



DIVINE MERCY CENTRE

MASTER SITE DEVELOPMENT PLAN

15206 TOWNSHIP ROAD 262

Submitted to:
ROCKY VIEW COUNTY

Submitted by:
B&A PLANNING GROUP

Submitted on:
APRIL 2022
(REVISED MAY 2022)

b&a

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PLANNING
GROUP

1.0

SECTION 1.0

Introduction

This Master Site Development Plan (MSDP) has been prepared by B&A Planning Group on behalf of the Calgary Diocese in order to meet Rocky View County's (RVC) requirements for Land Use Amendment (LUA) application PL20210034, which is in process for the Divine Mercy Centre (DMC).





This use is located at 15206 Township Road 262 (Highway 566), just north of the City of Calgary, and legally described as 5;1;26;18;SW. This document outlines the following:

- Background and history
- Location and context
- Buildings, landscaping, and uses on the site
- The DMC's operations
- Applicable RVC Planning policies
- Public engagement / consultation, including the numerous letters of support received
- Servicing and transportation considerations for the site
- Rationale for the continued operations of the DMC and conclusion

The LUA application was submitted to RVC in March 2021 in order to redesignate a ~2ha portion of the parcel surrounding the Divine Mercy Centre lands from A-GEN "Agricultural, General District" to S-PUB "Special, Public Service District." This was required in order to conform with RVC's Land Use Bylaw (LUB) as the operations taking place on the site were deemed to be a "Religious Assembly." The remainder of the ~45ha parcel will remain as A-GEN.

2.0

SECTION 2.0

Background

The Roman Catholic Bishop of the Diocese of Calgary purchased this property in 2006. At the time of purchase, the site already contained the two houses and other accessory buildings (including the barn), but the parking lot and outdoor events areas were added later. Prior to being purchased by the Diocese, this parcel was formerly used as a horse riding stables, being used by people throughout the Calgary area.

This site was chosen due to its proximity to country residential communities such as Mountain View, Valley View, and Sunset Ridge and its good access to a secondary highway, allowing it to serve the needs of the area's Catholic community. It was also land that was available to the Diocese, and is located in a beautiful, serene, and quiet setting surrounded by a landscaped buffer - ideal for the DMC.

The DMC has been operating at this location since 2015 in order to provide vital religious services, including prayer gatherings, counselling, and spiritual guidance, to the region's Catholic community. This is run by two nuns who live onsite. While the Covid Pandemic has restricted the DMC's operations in recent years, they intend to resume as normal once the Pandemic is behind us.



A notice was sent by RVC to the Calgary Diocese in January 2021 advising that the “Religious Assembly” operating on this property was a “Non Permitted Development,” and a land use redesignation would be required. This application was submitted in March 2021. Comments from RVC’s circulation process were received in April 2021, with no major concerns expressed. Correspondence with RVC Administration took place over the following months, and they advised in October 2021 that a MSDP would be required in order to advance this application. A site visit took place in January 2022 and additional responses were provided to the neighbours in March 2022.

3.0

SECTION 3.0

Site Location & Context

The 2.09ha / 5.17ac subject site on the 45.16ha / 111.58ac subject property is located within RVC, kitty-corner with the City of Calgary to the southeast. Township Road 262 / Highway 566, to the south, is the boundary between RVC and the City as it heads east towards Balzac.

Range Road 20 is the property's western boundary. The RVC communities of Sunset Ridge are located 180m+ to the east, Mountain View and Valley View to the southwest, the Hamlet of Balzac is ~9km to the east, and the City of Airdrie is ~12-15km to the northeast.

The parcel gently slopes generally from east to west. The topography of the surrounding area is undulating, with the 9 Sunset Ridge country residential homes located at a higher elevation to the east. Access to the DMC is provided directly to Highway 566 by a 350m long driveway, with good sightlines onto the highway. The remainder of the 45ha lands are farmed in accordance with the A-GEN District, and are well maintained by a farmer.

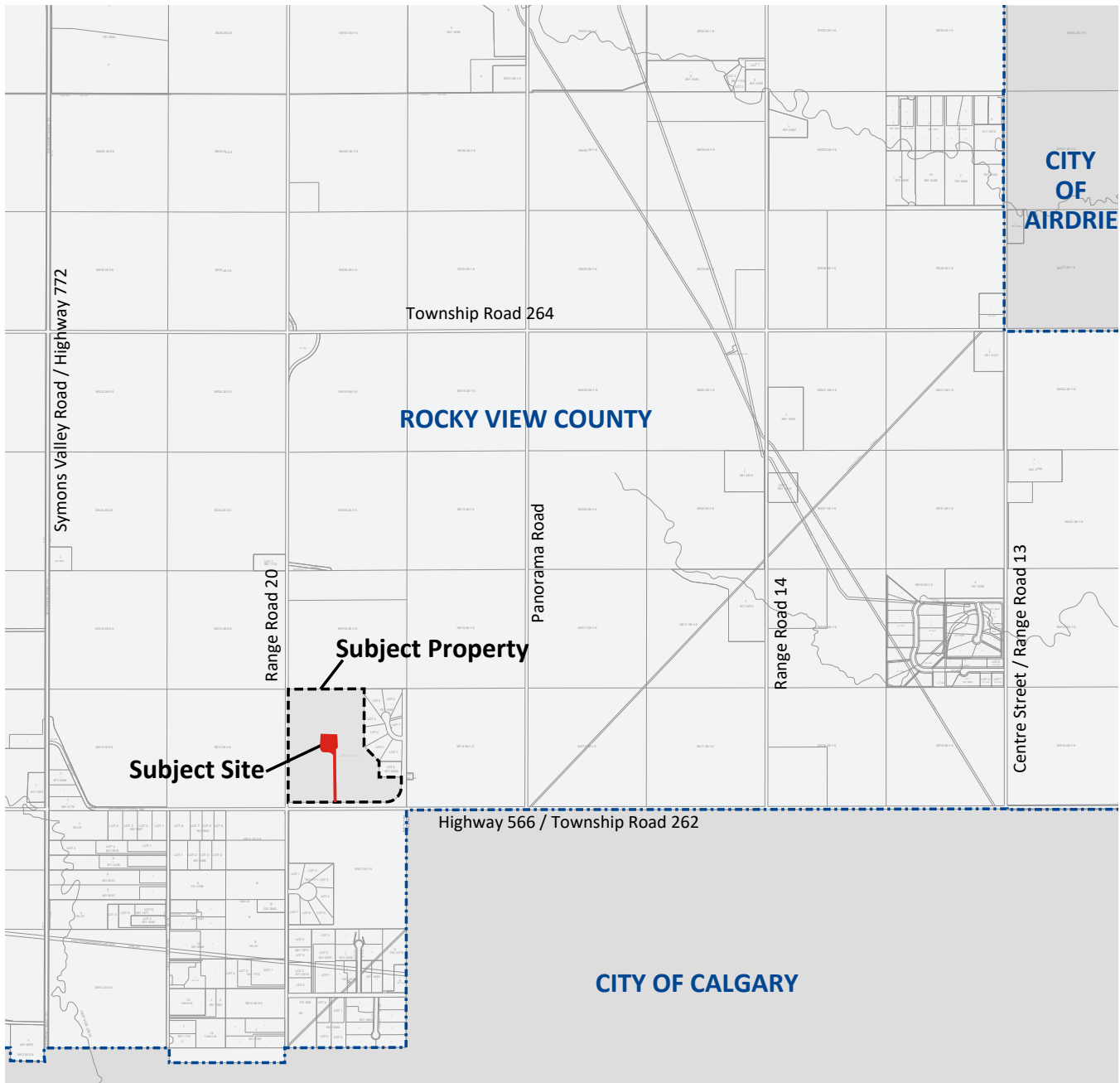


FIGURE 1 - LOCATION MAP



FIGURE 2 - AIRPHOTO MAP

4.0

SECTION 4.0

Buildings & Landscaping

As indicated on the MSDP, the DMC site contains a number of buildings and infrastructure in support of the operations.

