018
PREL20184407	Electrical	Mon Oct 29, 2018
PREL20171061	Electrical	Tue Apr 04, 2017
PREL20170357	Electrical	Fri Feb 03, 2017
PRBD20152500	Building	Mon Feb 01, 2016
PRGS20154878	Gas	Thu Jan 28, 2016
PREL20155080	Electrical	Thu Jan 28, 2016
PRPL20154877	Plumbing	Fri Jan 08, 2016
2013-PS-3433	Private Sewage	Wed Jul 17, 2013
2013-GP-14061	Gas	Tue May 14, 2013
2013-PL-8104	Plumbing	Tue May 14, 2013
2013-PL-8105	Plumbing	Tue May 14, 2013
2013-GP-14062	Gas	Tue May 14, 2013
2013-EP-13467	Electrical	Mon May 13, 2013
2013-BP-25646	Building	Mon May 06, 2013
2013-BP-25538	Building	Thu Mar 07, 2013
2013-EP-13256	Electrical	Thu Feb 21, 2013
2013-EP-13257	Electrical	Thu Feb 21, 2013
2013-GP-13834	Gas	Wed Feb 13, 2013
2013-PL-7984	Plumbing	Wed Feb 13, 2013
2012-BP-25417	Building	Thu Dec 20, 2012
2012-PL-7935	Plumbing	Tue Dec 18, 2012

2012-EP-13151	Electrical	Tue Dec 18, 2012
2012-BP-25407	Building	Wed Dec 05, 2012
2008-EP-8348	Electrical	Thu Apr 10, 2008
1996-BP-10293	Building	Thu May 16, 1996
1995-BP-4999	Building	Mon Oct 16, 1995

Development Permit Information

Permit Number	Date Issued
PRDP20201783	September 15, 2020
PRDP20150183	May 19, 2015
2012-DP-14871	June 5, 2012
2004-DP-11082	November 18, 2004

Department	Issued By	Date Issued	Date Closed	Status	Reference No.	Description	Severity
		October 3, 2003	September 30, 2004	C		EF-830 Contravention:Commercial Operation	2
		April 1, 2008	April 3, 2008	C		Original Note: This property is under enforcement action Completed Note: There is no open enforcement file at this time, however, there has been apparent commercial construction for a golf course. Jan, 1) The Part 10 buildings that are designed for a temporary workforce / location have to be reviewed by an engineer, A2, C2	2

April 9,
2013

O

schedules for structural have to be submitted, since these buildings are to be considered as Part 9 buildings. 2) Foundations have to be designed to Part 9 of the 2006 ABC and if they fall out of the scope of Part 9 than the design has to be to Part 4 of the 2006 ABC; engineered schedules provided. 3) Included for your information is a copy of Alberta Government's Safety Services opinion from Municipal Affairs on Part 10 buildings being used as Part 9 buildings; we are considering your proposal as a permanent buildings. 4) Spatial separation calculations as per subsection 9.10.14 are required for all buildings. Construction of exposing building faces are to be specified as per article 9.10.14.5. 5) Fabric covered structure requirements are as an attachment.

Boundary	Category
Division	6
Area Structure Plan	No ASP
Conceptual Scheme	No Conceptual Scheme
IDP	No IDP
Airport Vicinity	No APVA
Engineer	Milan Patel
Water Coop	No Water Coop
Gas Coop Service	ROCKYVIEW GAS CO-OP
No.of Lots Within 600 M	3
No.of App Subdiv Within 600 M	0
Developed Road Allowance	Yes
Riparian Area	Yes
School	No School Boundary
Recreation	Rocky View Central
Fire District	CROSSFIELD
Primary Fire Station	154
Secondary Fire Station	107
Tertiary Fire Station	108

Boundary	Category	Distance
Closest Highway	No HWY within 800 M	
Closest Gravel Pit	Beiseker Pit	23417.16 M
Sour Gas	No Sour Gas Pipe passes	From closest sour pipe:170.24 M
Closest Road Name	TWP RD 275(Surface Type:Paved)	8.14 M
Closest Railway	CPR	47.75 M
Closest Western Irrigation Districts	Within 10Km	
Closest Waste Water Treatment	Within 10Km	
Closest Waste Transfer Site	Within 3 Km	
Closest Municipality	CITY OF AIRDRIE	1601.14 M
Closest Confined Feeding Operation		7051.75 M







