



"No Hurdle Too High"

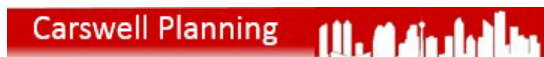
Eritrean Orthodox Tewahdo St. Michael Church

Master Site Development Plan

NW-10-26-29-W4M, being Plan 1611467; Block 5; Lot 2,
municipally known as 261179 Prime Gate



Photo of interior of religious assembly



Submitted, June 2021
Revised, August 2022



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- Project:** Eritrean Orthodox Tewahdo St. Michael Church
- Location:** 261179 Prime Gate in Balzac, Rocky View County (RVC)
NW-10-26-29-W04M; Plan: 1611467, Block: 5, Lot: 2
- Proposal:** A site-specific amendment of Direct Control Bylaw – 99 (DC-99) to include Religious Assembly, Child Care Facility, and Recreation (Public).
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Introduction

This report is to satisfy Rocky View County's (RVC's) County Plan, Bylaw C-7280-2013 Section 29 and Appendix C, Section 3 that deals with Master Site Development Plans (MSDP). The County Plan requests an MSDP to accompany a land use redesignation application.

Scope of MSDP

The MSDP emphasis is on site design with the intent to provide Council and the public with a clear idea of the final appearance of the development. More specifically, it is to address:

- a) building placement and setbacks;
- b) building height and general architectural appearance;
- c) parking and public lighting;
- d) landscaping for visual appearance and/or mitigation measures;
- e) agriculture boundary design guidelines; and
- f) anticipated phasing.

An **Operational Plan** forms part of the MSDP to fulfill criteria previously mentioned, which includes hours of operation and activities within the religious assembly.

Owners

Eritrean Orthodox Tewahdo St. Michael Church,
of 235 – 8 Street NE, Calgary AB T2E 4G6
Contact: Mebrahtu Weldemichael, Zodiac Project Services
E-Mail: mebrahtu@zodiacps.ca
Alternate: stmichaelcalgary@gmail.com

Phone: 403-607-2340

Agent

Carswell Planning Inc: *Bart Carswell*
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Location

The subject lands are located at 261179 Prime Gate in Balzac, Rocky View County (RVC) as shown by Figure 1: Location Map.

Figure 1: Location Map

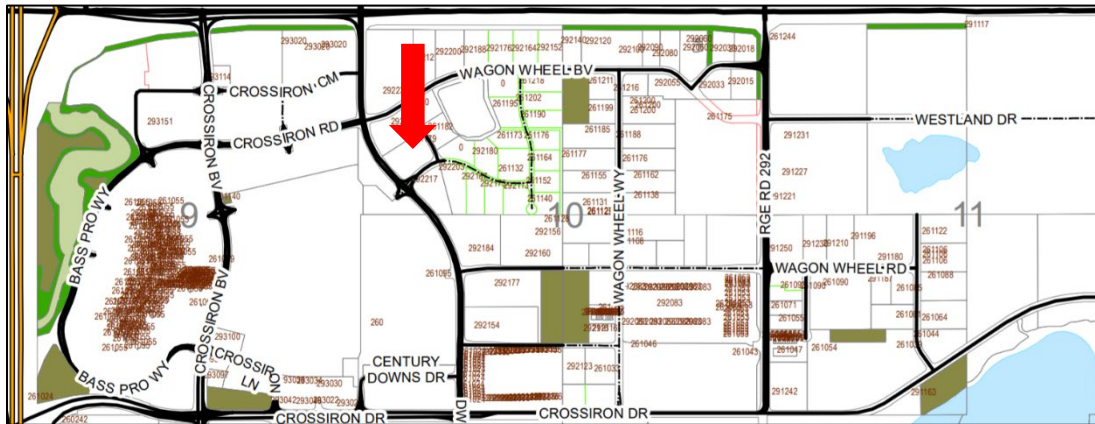


Figure 2: Aerial Image of Site, shows the subject lands have already undergone stripping and grading. The property has full services of water and sewer available, as well as a paved road for access. Lands are 2.11 ha (5.21 ac.), as described on Title for the property.

Figure 2: Aerial Image of Site





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History

The Eritrean Orthodox Tewahdo St. Michael Church of Calgary is a not-for-profit entity organized and operated exclusively as a charitable organization and incorporated with the Alberta Government on 2005/11/15. Currently, the church conducts its activities within a residential area located at 8th Street N.E in the Bridgeland Community. This causes concerns with noise, traffic and congestion of parking spaces. The membership of the congregation is steadily increasing and a new location with a larger building and ample space is required.

Evaluation of Planning Policies

Rocky View County Municipal Development Plan (County Plan)

RVC's County Plan, Bylaw C-7280-2013 provides goals, policies and actions for development within the County. As per Section 11 of the County Plan, the use is an institutional land use that would benefit residents and contribute to the community by serving religious needs. Goals include institutional land uses being appropriately located and well designed to enhance the local community, while being compatible with surrounding land uses.

Section 11.1 supports the location, "Institutional and community land uses shall be encouraged to locate in hamlets, country residential communities, and business centres and shall be developed in accordance with the policies of the relevant area structure plan or conceptual scheme."

Section 11.2 directs that the "proposed institutional ... land use demonstrate:

- a) a benefit to the local area or community; and
- b) compatibility with existing land uses."

Section 11.5 for "redesignation ... applications for institutional ... land uses *should* provide:

- a) an **operational plan** outlining details such as facility hours, capacity, staff and public numbers, facility use, parking requirements, garbage collection, and security; and
- b) a **master site development plan**, as per section 29. The master site development plan shall address servicing and transportation requirements and sure the site is of sufficient size to accommodate the parking requirements as set out in the Land Use Bylaw."

Appendix C notes that the County may require studies, reports, and tests to be submitted as per section 29 on matters of County interest. Included in this is a summary of the community consultation and results.

