



## PLANNING

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**TO:** Council  
**DATE:** February 21, 2023 **DIVISION:** 5  
**TIME:** Morning Appointment  
**FILE:** 06507011 **APPLICATION:** PL20200015/PL20220088  
**SUBJECT:** Redesignation Item and Master Site Development Plan: Special Uses

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### APPLICATION:

PL20200015 (Bylaw C-8377-2023):

- To redesignate Lot 1, Plan 0010744 within SW 07-26-01-W5M from Residential, Rural District (R-RUR) to Special, Public Service District (S-PUB) to accommodate a Religious Assembly use on the subject parcel.

PL20220088 (Sri Lankan Buddhist Society Calgary Master Site Development Plan):

- To support the Sri Lankan Buddhist Society Calgary Master Site Development Plan (MSDP), which provides a non-statutory policy framework for a Religious Assembly use on Lot 1, Plan 0010744 within SW 07-26-01-W5M.

**GENERAL LOCATION:** Located generally north of the city of Calgary, approximately 1.61 kilometres (1 mile) northeast of Symons Valley Road and 0.81 kilometres (0.50 mile) east of Mountain View Road.

**EXECUTIVE SUMMARY:** A religious assembly use has been operating on the subject parcel since 2016 without a Development Permit. The Applicant proposes to redesignate the subject lands to facilitate the continued use of the existing residential building for the Sri Lankan Buddhist Society operations.

The land use amendment application and supporting Master Site Development Plan (MSDP) were evaluated against the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), Municipal Development Plan (County Plan) and the Land Use Bylaw. The MSDP provides limited information on the operation, transportation, servicing, landscaping, and public engagement.

The Application does not demonstrate compliance with Section 8.0 Growth Corridors of the IDP and does not align with Section 11.0 (Institutional and Community Land Use) of the County Plan. In particular, the subject lands do not meet the requirement of Policy 11.1 as these are located outside a comprehensively planned hamlet or country residential community. Additionally, it is considered that the use would not satisfy Policy 11.3 of the County Plan, which sets out criteria for institutional uses that are located outside of identified residential and business growth areas within the County. The criteria include demonstrating justification of location, benefit to the broader public, compatibility with surrounding lands, and that sufficient infrastructure capacity exists.

Considering inconsistencies with the IDP and County Plan, Administration is recommending refusal of the applications. The religious assembly use would better serve County residents within an established growth area that has the necessary infrastructure to accommodate it.

**ADMINISTRATION RECOMMENDATION:** Administration recommends refusal of the Master Site Development Plan (PL20220088) and redesignation application (PL20200015) in accordance with Option #2 for each application.

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### Administration Resources

Jasmine Kaur, Planning & Development



**OPTIONS:**

Redesignation Application (PL20200015)

- Option #1:     Motion #1     THAT Bylaw C-8377-2023 be given first reading.  
                  Motion #2     THAT Bylaw C-8377-2023 be given second reading.  
                  Motion #3     THAT Bylaw C-8377-2023 be considered for third reading.  
                  Motion #4     THAT Bylaw C-8377-2023 be given third and final reading.
- Option #2:     THAT application PL20200015 be refused.

Master Site Development Plan (MSDP) Application (PL20220088)

- Option #1     THAT the Master Site Development Plan (MSDP) be approved, in accordance with Attachment 'D'.
- Option #2     THAT application PL20220088 be refused.

**AIR PHOTO & DEVELOPMENT CONTEXT:**





**APPLICATION EVALUATION:** The Applicant submitted a redesignation application (PL20200015) in January 2020. After further discussion on the requirements of Section 11.0 of the County Plan, a revised Master Site Development Plan application (PL20220088) was submitted in May 2022; the MSDP provides a framework for a religious assembly use on the subject lands. These applications were evaluated based on the technical reports submitted and the applicable policies and regulations.

| APPLICABLE POLICY AND REGULATIONS:  | TECHNICAL REPORTS SUBMITTED:  |
|---|---|
| <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Rocky View County / City of Calgary / Intermunicipal Development Plan (IDP);</li> <li>• Municipal Development Plan (County Plan);</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul> | <ul style="list-style-type: none"> <li>• Transportation Impact Assessment prepared by Bunt &amp; Associates dated May 17, 2021</li> </ul> |

## MASTER SITE DEVELOPMENT PLAN (MSDP) OVERVIEW:

### Background Information

The Sri Lankan Buddhist Society Calgary (SLBSC) is a religious and charitable non-profit organization that was established in 2004, at a location in northeast Calgary. The subject lands became the location for the SLBSC in July 2016 with the purpose to serve the community by helping to improve their spiritual well-being by offering a place of worship (Temple). At the time, there was an existing residence and tool shed with 10 parking stalls on site. The SLBSC began to operate within the dwelling to provide a place of worship, seek advice from the monks, and learn about the Theravada Buddhist practices.