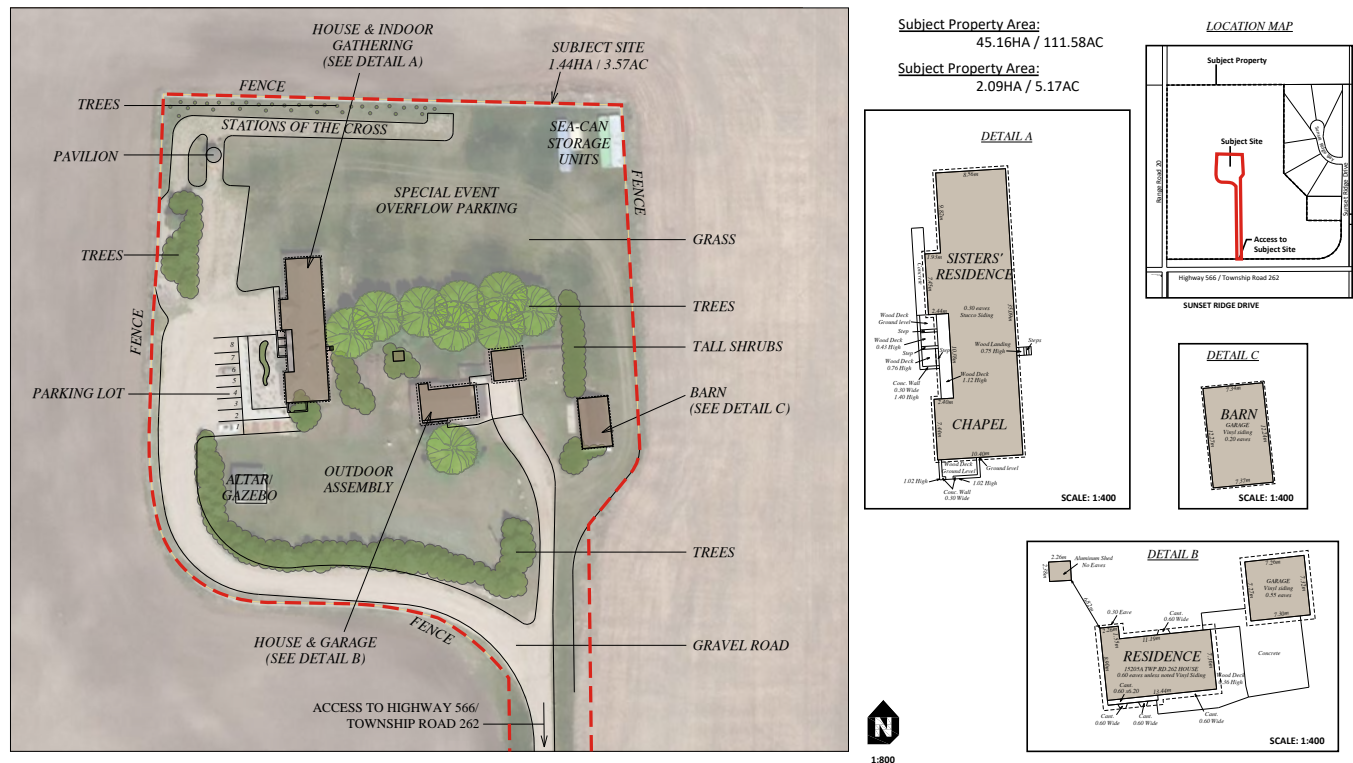
There are two houses, each two storeys, on the site: one of which contains both the indoor Chapel and the Sisters' Residence while the other is currently vacant but sometimes rented out. Other buildings include a Barn (which was previously used for the horse stables), a garage, and a shed. Other structures include an altar / gazebo, a pavilion, and 4 sea-can storage units. The entire site is fenced by a white post and rail fence.

A significant amount of landscaping (trees and shrubs) exists both within and surrounding the site which provides good visual buffering and sound attenuation. Along with mature trees along the south, west, and east sides, new trees were recently planted along the northern part of the property and should soon reach maturity. Benches for rest and reflection are also located throughout the site.



An Outdoor Assembly gathering space for occasional special events is located on the south side of the property, which accommodates ~100 people. The northern part of the property contains the DMC's 14 Stations of the Cross for commemorating Jesus Christ's crucifixion (particularly during Lent and Good Friday).

8 parking stalls are provided in front of the main building, which also contains decorative lampposts for moderate lighting. Lighting on the site is otherwise minimal. Overflow parking for ~50 cars for the special events is provided on the north side of the property.



5.0

SECTION 5.0

Operations

2 Catholic Sisters (nuns) live in the main house on the property. They are devoted to prayer, the worshippers, and they also take care of general building and property upkeep and maintenance.

Visitors to the DMC are allowed by appointment only upon invite from the Sisters. The hours of operation for these visitors are generally from 9am to 6pm, Monday to Saturday.

The prayer and worship activities at the DMC are cyclical: winter events are organized indoors in the Chapel twice a week (typically on Fridays and Saturdays). Summer events are planned outdoors 2 or 3 times a week. These events are held during the daytime and there are no overnight stays. The daily number of visitors to the DMC are typically 0-5 Mondays to Thursdays and up to 20 total on Fridays and Saturdays.

An Annual Outdoor Divine Mercy Family gathering for all Divine Mercy Family is usually held in September, with ~100 people typically attending from 10am to 4pm. Portable restrooms, handwashing stations, and sanitizer stands are provided for these outdoor group events.

Three times a year, the Sisters arrange small prayer gatherings and retreat conferences for various age groups for the Divine Mercy Family, which consists of up to 20 people. The Sisters welcome families who wish to use the outdoor grounds for reflection, meditation, and private prayer, such as praying at the outdoor Stations of the Cross.