The proposed location in RVC is within a newly developed business campus area, south of Airdrie and east of the Cross Iron Mills shopping centre. Proximity to the shopping centre provides opportunities for future business within the business campus. There are existing churches in the area including Connect Church, St. Mina Coptic Orthodox Church, and Bethany Romanian



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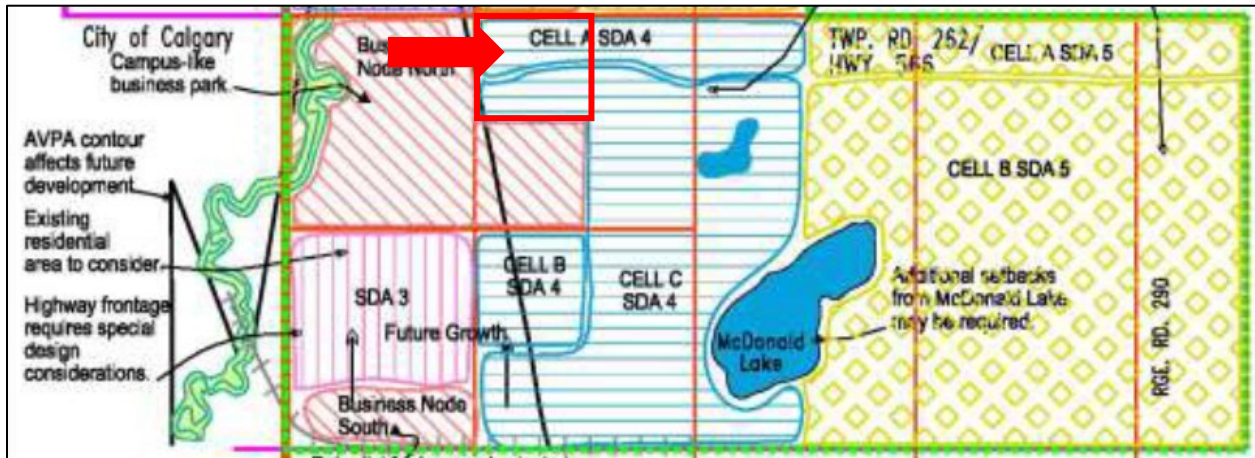
Pentecostal Church. These existing churches set precedent for the proposed Eritrean Orthodox Tewahdo Church on subject lands.

A new church benefits the existing parish and provides more space for religious activities for current and future parishioners. The existing parishioners will be coming in from the City of Calgary. In a future phase, a community centre is envisioned for the benefit of the area where such uses may be: community get-togethers, social groups, daycares, and receptions could be held for the broader public. The proposed church and location are compatible with surrounding uses and allow for future business development.

Balzac East Area Structure Plan (ASP)

The Balzac East ASP was amended April 2006 and is somewhat dated. The intent is to accommodate a broad range of business and industrial employment uses within an orderly and visually attractive environment. Landscaping, site development and architectural guidelines will ensure that all new development is visually attractive and compatible with nearby uses. Subject lands are in the NW corner of Cell A within Special Development Area 4 (SDA #4), as shown by Figure 3: SDA 4 of ASP. The purpose of lands in SDA #4 are for commercial and light industrial uses that do not impact adjacent residential development.

Figure 3: SDA 4 of ASP



ASP Policy 4.5 Institutional Land Use notes,
 "Institutional land uses (i.e. libraries, cemeteries, churches, correction facilities, historic sites and markers, long-term care facilities, places of worship, public utility buildings, etc.) in the Plan Area are difficult to phase or have appropriate long-term locations projected... Institutional land uses should be compatible with surrounding land uses, and designed in such a manner which integrates the structures with the surrounding landscape."



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Balzac Commercial Campus Conceptual Scheme (CS)

The subject lands fall within the quarter section providing policy direction through the Balzac Commercial Campus CS, Bylaw C-6664-2008, adopted July 2008. It is intended to establish a comprehensive policy framework to guide and evaluate future redesignation, subdivision and development applications within NW 10-26-29-W4M, consisting of an area of almost 64 ha (158 ac.). Subject lands are in the NW quarter section of the Balzac Commercial Campus as shown in Figure 4: Balzac Commercial Campus CS Phase 2. Lands to the north have been built and the subject lands are considered contiguous development.

Figure 4: Balzac Commercial Campus CS Phase 2

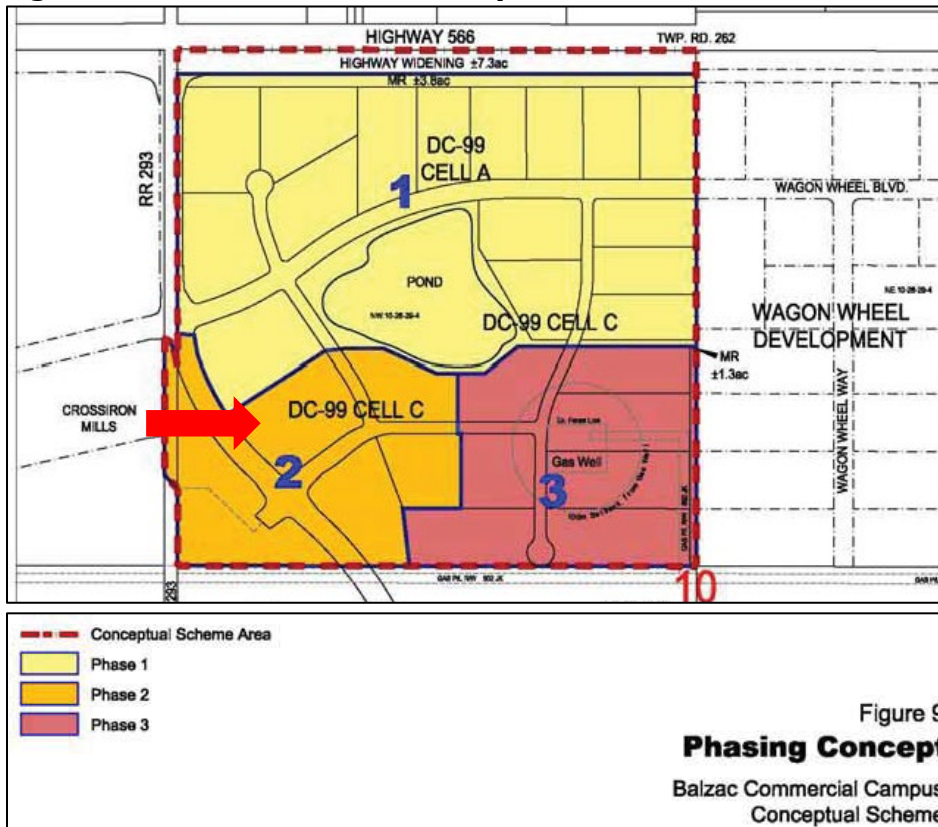
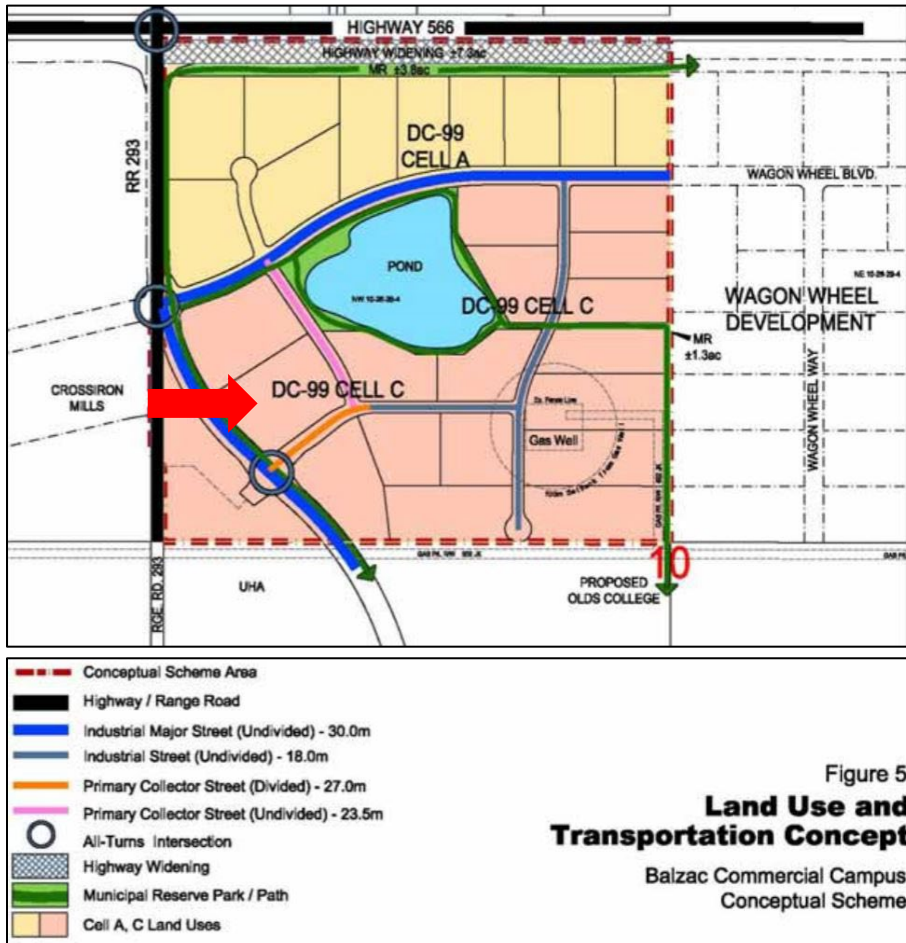