TWP RD 275

ACCESS



ROCKY VIEW
COUNTY

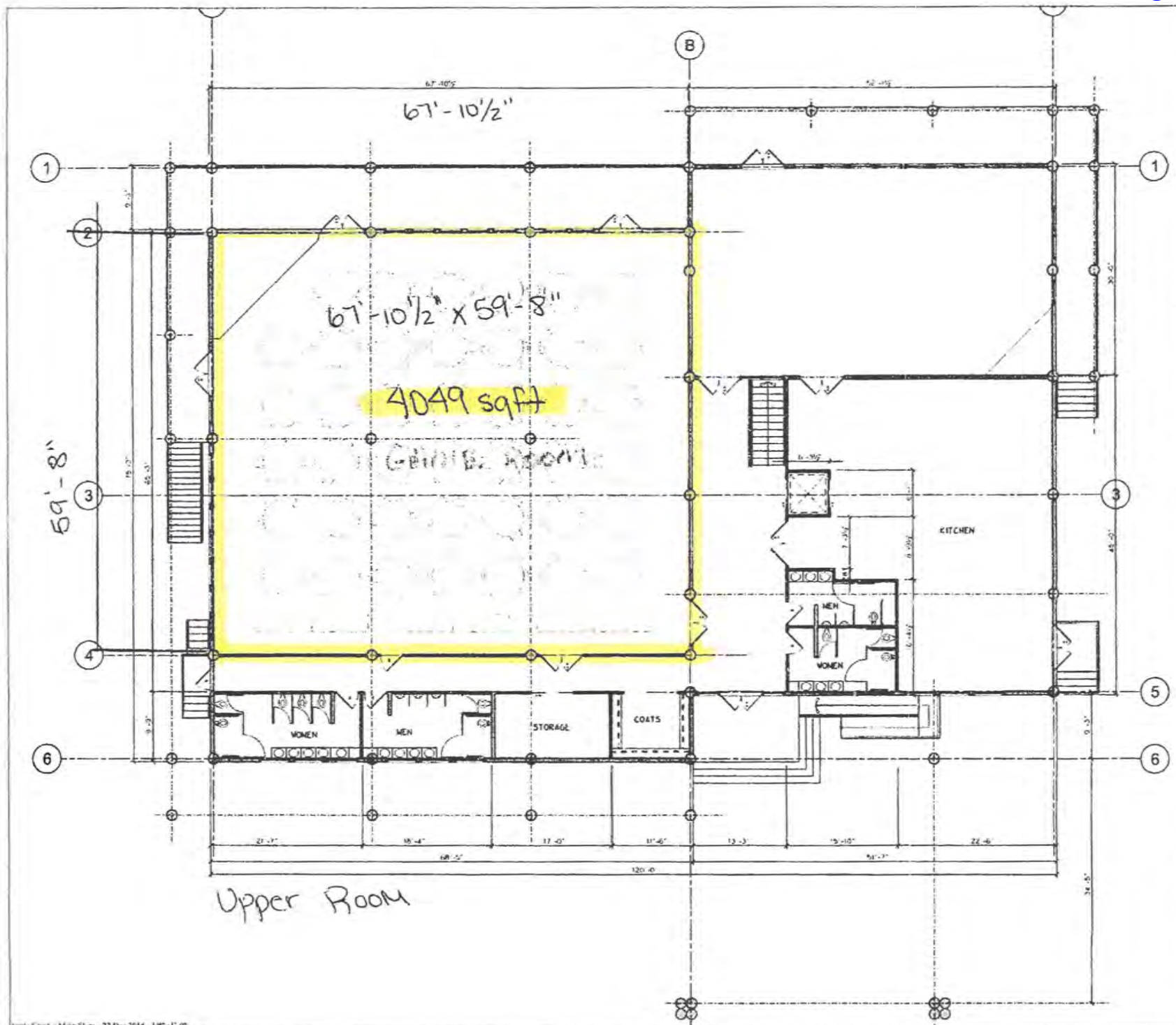
Information as depicted is subject to change,
therefore Rocky View County assumes no
responsibility for discrepancies after date of
printing.