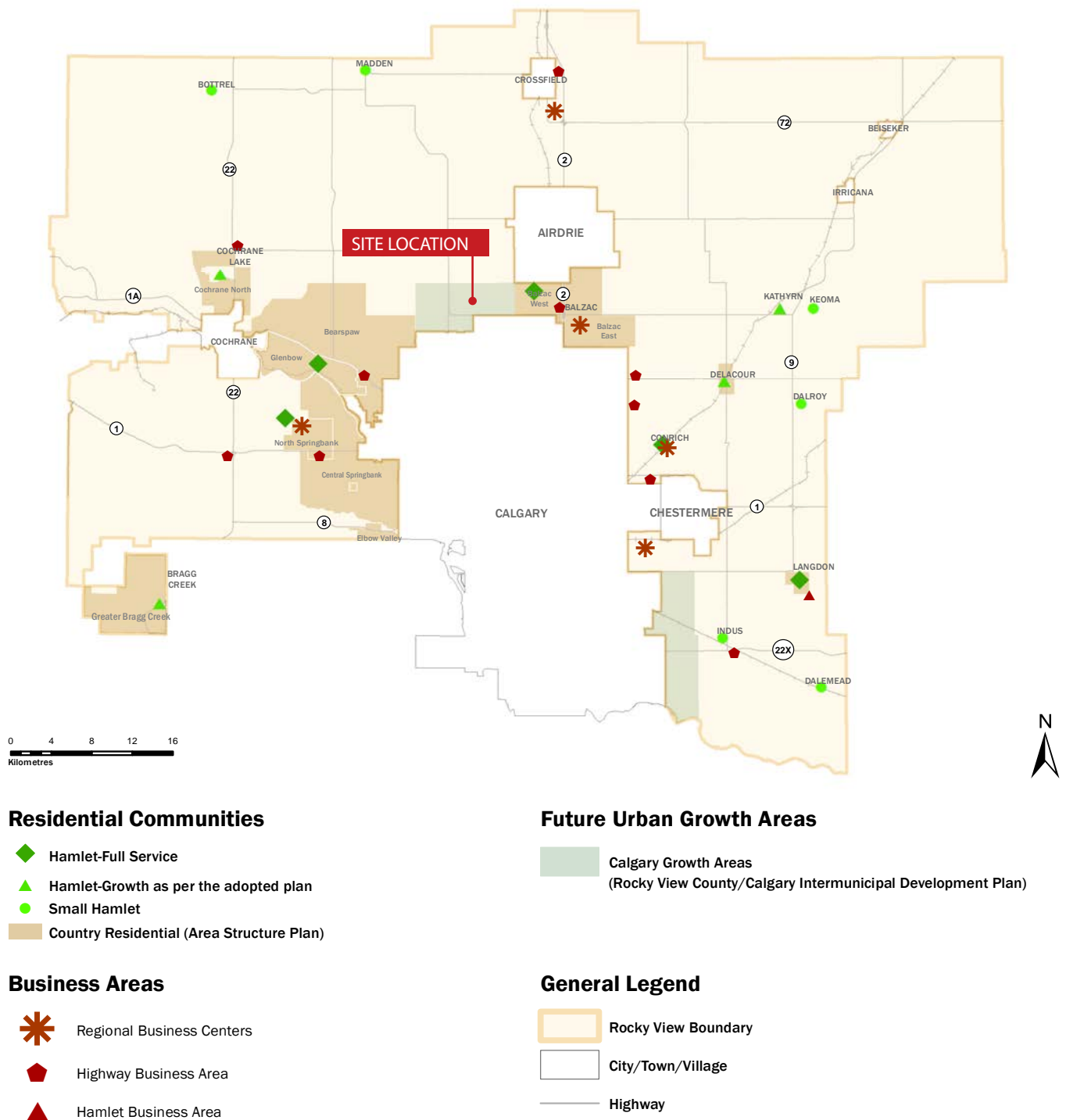
6.0

SECTION 6.0

Planning Policies

RVC's current County Plan / Municipal Development Plan (MDP) identifies this site as being within a "Future Urban Growth Area / Calgary Growth Area" and part of the RVC / Calgary Intermunicipal Development Plan (IDP).

Any future development could be complementary to the DMC, with it incorporated into and becoming an important part of a new community. Policy 7.12 of the MDP states: "Encourage the efficient use of rural land and infrastructure by directing residential, commercial, and industrial development to the defined growth areas and by encouraging infill development within those areas."



The MDP's Section 11.0 relates to "Institutional and Community Land Use." This section contains Goals to "Ensure institutional and community land uses support local needs, are appropriately located, are well designed, and enhance the local community" and "Provide opportunities for institutional and community uses that serve the broader public interest, while ensuring they are compatible with surrounding land uses."

Relevant Section 11.0 Policies advise that "Institutional and community land uses shall be encouraged to locate in hamlets, country residential communities, and business centres," "Proposed institutional and community land uses for hamlets or country residential communities shall demonstrate a benefit to the local area or community and compatibility with existing land uses," and "Redesignation applications for institutional and community land uses should provide an operational plan and a master site development plan."

The DMC meets the above Section 11.0 Goals and Policies: it is located in proximity, but not too close, to existing country residential communities, provides a vitally important community benefit, is compatible with and complementary to the surrounding area, and the redesignation application includes this MSDP which includes operational details.

Redesignation of the DMC site from A-GEN to S-PUB will bring the lands into compliance with RVC's LUB. We understand that following S-PUB land use approval by RVC Council, a Development Permit (DP) may be required. Further technical details can therefore be addressed at this next DP stage.

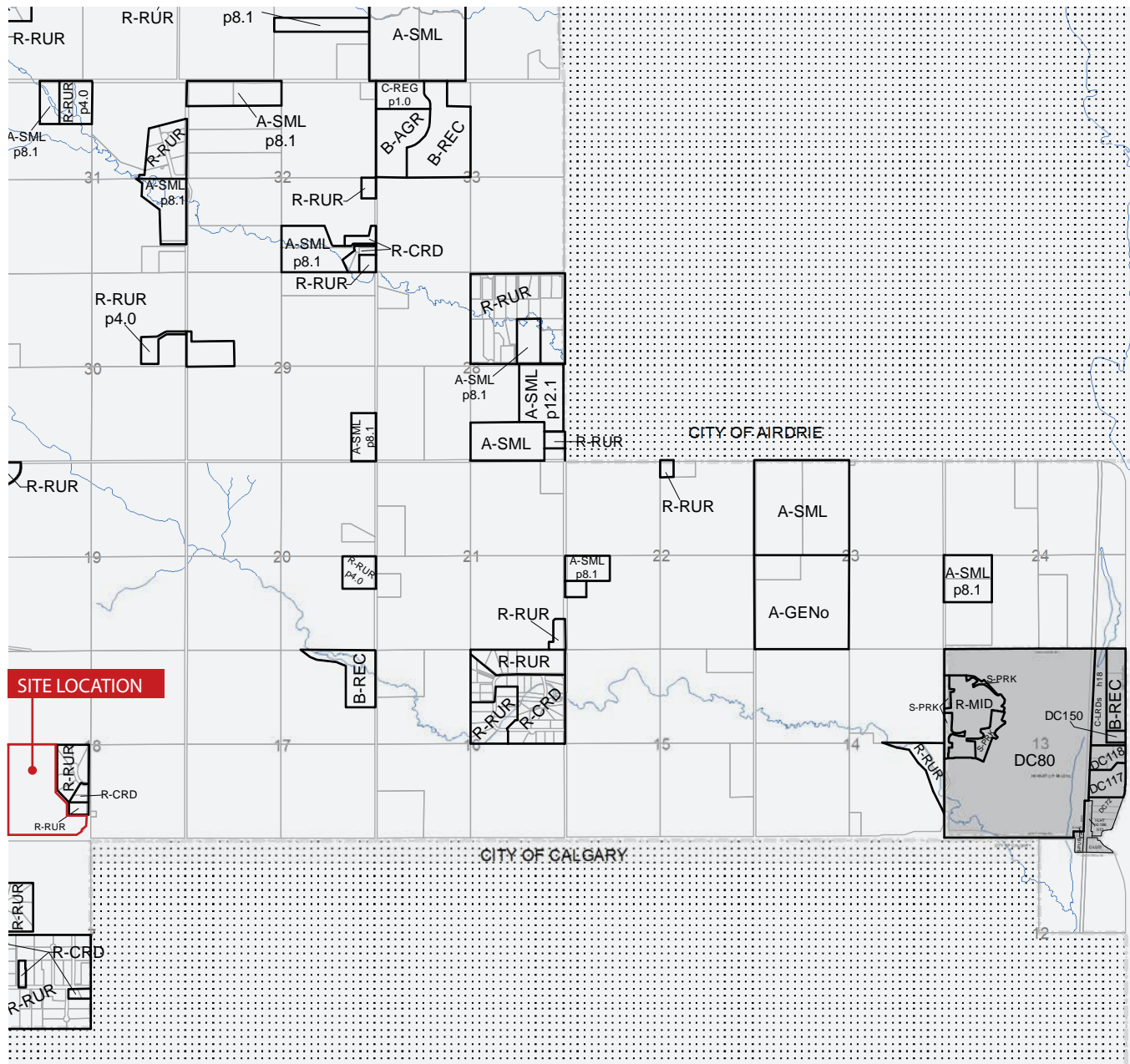


FIGURE 5 - VC LU MAP 65

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

7.0

SECTION 7.0

Servicing

The DMC site is generally serviced in the typical rural fashion. There have been no site servicing issues over the years of its operations nor during its previous use as horse stables.

Well water is available to serve both houses on the site and all visitor needs. We understand that AEP approval may be required at the DP stage. Additional water is provided as-needed by water trucks and cisterns for the larger special events.

Septic tanks are provided for wastewater and are regularly pumped out. Additional portable toilets (including hand sanitizer) are brought in for the larger special events.

Stormwater is addressed by way of overland drainage, which runs from east to west and does not require a pond. While not being proposed at this time, any additional subdivision or development will require detailed site-specific stormwater management reports, detailed stormwater servicing design, and confirmation of regulatory approvals in accordance with the County's Servicing Standards. Requirements will depend on the level of development intensification occurring on the site. The site is within the Nose Creek Watershed, so future stormwater management will need to meet the requirements of the Nose Creek Watershed Management Plan.



8.0

SECTION 8.0

Transportation

The site has one access which connects to Township Road 262 / Highway 566. This access has existed for a significant amount of time with no known issues or accidents either for the DMC or the previous horse stables operations.

Sightlines along this straight stretch of the highway are good. As previously noted, the traffic produced by the DMC is minimal: with no more than 20 daily visitors to the site, and considering that many vehicles will contain 2-4 people, there should be no more than 10 vehicles trips to the site per day (typically on Fridays and Saturdays).