Figure 5: Land Use and Transportation Concept CS, shows the cells of SDA #4 and the transportation network within the quarter section. Subject lands are located in Cell C and are east of an industrial major street (30m ROW), north of a primary collector street (27m ROW), and west of a primary collector street (23.5m ROW). As described, Cell C is appropriate for a broader variety of industrial and business uses.



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Figure 5: Land Use and Transportation Concept CS

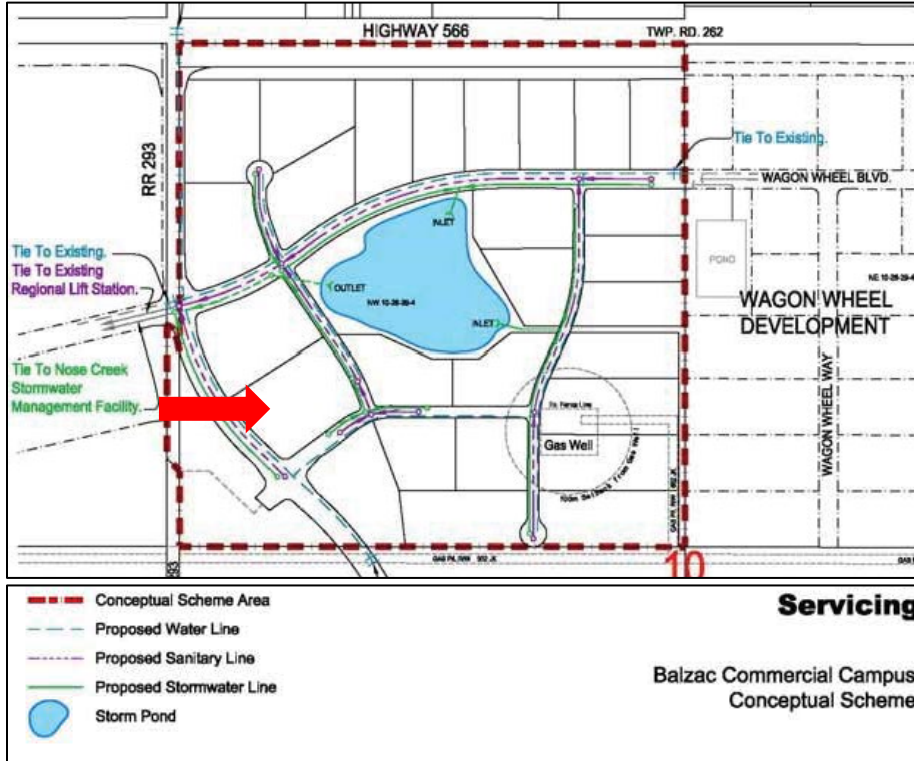


Servicing for the quarter section shows proposed water lines, sanitary lines and stormwater lines in Figure 6: Servicing, which has since been provided to the subject lands for connection. Water and sanitary wastewater are provided by the RVC's easterly regional water/wastewater distribution system. Stormwater will be collected and stored in a wetland, which will be released into RVC's stormwater infrastructure and then into Nose Creek.



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Figure 6: Servicing



Direct Control District 99 (DC-99)

Figure 7: Land Use Bylaw, shows the current land use district and the surrounding districts. Direct Control Bylaw C-6031-2005 passed regulations for DC-99. DC-99 includes the subject lands in Cell C. To meet the uses proposed, a site-specific amendment of Direct Control Bylaw – 99 (DC-99) to include religious assembly, child care facility, and public recreation is recommended. In this instance, DC-99 supports various industrial and community uses.

“Religious Assembly means a development owned by a religious organization used for worship and related religious, philanthropic, or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories, and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries.”

“Child Care Facility” means the use of a building or portion thereof for the provision of care, instruction, maintenance or supervision of seven or more children under the age of 13 years, by persons other than one related by blood or marriage, for periods not exceeding 24 consecutive hours. Typical uses include all day-care centres, early childhood services, nurseries and after-school or baby-sitting programs.

The MSDP proposes to add the definition of *Recreation (Public)* within Section 4.0 Definitions of the DC-99 Bylaw.



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Within the DC-99, subject lands are located in the northwest quarter section in Cell C, as shown in Figure 8: DC-99 Cell C for Subject Property.

