



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	DIVISION:	7
DATE:	September 1, 2020	APPLICATION:	PL20190177
SUBJECT:	First Reading Bylaw – Institutional Redesignation	FILE:	06507009

PURPOSE: To redesignate the subject land from Residential, Rural District (R-RUR) to Special, Public Services District (S-PUB), in order to facilitate the development of a religious assembly.

GENERAL LOCATION: Located approximately 1/2 mile (0.81 kilometre) north of the City of Calgary, 1/8 mile (0.21 kilometre) east of Mountain View Road and immediately south of Park Lane.

APPLICANT: Manu Chugh Architect

OWNERS: Al-Madinah Calgary Islamic Assembly

POLICY DIRECTION: The Rocky View County/City of Calgary Intermunicipal Development Plan, the County Plan, and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8081-2020 be given first reading.

Option #2: THAT application PL20190177 be denied.

APPLICATION REQUIREMENTS:

This application requires submission of a Master Site Development Plan in accordance with County policy.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

AB/lt

APPENDICES:

APPENDIX ‘A’: Bylaw C-8081-2020 & Schedule A

APPENDIX ‘B’: Map Set

Administration Resources

Andrea Bryden, Planning and Development Services



ROCKY VIEW COUNTY

BYLAW C-8081-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*.

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8081-2020*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (3) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT Schedule B, Land Use Maps No. 65 of Bylaw C-8000-2020 be amended by redesignating Lot 4, Plan 9010345 within SW-07-26-01-W5M from Residential, Rural District (R-RUR) to Special, Public Services District (S-PUB) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT Lot 4, Plan 9010345 within SW-07-26-01-W5M is hereby redesignated to Special, Public Services District (S-PUB) as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

- 5 Bylaw C-8081-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this _____ day of _____, 20XX

PUBLIC HEARING HELD this _____ day of _____, 20XX

READ A SECOND TIME IN COUNCIL this _____ day of _____, 20XX

READ A THIRD TIME IN COUNCIL this _____ day of _____, 20XX

Reeve

Chief Administrative Officer or Designate

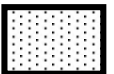
Date Bylaw Signed

BYLAW: C-8081-2020

PARK-LANE

± 1.49 ha
(± 3.68 ac)

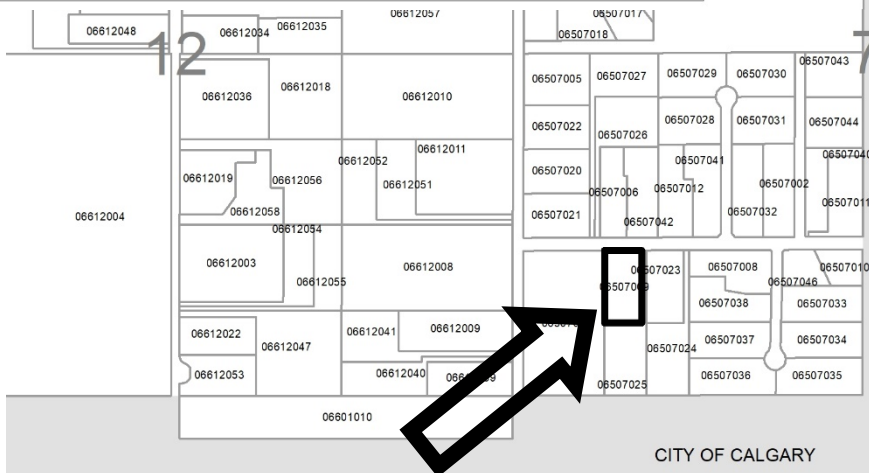
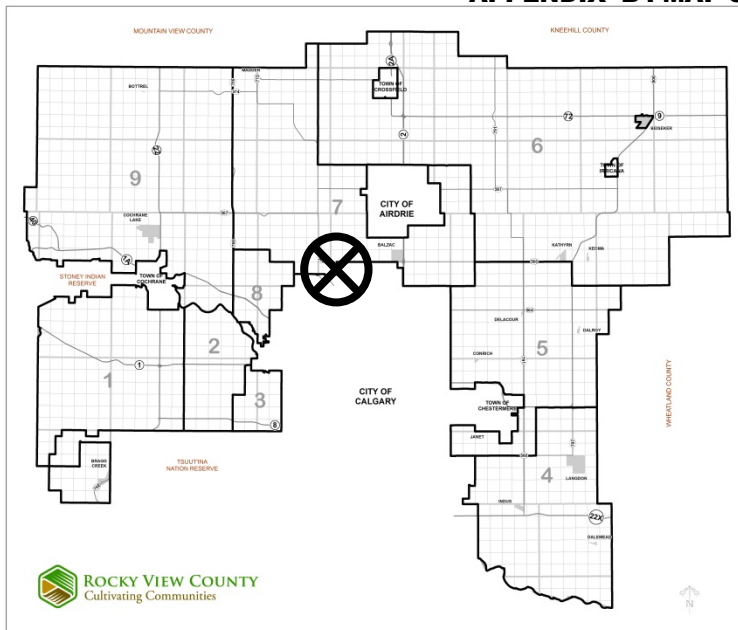
FROM Residential, Rural District (R-RUR) **TO** Special, Public Services District (S-PUB)