Alberta Transportation advised as follows in their April 2021 circulation response to the redesignation application: "In reviewing the application, Alberta Transportation has no concerns with the proposed redesignation to accommodate the existing church."

If required, emergency access can be provided by way of Range Road 20 on the west side of the parcel.



9.0

SECTION 9.0

Public Engagement

Nine letters of support were received in February 2022 from RVC and other nearby residents who use the DMC. These letters highlight how much they appreciate having the DMC in their community, the spiritual guidance and support it provides, and the Sisters' contributions and passion for the DMC and the community.

It is clear from these letters that the DMC is a significantly important and essential asset to the lives of many people.

Through RVC's circulation of the redesignation application, 4 responses were provided by neighbouring residents in April 2021. These comments generally related to the size of the redesignation area, what additional uses could be allowed, the DMC operations, and noise. It is noted that these responses were more so enquiries that required clarification and several concerns that we have addressed rather than outright objections to the DMC.

The Calgary Diocese originally responded to RVC in response to these comments in October 2021, but it is not known if these responses were provided back to the residents. In early March 2022, B&A provided further detailed responses back to RVC, who then provided those responses to these residents. No further concerns were received.

The DMC is committed to maintaining a cooperative and positive relationship with all its neighbours and addressing any concerns that may arise as soon as possible.



10

SECTION 10

Rationale & Conclusion

The Divine Mercy Centre is a critically important gathering site for the Catholic community, providing vital services to its members. It is a place where people go for spiritual reflection, counselling, healing, and religious social activities, and has operated at this location for over 6 years without significant issue.

The DMC is in an appropriate location, with direct access to Highway 566 and within reasonable proximity to populated areas. The Land Use redesignation and this MSDP will formally bring the DMC into compliance with all RVC policies and requirements so they can continue to operate and provide their essential services. The DMC is committed to working with its neighbours to maintain a positive relationship, ensuring there are no detrimental impacts due to the operations.

We look forward to continuing to work with RVC Administration, Council, and the community in support of the DMC's redesignation and MSDP.

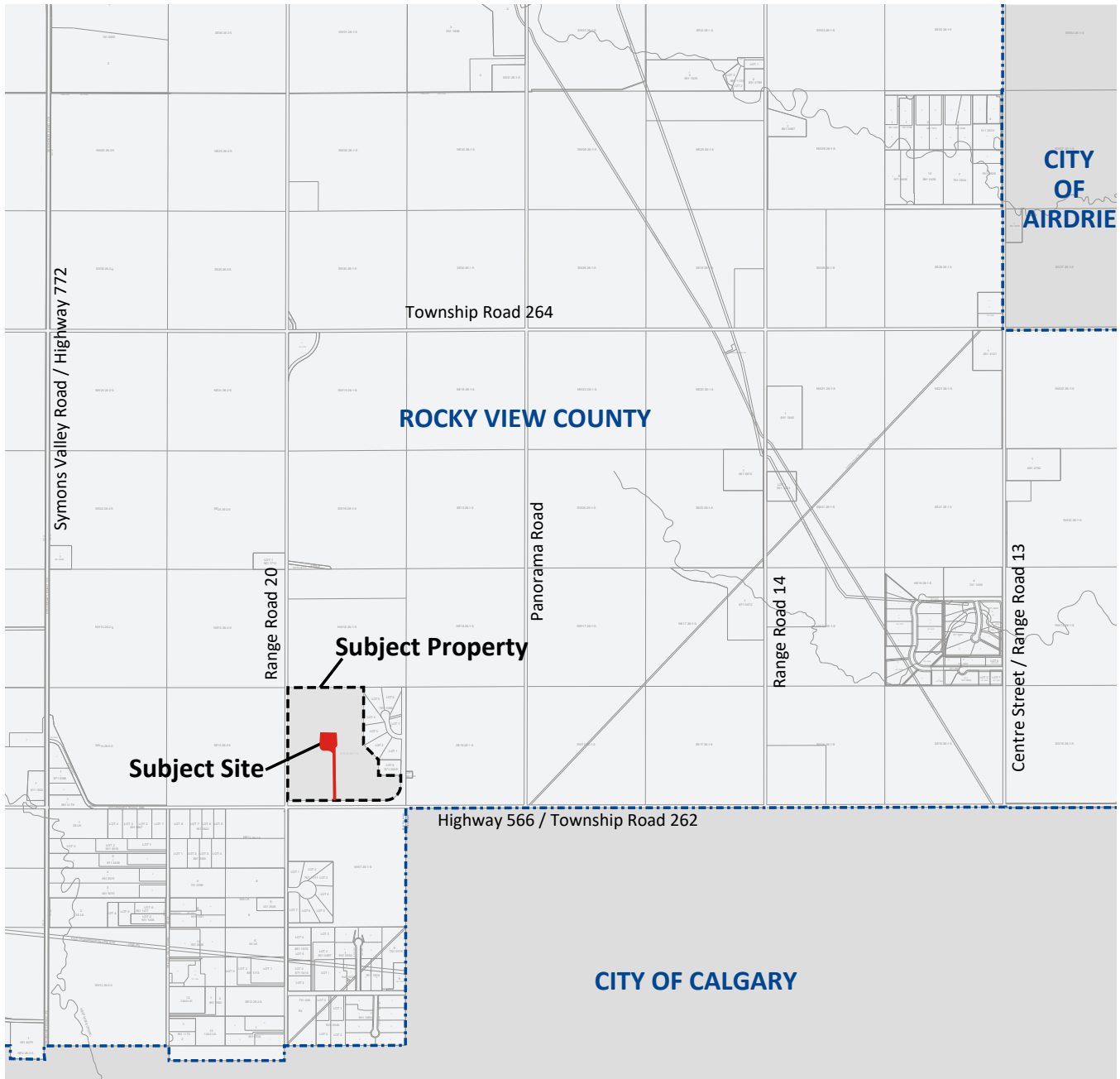


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Appendices

1. Location Map
2. Aerial Map
3. Ownership Plan
4. Land Use Redesignation Plan
5. Site Photos
6. MSDP
7. Letters of Support
8. B&A Responses to Neighbours' Comments