Figure 7: Land Use Bylaw

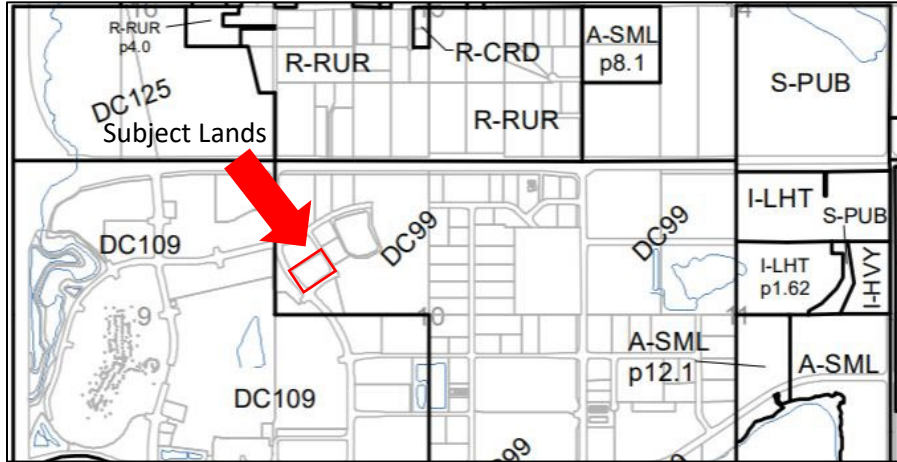
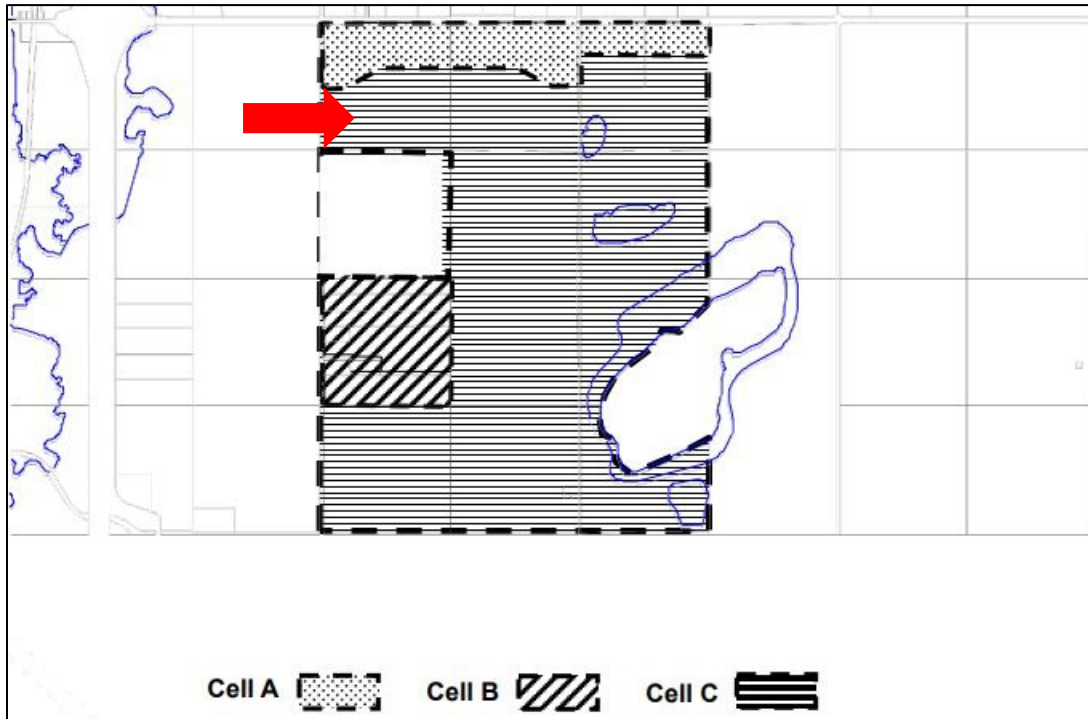


Figure 8: DC-99 Cell C for Subject Property





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DC-99 Policy 2.5.0 Cell C – List of Uses includes:

- 2.5.1 Agriculture, General
- 2.5.2 Accessory Buildings
- 2.5.3 Accommodation and Convention Services
- 2.5.4 Agricultural Processing
- 2.5.5 Agricultural Support Services
- 2.5.6 Amusement and Entertainment Services
- 2.5.7 Animal Health Care Services
- 2.5.8 Automotive, Equipment and Vehicle Services
- 2.5.9 Bulk storage, processing and distribution of peat moss and potting soil
- 2.5.10 Commercial Communication Facilities – Type A, Type B
- 2.5.11 Colleges and Post Secondary Education Institutions
- 2.5.12 Dwelling Unit, accessory to principal use
- 2.5.13 General Industry Type I
- 2.5.14 General Industry Type II
- 2.5.15 General Industry Type III
 - (i) Excepting out all lots adjacent to Dwight McLellan Trail.
 - (ii) Excepting out all lots within a portion of SE 10-26-29-W4M as shown on Schedule 'C'.
- 2.5.16 Horticultural Development, where there is a surface water supply
- 2.5.17 Offices
- 2.5.18 Outdoor Participant Recreation Services
- 2.5.19 Power Co-Generation Station
- 2.5.20 Public Buildings, uses, utilities and services
- 2.5.21 Restaurant
- 2.5.22 Retail Store
- 2.5.23 Signs
- 2.5.24 Warehouse
- 2.5.25 Warehouse Stores
- 2.5.26 Schools – public, private and separate
- 2.5.27 Dwelling, mobile home for farm help
- 2.5.28 The following uses are allowed within a portion of SE 10-26-29-W4M as shown on Schedule 'C':
 - Auctioneering Services
 - Automotive Services
 - Child Care Facility
 - Religious Assembly
 - Dealership/Rental Agency, Automotive
 - Health Care Services
 - Indoor Participant Recreation Services
 - Mini-Storage
 - Personal Service Business



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- 2.5.29 The following uses are allowed within a portion of SE-3-26-29-W4M as shown on Schedule "E"
 - Cannabis Cultivation
 - Cannabis Facility
- 2.5.30 The following uses are allowed within a portion of SW-03-26-29-W4M as shown on Schedule 'F':
 - Auctioneering Services
 - Automotive Services
 - Dealership/Rental Agency Automotive
 - Indoor Participant Recreation Service
 - Health Care Service
 - Mini Storage
 - Personal Service Business

(note: Sched. F is north of Wagon Wheel Blvd. in Cell A)
- 2.5.31 The following uses are allowed on Lot 2, Block 5, Plan 1611467 within NW-10-26-29-W04M as shown on Schedule 'G':
 - Religious Assembly
 - Child Care Facility
 - Recreation (Public)
- 4.0.0 Definitions:
- 4.2.0 Recreation (Public) - means a use where sports or recreation, that is open to the public, occurs within an enclosed building. Typical uses include recreation centers and community halls, but does not include Government Services.



