



## **PLANNING AND DEVELOPMENT SERVICES**

<b>TO:</b>	Council	
<b>DATE:</b>	October 27, 2020	<b>DIVISION:</b> 4
<b>FILE:</b>	03323025	<b>APPLICATION:</b> PRDP20201717
<b>SUBJECT:</b>	Development Permit Item - <i>Religious Assembly</i>	

### **POLICY DIRECTION:**

The County Plan, the St. Mary's Malankara Orthodox Church Master Site Development Plan (MSDP) and the Land Use Bylaw (LUB) [C-4841-97]. *Note: the application was assessed in accordance with Land Use Bylaw C-4841-97, as the application was received prior to September 8, 2020.*

### **EXECUTIVE SUMMARY:**

The purpose of this application is to obtain a Development Permit for Religious Assembly, construction of a Church, relaxation of the maximum height requirement and the placement of a freestanding sign. The subject lands are designated Public Services (PS). As a result of the redesignation application, PL20190010, Section 65.8 of the LUB was amended to identify Council as the Development Authority on the subject lands.

The application is consistent with the provisions of the LUB and all technical requirements are addressed through the proposed conditions set out in Attachment 'B'.

### **ADMINISTRATION RECOMMENDATION:**

Administration recommends Approval in accordance with Option #1.

### **BACKGROUND:**

This application is to construct a church to facilitate St. Mary's Malankara Orthodox Church. The ± 27.99 acre subject lands are currently undeveloped, and the proposed development area is estimated to be approximately ±5.00 acres, which is 17.86% site coverage.

The proposed church building would have a footprint of approximately 929.03 sq. m. (10,000.00 sq. ft.), and would be 10.01 m (32.83 ft.) in height to the roof peak (*variance of 0.01%*). The development would include access from an existing approach off Glenmore View Road, a ± 0.22 acre Storm Water Management Facility (wet pond), sewage holding tanks, a groundwater well and cistern, various landscaping, onsite parking, and one freestanding entry signage.

The development would require 224 parking stalls, and 152 stalls have been proposed, resulting in a variance of 32.14% or a deficit of 72 stalls; Administration has included a Prior to Issuance condition requesting a parking assessment to address the variance.

The MSDP references general development items such as Lighting, Parking, and Signage; however, it does not provide specific requirements apart from the LUB. Therefore, the application was evaluated in accordance with the referenced LUB.

### **BUDGET IMPLICATIONS:**

There are no budget implications associated with this request.

#### **Administration Resources**

Christina Lombardo, Planning and Development Services



ROCKY VIEW COUNTY

**OPTIONS:**

- Option #1: THAT Development Permit Application PRDP20201717 be approved with the conditions noted in Attachment B.
- Option #2: THAT Development Permit Application PRDP20201717 be refused as per the reasons noted (as determined by Council).
- Option #3: THAT alternative direction be provided.

Respectfully submitted,

“Theresa Cochran”

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Executive Director  
Community Development Services

CL/llt

Concurrence,

“Al Hoggan”

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Chief Administrative Officer

**ATTACHMENTS:**

- ATTACHMENT ‘A’: Application Referrals  
ATTACHMENT ‘B’: Suggested Conditions of Approval  
ATTACHMENT ‘C’: Map Set