Topographic contours suggest that the nature of the site is mostly flat, with a gentle slope towards the northeast. No site constraints have been identified in the report. The Applicant proposes dark sky-friendly lighting on-site.

The MSDP proposes “*no expansion planned in the foreseeable future.*” No further information regarding the vision or anticipated phasing has been identified.

### Development Concept

The Applicant proposes to continue providing religious services on-site with no expansion on the use currently being undertaken. Current uses include the following:

- The site is used for SLBSC operations, including- hosting ceremonies, meetings and gatherings, a place of residence for the monk and host daily breakfast for the monks.
- The facility is open daily from 6 am to 9 pm.
- Monthly congregation takes place on Saturdays and occasionally on Sundays, with an attendance up to 20 persons between 8 am to 3:30 pm.

The site provides 10 parking stalls for the monthly ceremony and operations. Overflow parking areas are proposed on grassed areas adjacent to the driveway.

The SLBSC has planted over 100 trees on-site since 2016. There are existing gardens, and a vegetable garden on site which provide a buffer to the existing residence and extend to the northern part of the subject lands.

The application notes that waste removal has been contracted to a local contractor.



## ROCKY VIEW COUNTY

### Transportation

The development is accessed from Park Lane via a paved approach. Park Lane connects to Mountain View Road west of the site, which then further connects to Highway 566 to the north and Symons Valley Road to the south.

The application notes a monthly congregation on Saturdays, and occasionally on Sundays, has a typical peak attendance of 15 – 20 persons, which is anticipated to require 10 vehicles. The Applicant estimates that 90% of congregation members travel from Calgary with the remaining 10% coming from Airdrie.

A Transportation Impact Assessment (TIA) was prepared by Bunt and Associates to determine the vehicle trips generated by the development and analyze the impact to the transportation network. The TIA concludes that no road network capacity upgrades are required to support the development.

The TIA identifies that 54 parking stalls would be provided on-site along the driveway and grass areas, which would be sufficient to support the expected vehicles on-site.

### Potable Water

The Application anticipates no change to the current water use and suggests that the Rocky View Water Co-op has not raised concerns over the existing water usage. Rocky View Water Co-op has confirmed no concerns with the application.

### Sanitary

The site is currently serviced by an existing septic field. This private sewage treatment system is designed to handle residential use and its suitability and capacity should be confirmed for future institutional use. In accordance with Policy 449-Requirements for Wastewater Treatment Systems, the County recommends the use of sewage holding tanks for industrial, commercial, and institutional land uses when it is not feasible to connect to a Regional or Decentralized systems.

### Stormwater

As there are no changes being proposed that would affect drainage; a stormwater management plan is not required.

### Operational Plan

The MSDP states that the facility operates between 6 a.m. and 9 p.m. every day and is open to all who wish to worship, seek advice from the monks, and learn. As well, the SLBSC board members use the facility for their meetings. A Buddhist ceremony is undertaken once a month on-site (usually on a Saturday between 8 a.m. and 3:30 p.m.). The facility is open to food donations prior to noon.

An Operational Plan has been included to meet the requirements of County Plan Policy 11.5; however, the MSDP provides information only on the existing operations. No policies, with respect to site development or compliance with the County Plan, are provided to guide and implement future development.

### Public Consultation

The application notes that SLBSC monks and members have engaged with the neighbours over the last 3.5 years. Further to this, mailouts, including an information brief and survey, were distributed to the neighbouring landowners in May 2021. On November 13, 2021, a third party conducted door-to-door meetings with neighbours seeking letters of support. Two letters of support were received during this consultation.



