



Local Plan & Redesignation Item: Institutional

Electoral Division: 6

File: PL20230050/116 / 05205015

Date:	July 23, 2024		
Presenter:	Bernice Leyeza, Planner		
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 following:

- PL20230050: To approve the Muslim Cemetery of Calgary Fellowship Cemetery Master Site Development Plan (MSDP) to provide a policy framework to guide future redesignation, and development of a cemetery within the SE-05-25-27-W04M.
- PL20230116: To redesignate the subject lands from Agricultural, General District (A-GEN) to Special, Public Service District (S-PUB) to facilitate the development of a cemetery and funeral services.

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 Municipal Development Plan (County Plan) and the Land Use Bylaw.

Through submission of an MSDP, the Applicant has addressed the criteria in Policy 11.5 of the County Plan relating to operational details, servicing, transportation, and parking requirements. However, the Applicant has not provided sufficient justification for locating the proposed cemetery outside of the County’s residential and business growth areas and has not adequately demonstrated how the development would integrate with or serve communities within the County.

Therefore, the application was found not to align with the policies of Section 11.0 (Institutional and Community Land Use) of the County Plan or the overall intent of the County Plan to locate community and institutional services within existing hamlets and other residential communities where they can be more easily accessed by County residents.

ADMINISTRATION’S RECOMMENDATION

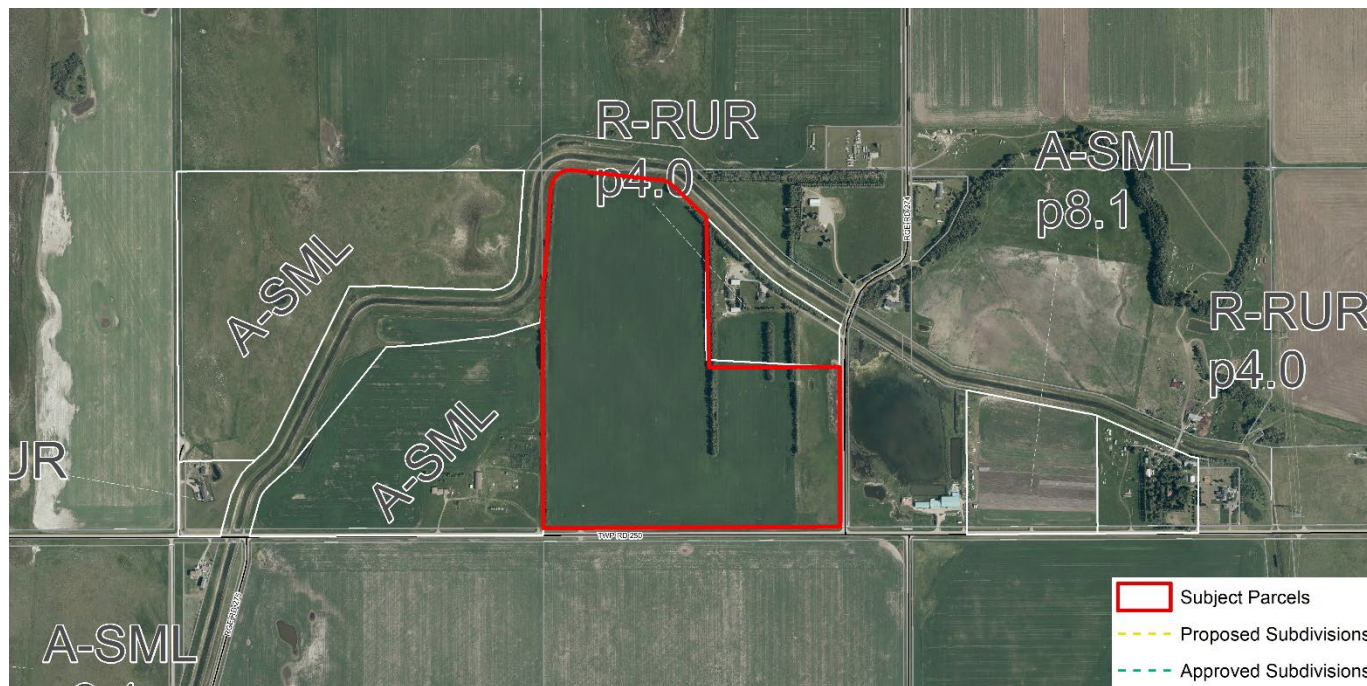
THAT Council refuses applications PL20230050 and PL20230116.

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BACKGROUND

Location (Attachment A)

Located northwest of the junction of Township Road 250 and Range Road 274, some 5.45 kilometres (3.39 miles) north-east of the city of Chestermere.



Site History (Attachment B)

In 1981, the first single-detached dwelling was approved and located north of the Western Irrigation District (WID) Canal and west of Range Road 274. In 1987, the second single-detached dwelling was approved and located south of the WID Canal and west of Range Road 274.

On April 8, 2008, a First-Parcel Out was subdivided out from the subject quarter section.

Intermunicipal and Agency Circulation (Attachment C)

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

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

In addition to standard agencies, WID was circulated due to the subject site's proximity to the WID Canal. WID has no concerns with the proposed application and notes that they intend to discharge the two caveats on title should the redesignation be approved.