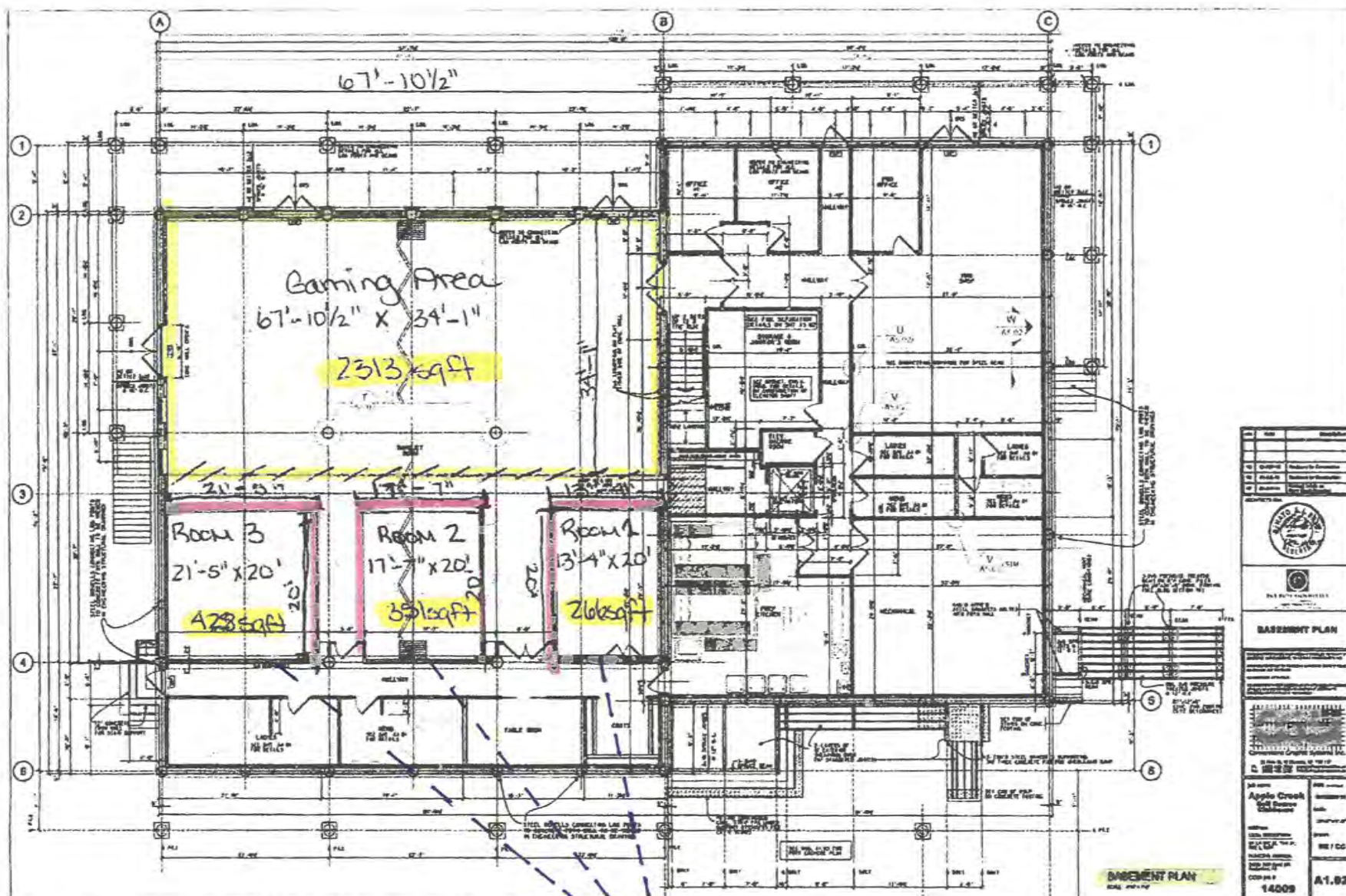
SE-35-27-1-W05M

0 75 150 300 Feet
1 inch = 125 feet

1:1,500
Printed: Apr 19, 2022
Contour Interval: 2 Meters
Coordinate System: NAD 1983 3TM 114

N





Lower Banquet

ROOMS 1-2-3 MAY SET WITH MOVABLE PARTITIONS

FW: Parking Stalls

"Berniece Wood" [bwood@tarman.ca]