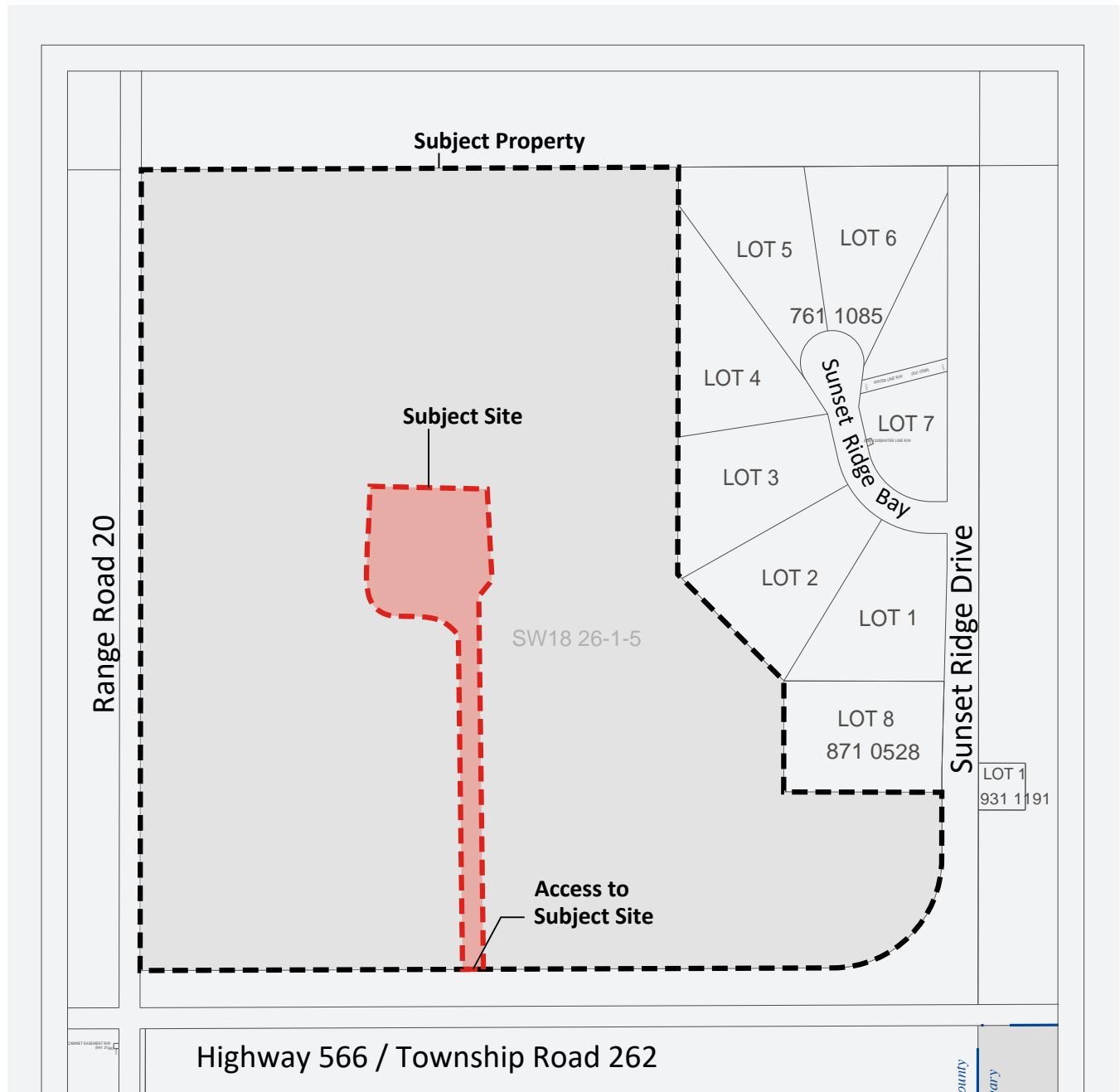
1. LOCATION MAP



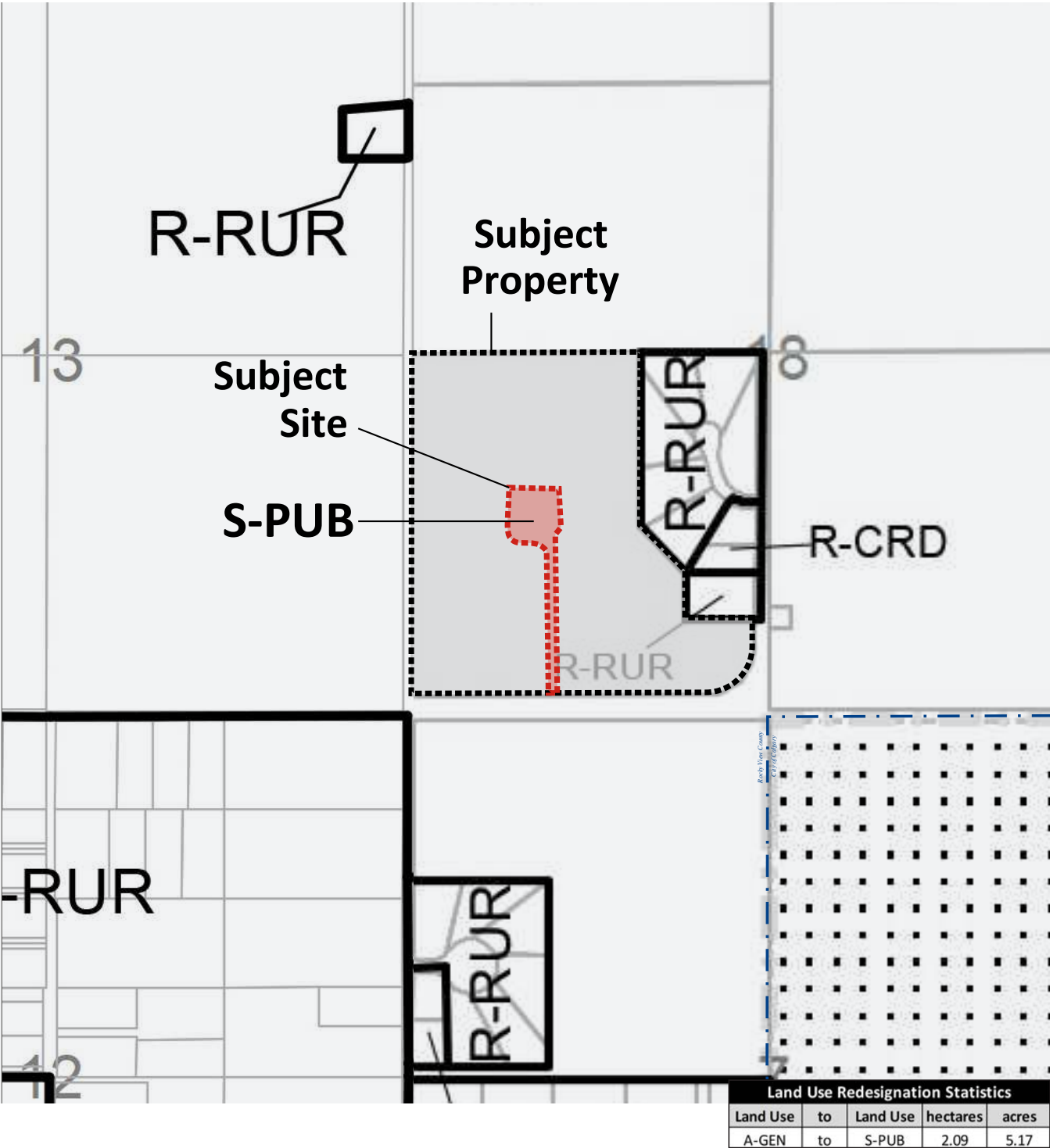
2. AIRPHOTO MAP



3. OWNERSHIP PLAN



4. LAND USE REDESIGNATION PLAN



5. SITE PHOTOS



OUTDOOR ASSEMBLY & ALTAR / GAZEBO



STATIONS OF THE CROSS



SPECIAL EVENT OVERFLOW PARKING



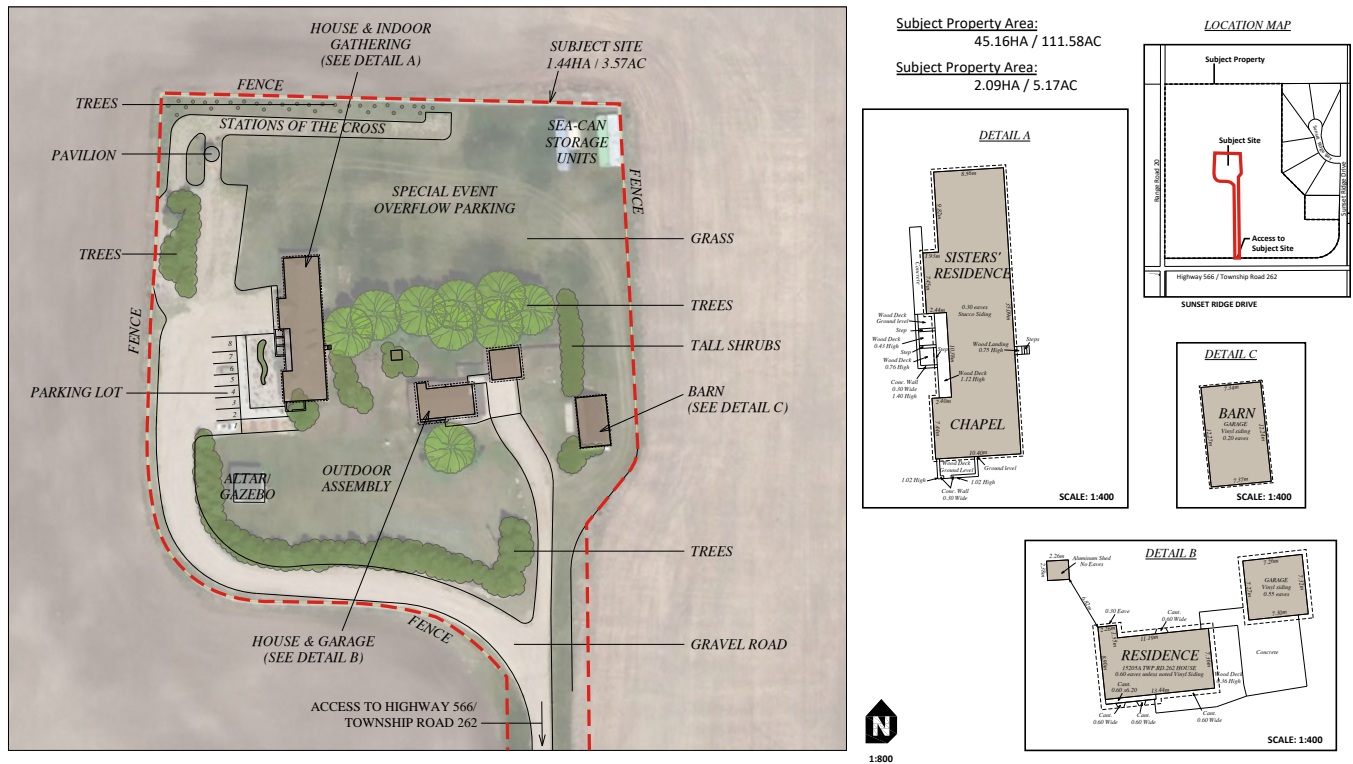
SEA-CAN STORAGE UNITS



FENCE



6. MSDP



7. LETTERS OF SUPPORT

261069 Mountain View Road
Calgary, AB

February 13, 2022

To whom it may concern;

We are residents of Rocky View County and we are writing to let you know how much we appreciate the presence of the Divine Mercy Centre in our community. In particular, we are very thankful to the Sisters of Divine Mercy for their spiritual guidance, kind support and faithful service for our Uncle who used to visit the Centre of Divine Mercy very often before he moved away. The Centre of Divine Mercy brought great peace and happiness to his life, as well as strength and perseverance to overcome hardships.

The Centre of Divine Mercy continues to have a very positive impact on Rocky View County. We are so impressed with the remarkable dedication of the Sisters of Divine Mercy to go above and beyond the call of duty in supporting our community.

Sincerely,



Nicholas and Angela Saraceni

261069 Mountain View Road
Calgary, AB

February 13, 2022

To whom it may concern;

We are residents of Rocky View County and we are writing to let you know how much we appreciate the presence of the Divine Mercy Centre in our community. In particular, we are very thankful to the Sisters of Divine Mercy for their spiritual guidance, kind support and faithful service for our Great Uncle who used to visit the Centre of Divine Mercy very often before he moved away. The Centre of Divine Mercy brought great peace and happiness to his life, as well as strength and perseverance to overcome hardships.

The Centre of Divine Mercy continues to have a very positive impact on Rocky View County. We are so impressed with the remarkable dedication of the Sisters of Divine Mercy to go above and beyond the call of duty in supporting our community.

Sincerely,


Daniel Saraceni


Gabrielle Saraceni


Santino Saraceni

February 10, 2022

Dear Sir/Madame:

We live a few blocks down the road from the Centre, and we visited the Centre almost daily for prayers and quiet adoration. We have known the Divine Mercy Centre and the Sisters of Divine Mercy for some years now. The Divine Mercy Centre and the Sisters have been a great asset to the community in building our faith, individual and family life. The Centre supports our families and community through prayers, Adoration, and counselling. The presence of the Sisters bring peace, joy, and healing to me and my family, and they performed all duties expected of them as Consecrated Religious Women.

The Sisters are honest and passionate individuals with a unique sense of spiritual duty and are always willing to make positive contributions for the community. Thus is evidenced by their enduring charitable and volunteering capabilities.

The Sisters of Divine Mercy are peace makers, always mediating to ensure smooth relationships among people and families in this community at the Centre and has consistently demonstrated excellent competence in carrying out these spiritual duties.

The Sisters are astute team players, and are willing to devote their time for the common good at this Centre. We have no reservations in recommending the Divine Mercy Centre or the Sisters of Divine Mercy for whatever assistance they are aspiring for.

Thank you and remain blessed!



Armand Belcourt
Phone #: (403)618-9082

ATTESTATION LETTER

Friday - February 11, 2022

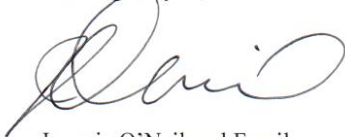
To Whom It May Concern,