## POLICY ANALYSIS:

### Rocky View County / City of Calgary Intermunicipal Development Plan (IDP)

The subject lands are located in the City of Calgary Residential Growth Corridor within the IDP. Policy 8.1.3 requires development in the growth areas to align with Rocky View County statutory and local area plans. No local area plan was adopted over the subject lands; therefore, the proposal was principally assessed against the County Plan. As the proposal conflicts with the County Plan, it also does not align with the IDP.

The City of Calgary is opposed to the application. The City of Calgary did not require the application to be referred to Intermunicipal Committee (IMC), in accordance with Policy 8.1.5, as Administration is recommending refusal due to the application not aligning the statutory policies. The City of Calgary's comments are included in Attachment 'B'.

### Municipal Development Plan (County Plan)

The goals of Section 11.0, pertaining to Institutional and Community Land Uses, are to provide opportunities for institutional and community uses that serve the broader public interest, while ensuring they are compatible with surrounding land uses.

Policy 11.1 indicates that institutional and community 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.

- The proposal is located outside of an existing community and area structure plan, which is inconsistent with the policy. The purpose of this policy is to encourage development of institutional uses within planned growth areas, to take advantage of existing infrastructure and provide services to the local population. The dispersed location of institutional and other uses outside of the County's planned communities has the potential to cumulatively increase the cost of service and infrastructure provision. Supporting services such as religious assembly uses outside of planned County growth areas also has the potential to hinder the full build-out of established communities by encouraging further residential development to co-locate in these agricultural areas.

Policy 11.3 states that proposals for institutional and community land uses that are not within hamlets, country residential communities, or business centres may be considered if the required criteria covering justification of location, a benefit to the broader public, compatibility with surrounding lands, and availability of appropriate infrastructure.

- The Applicant asserts that the predominant users for this use are from the City of Calgary with the remaining coming from the City of Airdrie. The Application does not articulate a benefit to Rocky View residents and does not demonstrate compatibility of the proposed use to the existing residential parcels in the area.
- The application has demonstrated that the site can accommodate the proposed use in relation to water servicing; however, the use would be better served within an existing planned growth area where comprehensive servicing can be more readily accessed.

Overall, Administration considers that the submitted applications have not sufficiently demonstrated alignment with Policy 11.3 of the County Plan.

Policy 11.5 requires redesignation applications for institutional land uses to provide an operational plan, as well as an MSDP addressing servicing, transportation, and parking requirements. Policy 29.7 further mandates that a proposed MSDP should address all matters identified in Appendix C, sections 1 and 3.

The application proposes no future expansion of the current operations. However, it provides insufficient information regarding compatibility of the proposed development with adjacent lands as required under 1.a. of Appendix C. Additionally, no policies to guide future growth have been provided. Administration deems that the MSDP does not adequately address the requirements of the County Plan.



### Land Use Bylaw

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; Religious Assembly is a discretionary use. The subject lands meet the minimum parcel size, building height, and setback requirements.

The application does not adequately address the requirements of Section 459.a, which requires that a minimum of 10% of the parcel to be landscaped.

The parking minimums requirement is met for the existing operations as there are 10 available on-site parking stalls.

It is noted that the S-PUB district allows for a range of institutional and community uses, and although the MSDP guides the existing use on site, there is the potential for the Applicant to diversify uses and increase intensity on the property, especially given the non-statutory nature of the MSDP.

### Agricultural Boundary Design Guidelines

The Application notes that there are existing mature treed buffers on the property. The existing dwelling, to be used as a Religious Assembly, has been noted as meeting the minimum setback requirements under Section 4.2.1 of the guidelines.

### **ADDITIONAL CONSIDERATIONS:**

If the redesignation application is not supported by Council, the file would be forwarded to Municipal Enforcement for further action to bring the subject parcel into compliance with the County's Land Use Bylaw.

Respectfully submitted,

Concurrence,

"Matthew Boscarol"

"Dorian Wandzura"

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Executive Director  
Community Services

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Chief Administrative Officer

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### **ATTACHMENTS:**

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8377-2023 & Schedule 'A'

ATTACHMENT 'D': The proposed "Sri Lankan Buddhist Society Master Site Development Plan"

ATTACHMENT 'E': Map Set

ATTACHMENT 'F': Public Submissions