



## Local Plan Item: Institutional & Community Use

Electoral Division: 6

File: PL20230023 / 03323025

Date:	April 9, 2024		
Presenter:	Christine Berger, Planner 2		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

### REPORT SUMMARY

The purpose of this report is to assess the proposed St. Mary's Malankara Orthodox Church Master Site Development Plan: Remaining Lands for Block 1, Plan 9411626 within NE-23-23-28-W04M. The subject parcel is currently designated as Special, Public Service District (S-PUB); as required by the Municipal Development Plan (County Plan), the proposed Master Site Development Plan (MSDP) has been provided to guide the future subdivision and development of two additional parcels for religious assembly uses on the subject lands. This proposed MSDP application was drafted to supplement the existing St. Mary's Malankara Orthodox Church Master Site Development Plan which was approved by Council in September 2019. The previously approved MSDP did not anticipate future subdivision of the parcel and therefore an amendment to that MSDP or a new one was required. The applicant pursued a standalone MSDP for the southern portion of the lands to be subdivided.

The subject parcel is located outside of an area structure plan; as such, the application was evaluated pursuant to the policies and regulations of the County Plan, and the *Land Use Bylaw* (LUB).

The application was found to align with policies of Section 11.0 (Institutional and Community Land Use) of the County Plan and demonstrated the ability to meet the relevant LUB regulations.

Although the application broadly meets the criteria for locating institutional uses outside of the County's identified growth areas, as set out within Policy 11.3 of the County Plan, the submitted MSDP is speculative in nature as the future users of the two additional religious assembly lots proposed for the subject lands are not known at this time. If Council considers that the Applicant has not provided sufficient certainty in the MSDP proposal for the remaining lands, or sufficient justification for the location of the proposed additional religious assembly and community uses on the subject lands, an alternate direction is provided for consideration at the end of this report.

### ADMINISTRATION'S RECOMMENDATION

THAT the St. Mary's Malankara Orthodox Church Master Site Development Plan: Remaining Lands be approved in accordance with Attachment F.

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### BACKGROUND

#### Location (Attachment A)

Located approximately 0.41 kilometres (0.25 miles) south of Highway 560, on the east side of Glenmore View Road, and approximately 3.65 kilometres south of the city of Chestermere.



#### Site Context (Attachment B)

The subject parcel was originally split from the remaining quarter section in 1994, and further subdivided in 2001 when the parcel immediately north was created.

An application to redesignate the subject parcel from Ranch and Farm District to Public Services District and an associated MSDP to support a “Religious Assembly” were approved by Council in September of 2019. The original MSDP only considered one building for St. Mary’s Malankara Orthodox Church to conduct regular services, and the possibility of a second community centre building in the future. A Development Permit (PRDP20201717) was issued in February of 2023 for the construction of a 929.03 square metre (10,000 square feet) church on site.

#### Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary internal and external agencies.

Alberta Transportation and Economic Corridors (ATEC) has reviewed the Transportation Impact Assessment and concluded a Type IIb intersection shall be constructed prior to additional development occurring on site; the Applicant has addressed this requirement through policy included in the proposed MSDP.

This application is not within an area guided by intermunicipal policy or requirements.

#### Landowner Circulation (Attachment D)

The application was circulated to 45 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters in support or opposition were received. As a result of the Applicant’s public engagement, six letters in support were submitted (one of the six was submitted by the owner of the site).

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### ANALYSIS

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#### Master Site Development Plan Overview

The proposed Master Site Development Plan intends to support the subdivision of two additional parcels, each of which have been designed to facilitate the development of a new religious assembly use. The subject lands are currently designated S-PUB and are adjacent to Residential, Rural District (R-RUR) parcels to the west of Glenmore View Road and Agricultural, General District (A-GEN) parcels to the east and south. The site slopes gently toward the northwest, however, the grade change is not substantial. Existing wetlands are present on the western portion of the subject lands; the proposed MSDP has been designed to avoid the wetlands.

The existing approved MSDP supports the development of a 929 square metre (10,000 square feet) church on the proposed remainder (northernmost portion); the proposed MSDP states that the new buildings are to be 464 square metres (proposed northern parcel) and 279 square metres (proposed southern parcel). It is anticipated that the churches will operate for a religious ceremony once per week (usually Saturdays or Sundays) from approximately 8:00 a.m. to 12:30 p.m.