As a resident of Rocky View, I was very excited and interested in the valuable services that the Sisters of Divine Mercy and Divine Mercy Centre have been offering since it first appeared in our vicinity back in about 2015. Since that time, I have been attending many of the events, retreats, adoration, and worship services, more or less, depending on my work schedule and responsibilities as a mom. Currently, I attend the Centre three or four times per week.

Besides the benefit the Divine Mercy Centre has extended to me, my husband and children have also benefited from the kindness and outreach from the wonderful religious Sisters– Sisters of Divine Mercy. I also feel that the community of people who have gradually become what is tenderly called the “Divine Mercy Family” has also gained from the presence of the Divine Mercy Centre. It is simply an extraordinary place of charity and beauty.

I cannot say enough about all the spiritual benefits bestowed on my family as well as others who likely reside in Rocky View as well. Please let me know if you would like to speak with me personally, as I would be happy to respond in person.

Blessings to you,



Jacquie O'Neil and Family
29 Harmen Lane District of Rocky View
Phone #: 403-830-7321
Email: director@sjcschola.ca

February 12, 2022

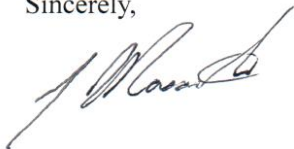
Dear Sir / Madame:

I am a resident of Rocky View County and I am writing to let you know how much we appreciate the presence of the Divine Mercy Centre in our Community.

My dad passed away few years ago, the Divine Mercy Centre and the Sisters of Divine Mercy were a big support for my dad and my family in our most difficult time.

We thank God for the Centre and the Sisters. We pray and hope that they will continue to provide help and support for many people and families in our community. We are very grateful to them.

Sincerely,



Leonard Massolin
20077 TWP Road 262
T3P-1A3
403-615-2325

Letter of Support

Feb. 11/22

To Whom It May Concern,

I live seven minutes from the Divine Mercy Centre and as a senior citizen have come to depend on

The Divine Mercy Center for a place of worship, prayer and meditation. To me they provide an essential

service. To the community they are a real asset providing programs for children, counselling and retreats

for those want or need these services.

Thank you

Margaret Belcourt
Margaret Belcourt
15355 Symons Valley Rd
Calgary Ab T3R 1S1
403 801 9880

Letter of support

Feb. 12/22

To Whom It May Concern

I am a resident of Rocky View and I am writing in support of the valuable work that I know The

Sisters of Divine Mercy provide to the district of Rocky View. The Center offers so many services to

Our community such a place of worship, counseling., retreats and a place for quiet prayer and meditation.

I have only heard good things about the work that the Sisters do and hope the they will be able to continue

to provide these needed services.

Thank you

Rosemarie Goerlitz Rosemarie Goerlitz
Armond Goerlitz Armond Goerlitz
262169 Rge Rd 292 Rocky View County, T4A0N1
403 226-0150

Nicole Goerlitz
262161 Range Road 292
Rocky View County, AB
T4A 0N1
fly_fisher5@yahoo.com

February 13, 2022

To Whom It May Concern,

I am a resident of Rocky View and I am writing this letter in support of the Sisters of Divine Mercy. I would like to bring to your attention the valuable work the sisters provide. The center offers so many services to our community such as a place of worship, counselling, retreats, and a place for quiet prayer and meditation.

I have only heard good things about their work and hope they will be able to continue being an active member in the community.

Nicole Goerlitz



February 13, 2022

Dear Sir or Madam,

It is my genuine pleasure to write a letter in strong support of our Centre of Divine Mercy.

As a resident of Rocky View County, I continue to witness first-hand the tremendous contribution of our Sisters of Divine Mercy to our community through spiritual guidance, counseling, retreats, prayer gatherings, faith-formation groups, private adoration, and so much more.