Subject Land _____

LEGAL DESCRIPTION: Lot 4, Plan 9010345 within
SW-07-26-01-W5M

FILE: 06507009 - PL20190177



LOCATION PLAN

SW-07-26-01-W05M
 Lot:4 Plan:9010345

Date: Dec 6, 2019Application: PL20190177File: 06507009

Redesignation Proposal: To redesignate the subject lands from Residential, Rural District (R-RUR) to Special, Public Services District (S-PUB) in order to facilitate the development of a religious assembly.

PARK-LANE

R-RUR → S-PUB
± 1.49 ha
(± 3.68 acres)

DEVELOPMENT PROPOSAL

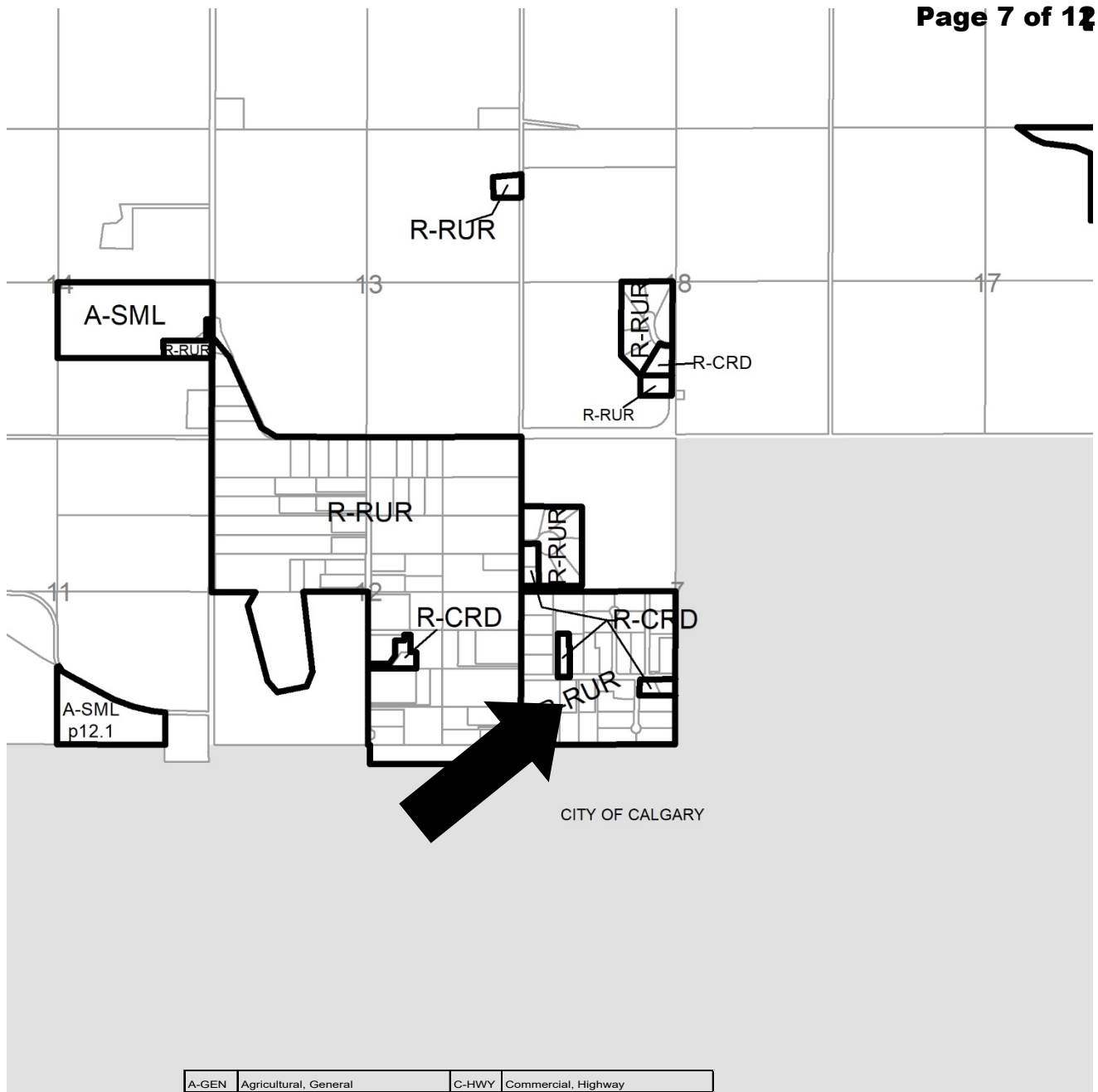


SW-07-26-01-W05M
Lot:4 Plan:9010345

Date: Dec 6, 2019

Application: PL20190177

File: 06507009



A-GEN	Agricultural, General	C-HWY	Commercial, Highway
A-SML	Agricultural, Small Parcel	C-LRD	Commercial, Local Rural
R-RUR	Residential, Rural	C-LUD	Commercial, Local Urban
R-CRD	Residential, Country Residential	C-MIX	Commercial, Mixed Urban
R-URB	Residential, Urban	C-REG	Commercial, Regional
R-SML	Residential, Small Lot Urban	I-LHT	Industrial, Light
R-MID	Residential, Mid-Density Urban	I-HVY	Industrial, Heavy
R-MRU	Residential, Multi-Residential Urban	S-PUB	Special, Public Service
B-AGR	Business, Agricultural	S-FUD	Special, Future Urban Development
B-REC	Business, Recreation	S-PRK	Special, Parks and Recreation
B-REG	Business, Regional Campus	S-NOS	Special, Natural Open Space
B-LOC	Business, Local Campus	S-NAT	Special, Natural Resource
B-LWK	Business, Live-Work		