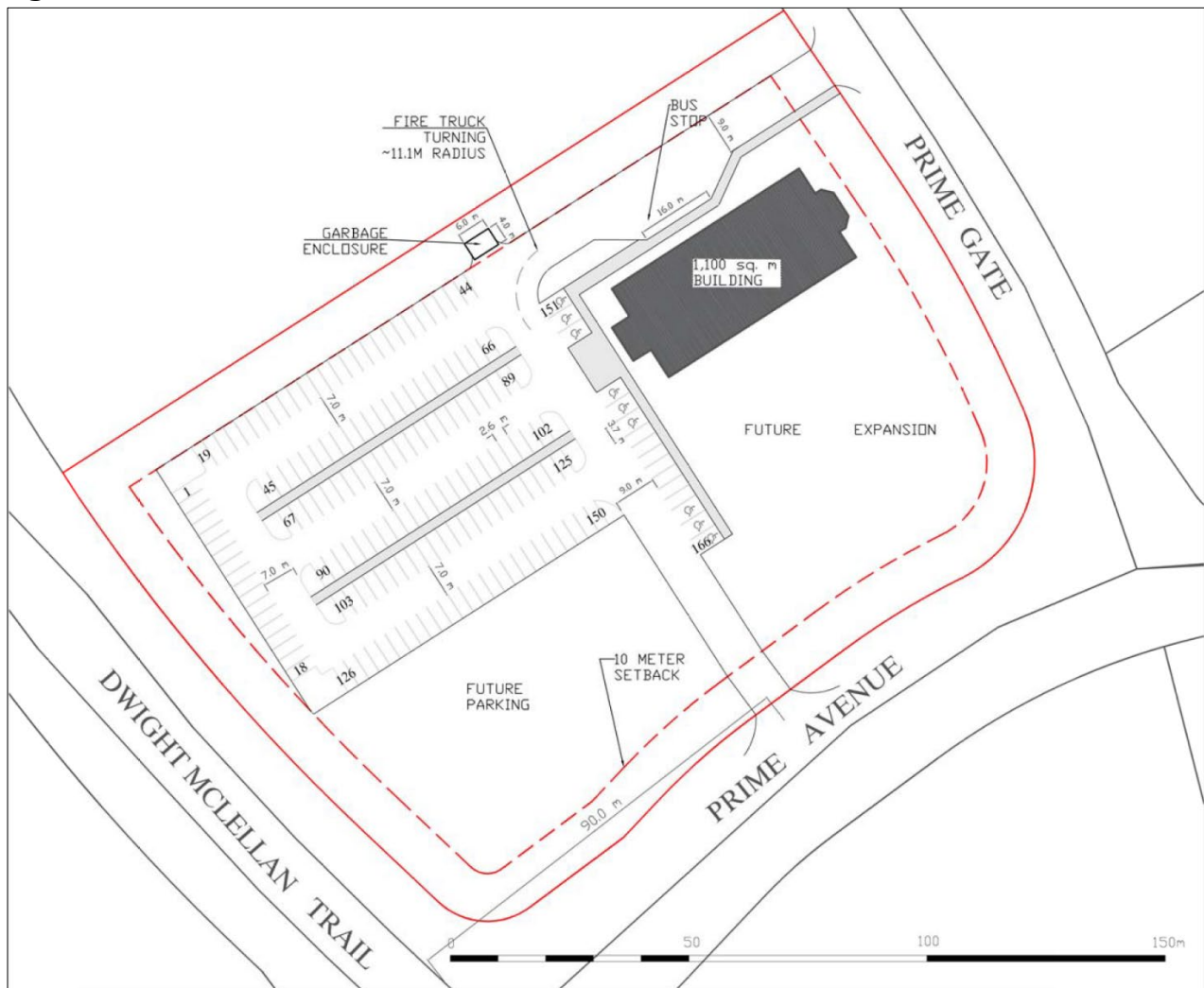
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The Site

Building Placement and Setbacks

The subject lands are approximately 2.11 ha (5.21 ac). Within DC-99, Cell C notes a setback minimum of 10.0 metres from any property line and maximum site coverage of 40%. The proposed building will be setback a minimum of 10.0 metres from the property line abutting Prime Gate. The building will be located in the north-east corner of the site, with site access from Prime Gate. The building placement is specific for religious purposes, so that the altar and assembly is somewhat facing east. Figure 9: Site Plan, shows the building placement and setbacks. Phase 1 will be for the church with Phase 2 for ancillary uses later.

Figure 9: Site Plan



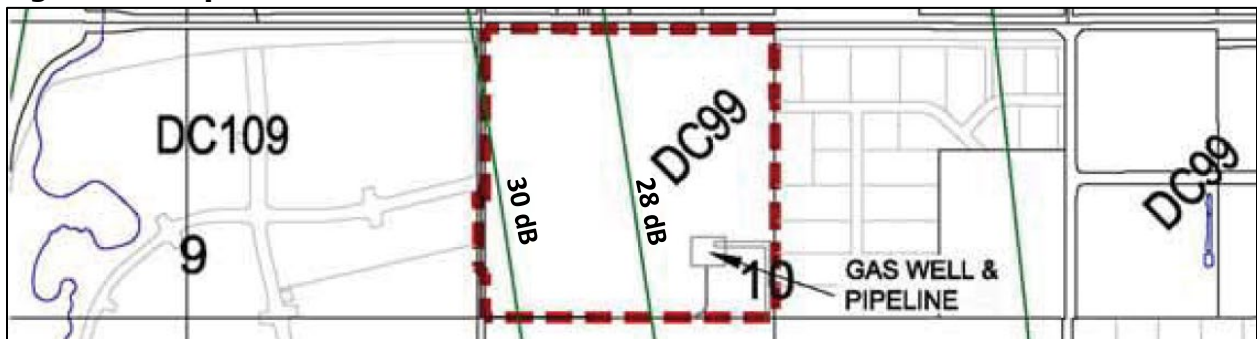


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Building Height and General Architectural Appearance

For all intents and purposes, the building height and general architectural appearance is proposed to be in character with the surrounding area. Within DC-99, Cell C restricts principal building height to a maximum of 20.0 metres and an accessory building to a maximum of 15.0 metres. The proposed building will have a maximum height of 20.0 metres. Phase one (1) of the proposed church includes the assembly area and will be a modest structure with a 1,116 sq.m (12,012 sq. ft) footprint. Phase two (2) will be intended for uses such as the daycare and classrooms, offices etc., with a 1,116 sq.m (12,012 sq. ft) footprint. The church will have a total footprint of 2,232 sq.m (24,024 sq. ft). General architectural appearance will follow the guidelines set out in RVC's *Commercial, Office, and Industrial Design Guidelines*. The church building may be required to conform to exterior acoustic insulation regulations of the Alberta Building Code where it crosses into the Airport Noise Exposure Forecast (NEF) 30 – 35 decibels. Figure 10: Airport NEF Contours, shows 30 decibels in the southwest corner of the subject lands.