Although the Applicant has not provided detailed renderings at this time, policy has been included in the proposed MSDP to ensure the general architectural appearance will match the character with the surrounding area in terms of colour palette and materials of the building facades. Additionally, a general landscaping proposal has been outlined in the MSDP; landscaping has been proposed to enhance the property and screen the proposed parking area. Parking lot lighting is to follow 'Dark Sky' guidelines as well as the LUB's Outdoor Lighting regulations.

The Applicant provided a Transportation Impact Assessment (TIA), which was reviewed by ATEC. After review, ATEC determined that upgrades to the Glenmore Trail / Glenmore View Road intersection to a Type IIb intersection were required to support the proposal. Policy has been included in the MSDP to ensure the upgrades are complete prior to operations commencing; these requirements have also been captured in the condition set for the approved Development Permit (PRDP20201717).

Wastewater servicing is to be provided through a holding tank; wastewater will be removed by truck and transported to an approved treatment and disposal site. Water servicing is to be provided through a groundwater cistern.

As per the submitted Stormwater Management Report, stormwater is to be discharged to a stormpond on each new lot. The Applicant has included policy in the proposed MSDP to ensure a Stormwater Management Plan determining the location and sizing of stormponds and overland drainage is to be submitted and approved at the Development Permit stage.

Existing wetlands and environmentally sensitive features have been identified on site; policy has been included in the proposed MSDP to ensure updated reports could be required at Development Permit stage if proposed development produces a direct impact on any wetlands.

The Applicant sent mailouts to residents along Glenmore View Road, and also conducted door-to-door visits, resulting in 6 letters of support (one of which was submitted by the landowner).

#### Policy Review (Attachment E)

The application was principally reviewed in accordance with Section 11.0 (Institutional and Community Land Use) of the County Plan and was found to align overall with the intent and policies of the section.

Policy 11.1 encourages institutional and community land uses to locate in hamlets, country residential communities, and business centres, and that they shall be developed in accordance with the relevant area structure plan or conceptual scheme.

Policy 11.3 provides potential support for locating outside of these areas, subject to demonstrating a valid rationale for the location, identifying benefit to the broader public, and compatibility and integration with the existing residential area. Policy 11.5 outlines additional required criteria, including provision of an

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MSDP to guide development and activities on site. The Applicant has broadly satisfied these criteria through the proposed MSDP. The subject lands are currently designated as S-PUB, and the proposed 'Religious Assembly' use is consistent with the current approved Development Permit for a 'Religious Assembly' on the northern portion of the lands. A section regarding benefit to the community has also been included in the proposed MSDP, highlighting the potential of the subject lands to become a hub for religious assembly and community uses. Additionally, the proposed MSDP has satisfied the required technical aspects, and policy has been provided to ensure any outstanding technical matters are addressed at future Development Permit stage.

Lastly, the proposed MSDP outlines a future subdivision layout. A separate application to subdivide the subject lands to create two additional parcels is currently on hold, pending the outcome of the subject application. The proposed parcels have been outlined in the MSDP and meet the minimum parcel size for the S-PUB District. Although minimum parcel size is being met, Administration notes that the existing well within the site services the northernmost parcel and as such, it has been included within the lot lines of this proposed lot. The resulting parcel shape includes a jogged line to accommodate the existing well; although the parcel shape is not optimal, no adverse impacts are expected from the layout.

## COMMUNICATIONS / ENGAGEMENT

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Consultation was conducted in accordance with statutory requirements and County Policy C-327.

## IMPLICATIONS

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### Financial

No financial implications identified at this time.

## STRATEGIC ALIGNMENT

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This report is a statutory obligation under the *Municipal Government Act*.

## ALTERNATE DIRECTION

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The proposed policies within the proposed MSDP would restrict the scale, intensity, and operation of the two future additional religious assembly uses, and the Applicant has cited potential benefits of the subject lands acting as a future hub for community uses for nearby populations. However, without knowing the future users of the proposed additional lots, there is uncertainty over whether their location on the subject lands would be justified or be of benefit to the broader public, as required by Section 11.0 of the County Plan. Taking into the account the risk that the proposed MSDP may support specific religious assembly or community uses that do not benefit nearby County residents, Council may wish to consider refusal of this application.

THAT Master Site Development Plan application PL20230023 be refused.

## ATTACHMENTS

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- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions
- Attachment E: Policy Review
- Attachment F: St. Mary's Malankara Orthodox Church Master Site Development Plan