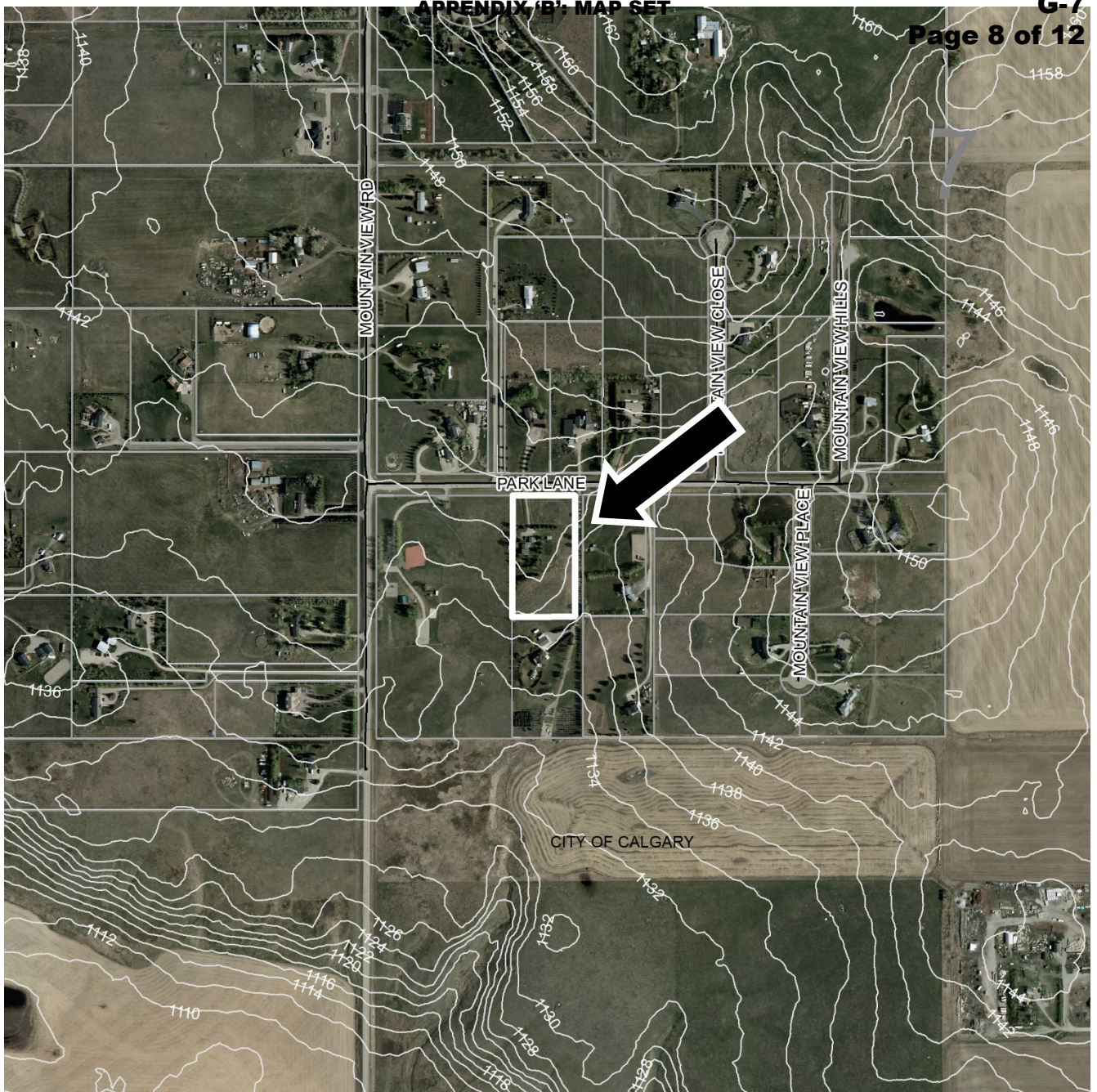
LAND USE MAP

SW-07-26-01-W05M
Lot:4 Plan:9010345

Date: Dec 6, 2019

Application: PL20190177

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Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