Sent: 4/18/2022 2:56 PM

To: "larry@konschukconsulting.com" <larry@konschukconsulting.com>

FYI

From: Shawn Rose <shawnr@birdhousedwellings.ca>

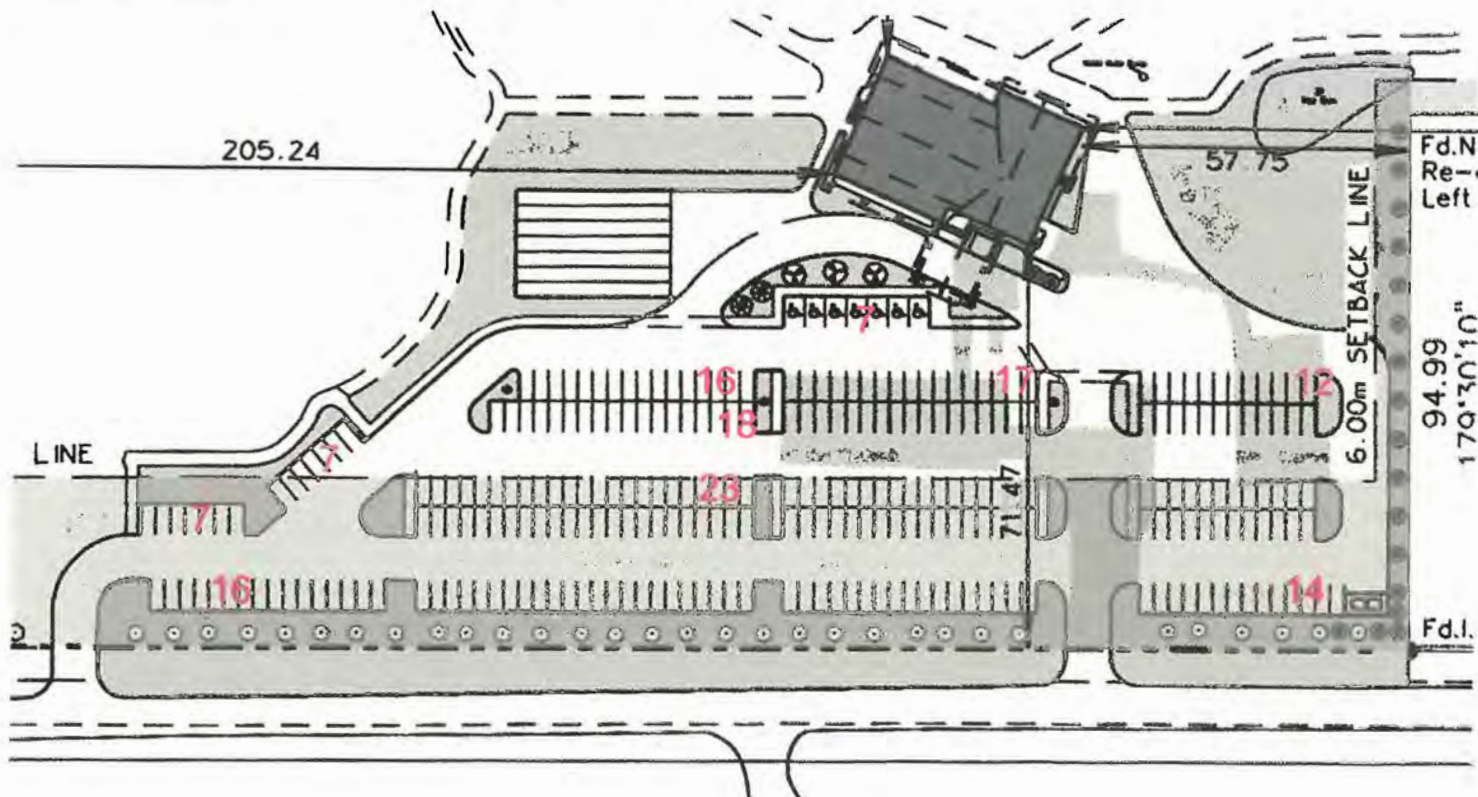
Sent: April 18, 2022 3:43 PM

To: Todd Funk

Cc: Tye Babbirk <tbabbirk@applecreekgolfcourse.com>; Bill Skauge <bills@applecreekgolfcourse.com>; Berniece Wood <bwood@tarman.ca>

Subject: Re: Parking Stalls

I pulled up the building permit drawings and count 287, including the 7 accessible stalls.



HTH,
Shawn



Shawn Rose : President, CPHD, LEED Green Associate | Tel: 403.982.0657

On 2022-04-18 3:16 p.m., Todd Funk wrote:

Hi Shawn,

Would you know how many stalls there are at AppleCreek?

Thanks Todd



RECEIPT OF PAYMENT

Receipt Number: 2022031924
Receipt Date: 04-22-2022
Date Paid: 04-22-2022
Full Amount: \$545.00
GST Amount: \$0.00

Payment Details:	Payment Method Mastercard	Amount Tendered \$545.00	Cheque Number
Amount Tendered:	\$545.00		
Change / Overage:	\$0.00		
Contact:	Konschuk, Larry		

FEE DETAILS:

Fee Description	Reference Number	Amount Owing	Amount Paid
Comm/Ind/Inst: Change of Use in an existing building or portion thereof	PRDP20221928	\$530.00	\$530.00
Land Title Document(s)	PRDP20221928	\$15.00	\$15.00