Figure 10: Airport NEF Contours



Parking

Figure 11: Parking and Lighting Concept Plan, shows proposed parking area will be located north-west of the site. Based on the building footprint and the numbers provided, the total number of parking stalls are projected to be 166 stalls. Initially, proposed parking would be gravel with paving anticipated later. The church intends to provide a shuttle service for its parishioners which will require a private bus stop area on site. A Parking Assessment, prepared by a qualified person, may be submitted to the Development Authority to document the parking demand and supply characteristics associated with the proposed development.

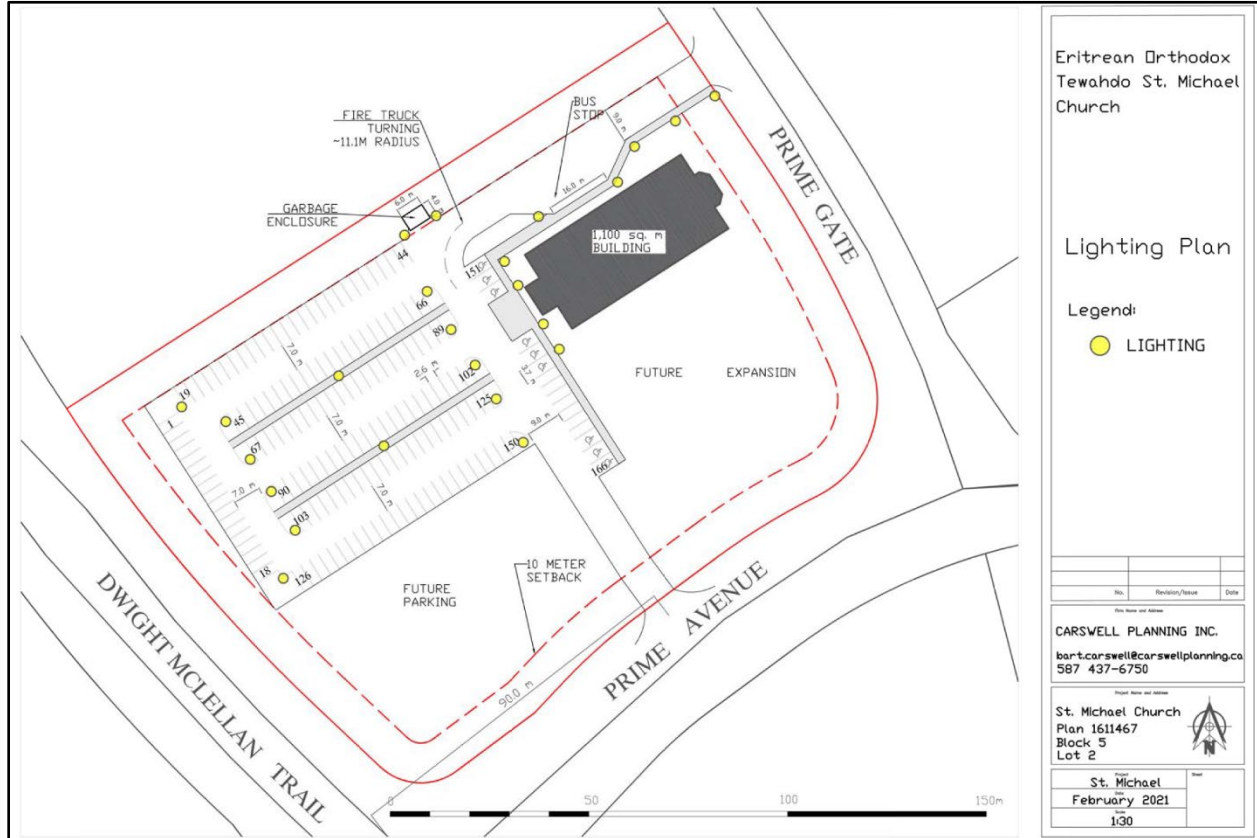
Lighting

Figure 11: Parking and Lighting Concept Plan, shows the proposed parking area for 166 stalls including the bus stop on site and the lighting layout. All private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare and reduce up-light. All on-site lighting shall be located, oriented and shielded to prevent adverse affects on adjacent properties and to protect the safe and efficient function of the airways and highways.



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Figure 11: Parking and Lighting Concept Plan



Traffic

Traffic volume will peak on Sundays between 6:00 am to 10:00 am. Church studies for children are typically Saturday's from 3:00 pm to 7:00 pm. Teaching kids and youth who are in training to be deacons and priests occurs Tuesday to Friday from 5:00 to 7:00 pm. The church will generate less vehicular trips in the PM peak hours.

A Trip and Access Letter has been prepared by Scheffer Andrew Ltd. Access is recommended off of Prime Gate, away from the signaled intersection. Having an entrance closer would result in delays for traffic to enter and exit the subject lands. A Roadside Development Permit with Alberta Transportation will be required as the site is within 800m of Highway 566, which will be submitted at the DP stage.

Landscaping for Visual Appearance and/or Mitigation Measures

Landscaping details will be provided at the Development Permit (DP) stage. As per the ASP policy 4.7.4, landscaping should incorporate native and indigenous plant material.

Soft landscaping treatment involves planting of trees, shrubs, hedges, grass and ground cover. Hard landscaping may consist of materials such as brick, stone, concrete, tile and wood, excluding



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monolithic concrete and asphalt. A maximum of 50% of the area required to be landscaped shall be with hard landscaping. The subject lands fall within an area that requires a minimum of 10% of the lot area to be landscaped in accordance with the landscape plan. Plantings are one tree/shrub per 45 sq. m of landscaped area with the majority in trees, as per the ASP. Landscaping, other than topsoil and seeding will not be permitted within the road right-of-way. Potable water shall not be used for irrigation and landscaping. Proposed planting will be on the perimeter of the site for aesthetic purposes near the parking area and structures. In future phases, a playground area is proposed on the site adjacent to the church building. Maintenance of the landscape is proposed to be conducted by officials/volunteers and/or local contractors.