We live in very difficult times and the presence of our Sisters of Divine Mercy in our community continues to bring incredible blessings to, I believe, all who are so very blessed to be a part of our Centre of Divine Mercy. Thanks to our Centre of Divine Mercy, we witness miracles – big and small – in our families and in our smaller communities. Many of us have found our purpose in life and overcome life struggles thanks to the ministry of the Sisters of Divine Mercy.

We are so very grateful to the Centre of Divine Mercy for continuous support and tireless work to make Rocky View County a better place. We could never thank the Centre and the Sisters enough.

I invite all who are feeling overwhelmed or unsure in these times to visit our Centre of Divine Mercy and find happiness, hope and peace in their life!

Sincerely,

Vince + Filomena Sodano
261143 Mountain View NW
Rockyview, AB T3P 1A5
403 275-7047
#Sodano

Alessandra Sodano
AS

Antonietta Sodano
ASodano

Michele A. Sodano
MASodano

Vince Sodano
Vince Sodano

8.B&A RESPONSES TO NEIGHBOURS' COMMENTS



B&A PLANNING GROUP
600, 215 – 9 Avenue SW
Calgary, AB | T2P 1K3
bapg.ca

MEMORANDUM

Divine Mercy Centre

To: Xin Deng, Rocky View County
From: Daniel MacGregor, B&A Planning Group
CC: Alejandro Henao, Calgary Diocese
Date: February 28, 2022
Re: Response to neighbours' concerns RE: Divine Mercy Centre Land Use Redesignation Application PL20210034

Overview:

The intent of this application is to bring the Divine Mercy Centre into compliance with Rocky View County's requirements. The Divine Mercy Centre has been operating at this site since 2015 and provides valuable religious and support services to the area's Catholic community.

We are pleased to provide the following responses to the neighbours' concerns raised from RVC's public circulation of our application. We understand that 4 responses were received either by email or letter. The Divine Mercy Centre will continue to be a good neighbour within the community and minimize any potential impacts to surrounding properties.

Stakeholder comments	Response
<p>Submission 1:</p> <ul style="list-style-type: none"> We are opposed to this large parcel being redesignated from A-GEN to S-PUB to accommodate an existing church. <p>Submission 2:</p> <ul style="list-style-type: none"> I am writing on behalf of myself and 7 other home owners, that may be affected by the above noted application. We are not writing to oppose the application but to request further clarification as to what in fact the Catholic Church has in mind for the land. Why does the Church wish to redesignate 122 acres? Surely if the church wishes to put an addition onto the existing structure, or build a new 	<p>Theme: Size of Land Use Application Parcel</p> <p>Only a 5-acre portion of the 112-acre parcel is proposed to be redesignated to S-PUB (Special, Public Service District). This 5-acre portion is the area surrounding the existing Divine Mercy Centre operations.</p> <p>The remainder of the parcel will continue to remain as A-GEN (Agricultural, General District).</p>

<p>facility, the land requirement could be satisfied within 10 acres for example.</p> <p>Submission 4:</p> <ul style="list-style-type: none"> We are not supportive of living next to a massive area of recreational development. At this time, it does not appear reasonable or practical that all of the land would become Special Public Service when it is only practical for agricultural use in the foreseeable future. We are concerned with the size of the designation. It is our understanding that the Land Use Bylaw C 8092 2020 for Special Public Service (S PUB) specifies that the permitted use of the land will be Recreation (Culture & Tourism), Recreation (Outdoor) or Recreation (Public). Also, there are provisions for discretionary uses of the land but the bylaw does not envision that agricultural uses of the land are anticipated by the S PUB designation. We acknowledge that the area where the current buildings exist could reasonably be redesignated. However, most of the 130+ acres are more suited to crop production and we think it should remain so. The solution would be to split the designation of the land so that the current open land would remain Agricultural General (A GEN). 	
<p>Submission 1:</p> <ul style="list-style-type: none"> The "existing church", The Divine Mercy Centre, is located in one or two houses on the farm site. Any redesignation should only be considered for this specific area which is delineated by mature trees, a driveway and fencing. If redesignated, a dwelling unit becomes discretionary and secondary to the principal use. Is the intent to have a dwelling unit or a church? 	<p>Theme: Site Buildings</p> <p>Divine Mercy Centre's operations are located within the main building on the west side of the redesignation area. Some outdoor activities occasionally take place on the site. The proposed redesignation is only for the area delineated by the mature trees, driveway, and fencing. The intent is for all buildings on the site, including the other house, to remain as is.</p>
<p>Submission 1:</p> <ul style="list-style-type: none"> How does this affect assessment and taxation? 	<p>Theme: RVC Assessment & Taxation</p> <p>Questions regarding assessment and taxation should be directed to Rocky View County.</p>
<p>Submission 1:</p> <ul style="list-style-type: none"> This application is located in an agricultural/country residential area of Rocky View County. It is not an area slated for large-scale development as per the RVC-Calgary Intermunicipal Development Plan or RVC's Municipal Development Plan. Churches that don't serve the local neighborhood but rather Calgary residents are better suited to locations where ASPs are in place, especially for such large parcels. 	<p>Theme: Policy Alignment</p> <p>No large-scale developments are proposed for this site. The existing buildings will remain and operations will continue to operate as is. We have received numerous letters of support, including from many RVC residents who use the Divine Mercy Centre. While not within an ASP, the site is close to country residential communities along Valley View and Mountain View Roads.</p>

<p>Submission 1:</p> <ul style="list-style-type: none"> We are concerned about the varied list of permitted and discretionary uses allowed in the S-PUB district that could occur in the future. 	<p>Theme: Permitted Uses</p> <p>The intent of this redesignation application is to maintain the current operations in their current form under "Religious Assembly." No other uses are proposed. Additional uses would require a Development Permit (DP). Further, the parcel's current A-GEN District already allows for several uses that are also allowable under S-PUB.</p>
<p>Submission 1:</p> <ul style="list-style-type: none"> Based on recent history on this property since purchased by the Roman Catholic Church, we have considerable trepidation about what might go on after redesignation. The owners do not have a good track record. Specifically, there was a massive "dirt haul" allowed a few years ago which left half the agricultural land unusable. The dirt brought in was full of large rocks, weeds and poor soil, and a slough/low area was filled in. In 2018 Range Road 20 flooded for the first time since we moved here (north of property) in 1981. See pictures attached. The property on the left is what is being proposed for redesignation. <p>Submission 3:</p> <ul style="list-style-type: none"> ...we had taken them to court to fight their improper dealings of the dumping of topsoil that was blowing into our yards. <p>Submission 4:</p> <ul style="list-style-type: none"> We believe that it is important for the owners of the land to return it to the condition it was in before surplus dirt was dumped and spread on the property. 	<p>Theme: Dirt Haul</p> <p>The dirt haul referenced in the stakeholder emails was done with the required approvals from Rocky View County. The lands have now been fully remediated and are currently farmed. The Divine Mercy Centre is committed to continuing to be a good community member and respectful to all its neighbours.</p>
<p>Submission 2:</p> <ul style="list-style-type: none"> Is it the intent of the Church to use the land for a school or a commercial type of structure that would require the entire site to be utilized? Prior to approval, would you please advise what the intent is, for all or part of the land? 	<p>Theme: Intent of Land Use Redesignation</p> <p>The intent of the land use redesignation application is to bring the Divine Mercy Centre into compliance with Rocky View County's requirements in order to continue with the current operations. The remainder of the parcel will continue to be farmed.</p> <p>There are no plans to use the land for a school or a commercial type of structure.</p>
<p>Submission 2:</p> <ul style="list-style-type: none"> There is a noise factor to consider, as the church has been notified that the singing that takes place, comes right up the valley and can be somewhat loud on occasions. 	<p>Theme: Noise</p> <p>Only one larger event takes place on the parcel per year, typically in September. Participants are advised to be respectful of the neighbouring residents and keep noise to a minimum. The Divine Mercy Centre welcomes</p>