Landowner Circulation (Attachment D)

The application was circulated to 39 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards). Administration received two (2) letters in support, in which one (1) letter's location cannot be determined. In April 2024, the Applicant submitted 18 letters of support, with three (3) of them being within the Circulation Area. On July 9, 2024, the Applicant submitted an additional 278 letters of support, all of which are outside of the Circulation Area.

Furthermore, seven (7) letters in opposition were received; one (1) of the opposition letters included signatures from 41 people (39 of whom reside outside the circulation, and two (2) are within the Circulation Area).

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ANALYSIS

Master Site Development Plan (MSDP) Overview

The Muslim Cemetery of Calgary Fellowship (MCCF) intends to provide interment services for all members of the Muslim faith as well as inter-faith space for people of all backgrounds living within the Calgary Region. A Master Site Development Plan (MSDP) was submitted to guide future development of the proposed cemetery as required by Policy 11.5 of the County Plan.

Development Concept

The proposed development is to be completed in multiple phases. The first phase would occupy 4 hectares (10 acres) for the initial 5,000 grave sites. Three support buildings required for storage, viewing, washing, and other rituals related to interment would also be constructed, together with parking facilities, landscaping, servicing infrastructure, and the proposed memorial forest and gardens.

Landscaping / Agricultural Boundary Design

The proposed MSDP provides a section that focuses on boundary design between surrounding parcels, which follows the County's Agricultural Boundary Design Guidelines. The proposed development intends to conserve and manage riparian areas and wetlands. The proposed MSDP has provisions that would ensure that the required landscaping plan adheres to the *Land Use Bylaw* and Agricultural Boundary Design Guidelines at the future Development Permit stage.

Servicing

The MSDP is proposing to service the development with a Private Sewage Treatment System (PSTS) and commercial well with cistern. A Level IV PSTS Assessment was submitted and indicated that a PSTS with holding tanks and septic mound is required to be designed to service an average equivalent of 80 daily users. The commercial well would need to be licensed and approved by Alberta Environment and Protected Areas prior to being used.

Transportation

A Traffic Generation Memo was submitted and concludes that the proposed cemetery development at full build out would generate a maximum of 32 additional trips per day.

Operational Plan & Parking

All buildings would be utilized on a need only basis. There would be no permanent staff present at the facilities daily. When used, buildings would be occupied during daylight hours, typically between 9:00 a.m. and sunset.

Based on the proposed use of the buildings, the MSDP estimates 30-35 parking stalls would be provided. A total of approximately 1.21 hectares (3 acres) are allocated to potential parking spaces.

Public Consultation

Public engagement was completed by mailing letters in December 2022 and January 2023, having one-on-one meetings with the adjacent landowners, and conducting an Open House (attended by approximately 30 people) in January 2023.

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Policy Review (Attachment E)

The application was reviewed pursuant to Section 11.0 (Institutional and Community Land Use) of the County Plan. As the subject land is not within a hamlet, country residential community, or business centre, Policy 11.3 states that the proposal may be considered if the following items are addressed:

- a. justification of the proposed location;
- b. demonstration of the benefit to the broader public;
- c. compatibility and integration with existing land uses or nearby communities;
- d. infrastructure with the capacity to service the proposed development; and the development review criteria identified in Section 29.

While the MSDP adheres to the specified requirements, the subject area is predominantly surrounded by A-GEN zoning. The submitted application indicates that the proposed development will serve community members within a 200km radius, but it does not provide details on how this subject area will positively impact the local community. There is a lack of pedestrian connectivity to the surrounding area, while the site is also distant from existing County residential growth areas; for example, approximately 7 kilometres (4.35 miles) from Conrich and 13 kilometres (8.08 miles) from Langdon.

Administration considers that the application does not adequately demonstrate the rationale for locating the proposal on this particular site or the benefit to the broader public. The lack of integration with and distance from existing County residential areas also limits its benefit to these communities and has the potential to create impacts to the character of the agricultural area. The intent of the County Plan is to locate community and institutional land uses within established communities where their benefit can be maximized, and valid rationale has not been provided to demonstrate why the cemetery proposal cannot be located within or closer to existing County populations.

The proposed MSDP does meet the criteria outlined in Policy 11.5, which requires redesignation applications for community land uses to provide an operational plan, as well as an MSDP addressing servicing, transportation, and parking requirements.

The purpose of the proposed land use district, Special, Public Service District (S-PUB), is to provide for the development of Institutional, Educational, and Recreational uses. Cemetery is listed as a discretionary use in this district. The subject land meets minimum parcel size requirements, and the MSDP states that the proposed development would adhere to all setbacks, height, and landscaping requirements in the Land Use Bylaw. A conceptual site plan illustrating how setbacks would be met has been included in the MSDP. Detailed plans showing alignment with the *Land Use Bylaw* would be required at the Development Permit stage.

COMMUNICATIONS / ENGAGEMENT

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

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

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

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ALTERNATE DIRECTION

No alternative options have been identified for Council's consideration.

ATTACHMENTS

Attachment A: Map Set

Attachment B: Application Information

Attachment C: Application Referral Responses

Attachment D: Public Submissions

Attachment E: Policy Review

Attachment F: Draft Bylaw C-8538-2024

Attachment G: Muslim Cemetery of Calgary Fellowship Master Site Development Plan