Crime Prevention Through Environmental Design will look at eliminating blind alleys or hiding places, spacing of plant materials, building setbacks, and keeping entrances well-lit, well-defined and visible to public and patrol vehicles.

Agricultural Boundary Design Guidelines

The property is not surrounded by any agricultural uses. Therefore, agricultural boundary design guidelines do not apply.

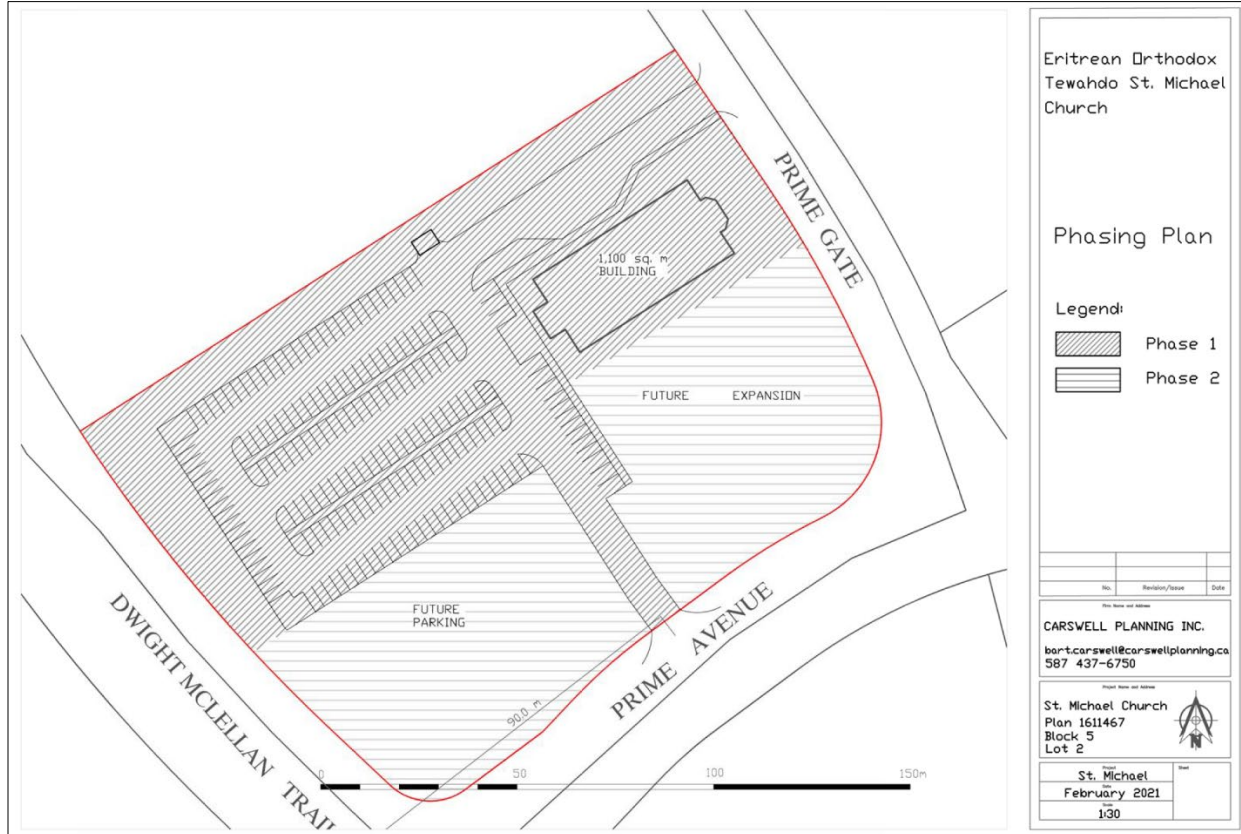
Anticipated Phasing

Figure 12: Church Phases, shows greater detail of the site plan, including parking and building placement. The intent of Phase 1 is to focus on getting the church built to alleviate the limited availability and space constraints of the existing church that is causing challenges as the congregation is not able to conduct all spiritual activities. As previously mentioned, Phase 1 of the church will have a footprint of about 1,116 sq. m (12,012 sq. ft). It is the hope of the congregation that the proposed church can be built in Phase 1 before Phase 2 can proceed. Phase 2 intends to include the daycare facility, classrooms, and community centre/hall. As previously mentioned, Phase 2 will have a footprint of about 1,116 sq. m (12,012 442 sq. ft). The overall development of the site for the church looks at the total building footprint of approximately 2,232 sq. m (21,024 sq. ft).



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Figure 12: Church Phases



Potable Water

Potable water estimates are 100 L/person for 100-1,000 persons for a maximum water use of 100,000 L/day. Water will connect to the existing Water Main provided by RVC's easterly regional water/wastewater distribution system. The Balzac Commercial Campus CS has identified that water will be connected to site, therefore only a hook-up will be required. At the time of application, confirmation from a County approved piped water supplier is required which will determine that capacity exists. At the DP stage, detailed design drawings for supply and distribution will be provided. Water supply for the site will be in accordance with the policies and provisions set out in Section 600 of RVC's Servicing Standards and will follow the Master Servicing Strategy.

Sanitary Sewage

Sanitary sewage will connect to the East Rocky View Wastewater Transmission Main. The Balzac Commercial Campus CS has identified that wastewater (sanitary sewage) will be connected to the site, therefore only a hook-up will be required. At the DP stage, detailed engineering design/reports and other regulatory approvals will be provided. Sanitary sewage connection will



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be in accordance with the policies and provisions set out in Section 500 of RVC's Servicing Standards and will follow the Master Servicing Strategy.