<p>Submission 3:</p> <ul style="list-style-type: none"> We had to contact them last summer to voice a noise complaint about the excessive use of their loudspeaker (which they immediately rectified, though have just sent a letter asking for our blessing to allow them to resume use of their loud speaker on Sundays) ...until they have this new zoning, are they able to host services and utilize their loudspeaker? 	<p>feedback from neighbours about the noise levels so we can respond to concerns. All operations will adhere to Rocky View County noise bylaws.</p> <p>Rocky View County will advise on continuing operations at the site. The operations have been restricted recently due to the Covid Pandemic.</p>
<p>Submission 2:</p> <ul style="list-style-type: none"> Under Notes 1 and 2 it is impossible for us to comment on an area structure plan, conceptual scheme, master site development plan when we have not been privy to this information, and we therefore request full disclosure prior to any approvals being granted by Rocky View County. 	<p>Theme: Application Process</p> <p>Rocky View County can provide the MSDP and any other documents to the public as soon as they become available.</p>
<p>Submission 3:</p> <ul style="list-style-type: none"> ...if the zoning moves away from agricultural, then they cannot farm the land? There is a significant need for herbicide application along the fence lines between our properties that will need to be addressed. The farmer leasing has done a good job of keeping the land covered since our former dispute, but if he will not be farming, we will need to address issues with the weeds. 	<p>Theme: Farming at Site</p> <p>The intent is to continue to farm the remainder of the land under the current A-GEN District.</p> <p>Thank you for your comments on weed control. The Divine Mercy Centre is committed to continuing to be a good community member and respectful to all its neighbours and will address these matters as they arise.</p>

Attachments:

1. Adjacent Landowner Comments (compiled by RVC)
2. Land Use Redesignation Plan
3. Master Site Development Plan

Submission 1

From: [REDACTED]
To: [Scott Thompson](#)
Subject: [EXTERNAL] - File # PL20210034
Date: April 9, 2021 4:05:51 PM
Attachments: [ATT00001.txt](#)

Do not open links or attachments unless sender and content are known.

We are opposed to this large parcel being redesignated from A-GEN to S-PUB to accommodate an existing church.

1. The "existing church", The Divine Mercy Centre, is located in one or two houses on the farm site. Any redesignation should only be considered for this specific area which is delineated by mature trees, a driveway and fencing. If redesignated, a dwelling unit becomes discretionary and secondary to the principal use. Is the intent to have a dwelling unit or a church? How does this affect assessment and taxation?
2. This application is located in an agricultural/country residential area of Rocky View County. It is not an area slated for large-scale development as per the RVC-Calgary Intermunicipal Development Plan or RVC's Municipal Development Plan. Churches that don't serve the local neighborhood but rather Calgary residents are better suited to locations where ASPs are in place, especially for such large parcels.
3. We are concerned about the varied list of permitted and discretionary uses allowed in the S-PUB district that could occur in the future. The door would be opened to the following:

S-PUB Special, Public Service District

452 PURPOSE: To provide for the development of Institutional, Educational and Recreational uses.

453 PERMITTED USES:

Accessory Building ≤ 90 m2 (968.75 ft2) Recreation (Culture & Tourism) Recreation (Outdoor)
 Recreation (Public)

DISCRETIONARY USES:

Accessory Building > 90 m2 (968.75 ft2) Campground

Care Facility (Child)

Care Facility (Clinic)

Care Facility (Medical)

Care Facility (Senior)

Cemetery and Funeral Services Communications Facility (Type A) Communications Facility (Type B)

Communications Facility (Type C)

Dwelling Unit, accessory to the principal use Farmers Market

Post-Secondary

Recreation (Private)

Religious Assembly

School

Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

4. Based on recent history on this property since purchased by the Roman Catholic Church, we have considerable trepidation about what might go on after redesignation. The owners do not have a good track record. Specifically, there was a massive "dirt haul" allowed a few years ago which left half the agricultural land unusable. The dirt brought in was full of large rocks, weeds and poor soil, and a slough/low area was filled in. In 2018 Range Road 20 flooded for the first time since we moved here (north of property) in 1981. See pictures attached. The property on the left is what is being proposed for redesignation.

Submission 2

From: [REDACTED]
To: [Scott Thompson](#)
Subject: [EXTERNAL] - File number: 06518002 Application PL20210034
Date: April 5, 2021 1:15:59 PM

Do not open links or attachments unless sender and content are known.

Dear Sir,

I am writing on behalf of myself and 7 other home owners, that may be affected by the above noted application.

We are not writing to oppose the application but to request further clarification as to what in fact the Catholic Church has in mind for the land.

Our 8 homes, each of which are on 2 to 4 acres, overlook the subject land.

Our questions are simply this.

Why does the Church wish to redesignate 122 acres?

Surely if the church wishes to put an addition onto the existing structure, or build a new facility, the land requirement could be satisfied within 10 acres for example.

Is it the intent of the Church to use the land for a school or a commercial type of structure that would require the entire site to be utilized?

There is a noise factor to consider, as the church has been notified that the singing that takes place, comes right up the valley and can be somewhat loud on occasions.

Prior to approval, would you please advise what the intent is, for all or part of the land?

Under Notes 1 and 2 it is impossible for us to comment on an area structure plan, conceptual scheme, master site development plan when we have not been privy to this information, and we therefore request full disclosure prior to any approvals being granted by Rocky View County.

Yours truly,

[REDACTED]

██████████ On behalf of the residents of Sunset Ridge Drive and
Sunset Ridge Bay. A copy of this letter has been given to each home owner.

Submission 3

From: [REDACTED]
To: [Scott Thompson](#)
Subject: Re:[EXTERNAL] - Re: 06518002
Date: March 24, 2021 10:56:59 AM

Hi Scott,

Thank you for clarifying.

This is not a formal complaint, I recognize there are proper means to file should it become necessary. They have been operating for years now as a church. We had to contact them last summer to voice a noise complaint about the excessive use of their loudspeaker (which they immediately rectified, though have just sent a letter asking for our blessing to allow them to resume use of their loud speaker on Sundays) and we had taken them to court to fight their improper dealings of the dumping of topsoil that was blowing into our yards.

My questions are then, until they have this new zoning, are they able to host services and utilize their loudspeaker? And if the zoning moves away from agricultural, then they cannot farm the land? There is a significant need for herbicide application along the fence lines between our properties that will need to be addressed. The farmer leasing has done a good job of keeping the land covered since our former dispute, but if he will not be farming, we will need to address issues with the weeds.

As I said, I realize this is not the channel for formal complaint, but the more I understand this zoning change, the better myself, and my neighbours can get an idea as to the impact it will have on our home life.

With much appreciation,

[REDACTED]

[REDACTED]

----- Original message -----

From: SThompson@rockyview.ca
Date: Wed., Mar. 24, 2021, 8:15 a.m.
To: rondo.tango@gmail.com
Subject: RE: [EXTERNAL] - Re: 06518002

[REDACTED]

This land use redesignation is the result of a compliance issue. They have been operating a church, without the proper land designation. This application is to rectify that.

Submission 4

[REDACTED] T3P 1A7

April 9, 2021

Rockyview County Planning Services
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Application to redesignate file PL20210034

We are not supportive of living next to a massive area of recreational development. At this time, it does not appear reasonable or practical that all of the land would become Special Public Service when it is only practical for agricultural use in the foreseeable future.

We are concerned with the size of the designation. It is our understanding that the Land Use Bylaw C 8092 2020 for Special Public Service (S PUB) specifies that the permitted use of the land will be Recreation (Culture & Tourism), Recreation (Outdoor) or Recreation (Public). Also, there are provisions for discretionary uses of the land but the bylaw does not envision that agricultural uses of the land are anticipated by the S PUB designation.

We acknowledge that the area where the current buildings exist could reasonably be redesignated. However, most the the 130+/ acres are more suited to crop production and we think it should remain so. The solution would be to split the designation of the land so that the current open land would remain Agricultural General (A GEN). If the land is opened up exclusively to recreational use, we believe a much more extensive consultation process is needed. This would include examination of traffic, utilities such as water and sewage and noise control.

We believe that it is important for the owners of the land to return it to the condition it was in before surplus dirt was dumped and spread on the property. Any redesignation that bypasses this process would not complete the previous intent of returning the land to the previous level of fertility. The though that it effectively became an unrehabilitated dumping ground is environmentally irresponsible.

Please feel free to contact us as needed.

Yours truly,

[REDACTED]

[REDACTED]

DIVINE MERCY CENTRE | MASTER SITE DEVELOPMENT PLAN