SW-07-26-01-W05M
Lot:4 Plan:9010345

Date: Dec 6, 2019

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PARK LANE

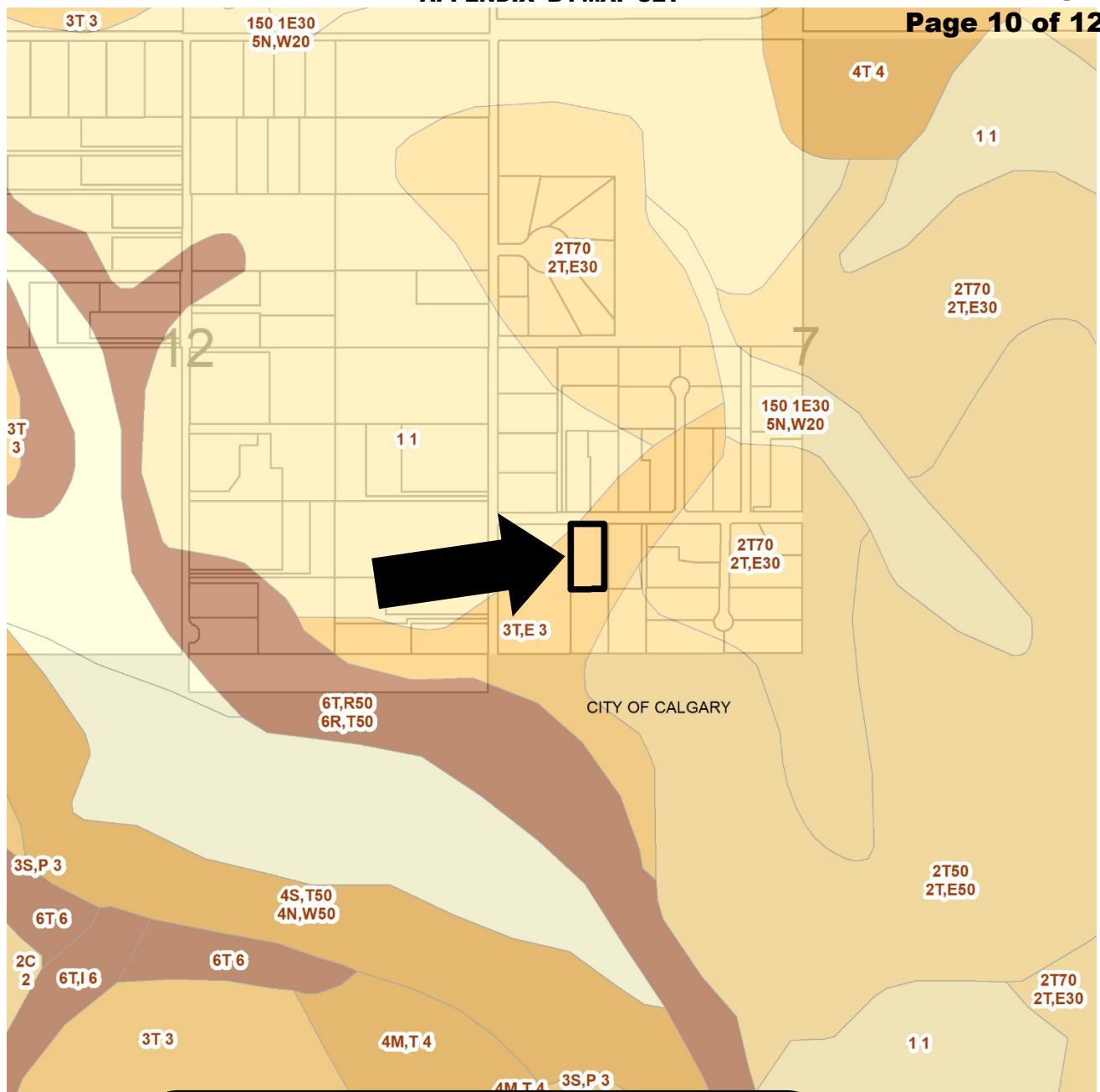


Note: Post processing of raw aerial
photography may cause varying degrees
of visual distortion at the local level.

AIR PHOTO*Spring 2018*

SW-07-26-01-W05M
Lot:4 Plan:9010345

Date: Dec 6, 2019Application: PL20190177File: 06507009



LAND CAPABILITY CLASSIFICATION LEGEND
Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high sodicity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

SOIL MAP

SW-07-26-01-W05M
 Lot:4 Plan:9010345

Date: Dec 6, 2019

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- First two numbers 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

SW-07-26-01-W05M
Lot:4 Plan:9010345

File: 06507009





Letters in Opposition

Letters in Support

LANDOWNER CIRCULATION AREA

SW-07-26-01-W05M

Lot:4 Plan:9010345

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