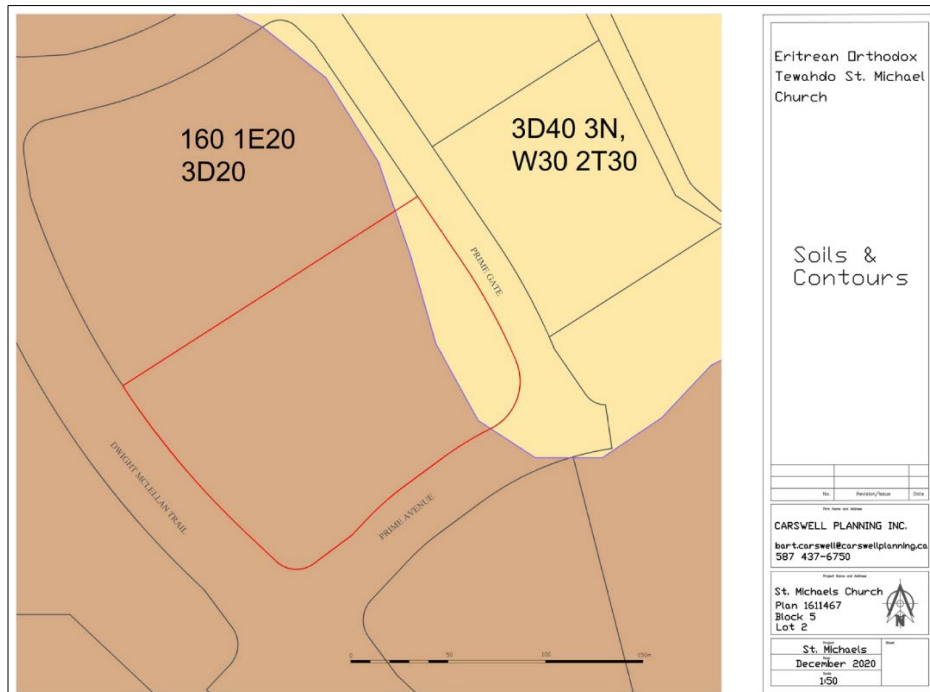
Storm Water

There are no existing environmental features that must be considered for stormwater management. In addition, there will be no significant change to the site which would warrant a storm water management report. The site is connected to a stormwater line, therefore, only a hook-up will be required. However, any required stormwater management considerations shall be in accordance with the Nose Creek Watershed Water Management Plan, Alberta Environment and Parks' Best Management Practices and Section 700 of RVC's Servicing Standards. The ASP encourages Low Impact Development which may include vegetated swales, rain gardens, and other techniques.

Topographic Contours and Soils

The site is already graded and Figure 13: Soils and Topographic Mapping, shows the site is relatively level. The soils on this site are described as moderate limitations with low permeability, high salinity, and 20% erosion damage (1E20, 3D20, 3D40 3N) as per the Land Capability Classification Mapping.

Figure 13: Soils and Topographic Mapping



Garbage Removal

Waste/garbage collection and disposal will be contracted out to a local contractor.



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Security

Outdoor and indoor video surveillance could be installed with sensor operated outside lighting. A third-party company could also be engaged to provide security services to the facility at night. Consideration is given to night sky friendly lighting.

Operations Plan

The following operations plan addresses most of the aforementioned matters.

Eritrean Orthodox Tewahdo St. Michael Church

233104 Range Road 280,
Rocky View Alberta, T1X 0H5

Operations Plan

This facility may be operated on any day when bookings occur, for anyone, regardless of origins, location, political belief and religion, that needs to pray, or wish to learn about Orthodox Church practices. There are volunteers, not employees for the Church.

1. This facility will be used for the Eritrean Orthodox Tewahdo St. Michael Church prayers and programs throughout the week. Prayers and special services usually take place on Sunday from 6 AM to 10:00 AM. Children Bible Study programs usually take place on Saturday from 3 PM to 7:00 PM. Deacon and priest training usually takes place from Tuesday to Saturday, 5:00 PM to 7:00 PM.
2. Any gathering or event used at this facility will not include unlawful activities. The officials will ensure compliance with these conditions.
3. The church and organization will be able to hold occasional programs such as social and recreational programs, community evangelism outreach, discussion among members on programs and activities, participation with other sister church programs, and Christian faith ceremonies.
4. The Church officials and volunteers will use this facility for meetings and/or gatherings.
5. Outdoor (parking lot, snow removal and landscape) maintenance will be taken care by officials/volunteers and/or local contractors.
6. Garbage collection and disposal will be contracted out to local contractors.
7. The facility is to be equipped with outside sensor lights, fire extinguishers, and security system with surveillance cameras.



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Public Engagement

We sought dialogue with the neighbours through a mailout. An explanation of the report and a brief survey was part of the package. No correspondence has been received to date.

Conclusion

After careful consideration of policies, meeting with RVC staff, review of studies, and public engagement, Carswell Planning recommends support for a site-specific amendment of DC-99 to also include Religious Assembly, Child Care Facility, and Recreation (Public) on the subject lands.

Respectfully submitted,

A handwritten signature in blue ink that reads "Bart Carswell".

Bart Carswell, MA, MCIP, RPP

A handwritten signature in black ink that reads "Alex Vainshtein".

Alex Vainshtein, MPlan Candidate

Appendix 1: Summary of Development Policies



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Appendix 1: Summary of Development Policies

- Policy 1.1 Where there is ambiguity between the MSDP and policy documents, development on Lot 2, Block 5, Plan 1611467 shall conform to policies with the Balzac east Area Structure Plan, the Balzac Commercial Campus Conceptual Scheme, the DC-99 and the Land Use Bylaw, where applicable.
- Policy 2.1 For purposes of definitions, 2.5.0 Cell C 0- List of Uses within DC-99 shall be defined in accordance with Section 8 of the Land Use Bylaw C-4841-97 and Section 4.0 Definitions of the DC-99 district, as amended.
- Policy 2.2 "Religious Assembly" means a development owned by a religious organization used for worship and related religious, philanthropic, or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories, and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries.
- Policy 2.3 "Child Care Facility" means the use of a building or portion thereof for the provision of care, instruction, maintenance or supervision of seven or more children under the age of 13 years, by persons other than one related by blood or marriage, for periods not exceeding 24 consecutive hours. Typical uses include all day-care centres, early childhood services, nurseries and after-school or baby-sitting programs.
- Policy 2.4 "Recreation (Public)" means a use where sports or recreation, that is open to the public, occurs within an enclosed building. Typical uses include recreation centres and community halls, but does not include Government Services.
- Policy 3.1 Details of land use development are subject to a Development Permit.
- Policy 3.2 All future development on the Lot 2, Block 5, Plan 1611467 shall comply with relevant regulations of the DC-99 Bylaw, as amended, and the Land Use Bylaw C-4841-97. and the Balzac East Area Structure Plan and the Balzac Commercial Campus Conceptual Scheme.
- Policy 3.3 A Parking Assessment prepared by a qualified person shall be submitted to determine parking requirements for *religious assembly* uses for Lot 2, Block 5, Plan 1611467 within NW-10-26-29-W4M to the satisfaction of the *Development Authority*.
- Policy 3.4 Emergency access is to be provided, such that firefighting vehicles and equipment have access in accordance with the requirements of the Safety Codes Act.
- Policy 3.5 Lighting, Landscaping, Fencing and Signage shall be provided in accordance with the Land Use Bylaw, and relevant policies within the Balzac East Areas Structure Plan and the Balzac Commercial Campus Conceptual Scheme.