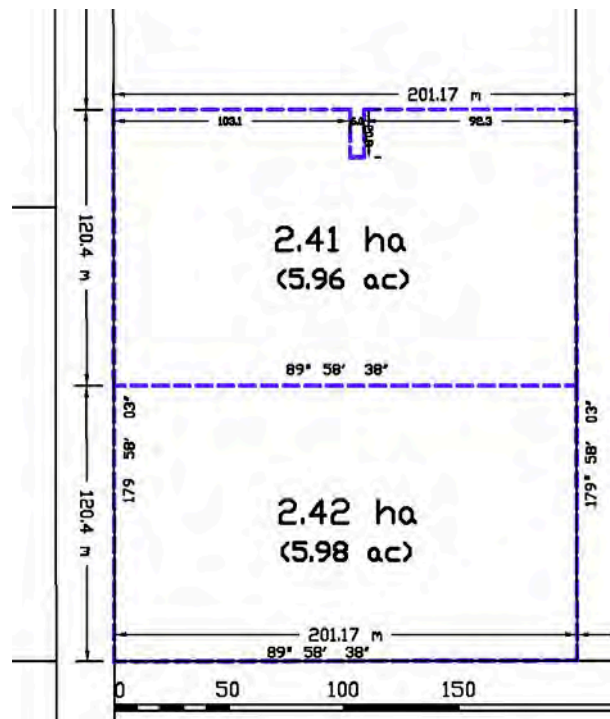


St. Mary's Malankara Orthodox Church

Master Site Development Plan Remaining Lands

NE-23-23-28-W4M, being Plan 9411626; Block 1,
municipally located on Glenmore View Road



Stormwater
Solutions

PINCHIN
WEST



Pintail Environmental Consulting Inc.



Submitted, December 2022
Revised, February 2024



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February 26, 2024

- Project:** St. Mary's Malankara Orthodox Church
Master Site Development Plan – Remaining Lands in support of Plan of Subdivision
- Location:** NE-23-23-28-W4M, 11.33 ha (27.99 ac.)
Glenmore View Rd. in Rocky View County (RVC)
- Proposal:** In support of Plan of Subdivision for creation of two lots on remaining lands south of
St. Mary's recognized as Special, Public Service District (S-PUB).

1.0 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 for lands south of the developable area that within lands subject of a Redesignation / MSDP (PL20190010 and PL20190011, approved 2019 09 24). This separate MSDP addresses the two potential lots to the south of the developable area for St. Mary's Church. St. Mary's Church has an approved Development Permit (DP). A building permit is expected to follow. The creation of the two lots south of their site is considered surplus and would assist in funding the building of the church.

All development on these proposed lots shall comply with the County Plan and Land Use Bylaw, as amended. The proposed lots are recognized as Special – Public Service District (S-PUB) and shall conform to the Land Use Bylaw for that land use district. This MSDP requires the future land uses on the proposed lots to be exclusively for religious assembly, a recognized discretionary land use, and ancillary uses. This MSDP has been revised to reflect recent circulation comments, especially those from Alberta Transportation and Economic Corridors (ATEC).

Concepts have been provided of what that the religious assemblies may look like in this MSDP. Technical reports accompany the proposal for: Traffic Impact Assessment, Biophysical Assessment, Stormwater Assessment, and overall property studies for the property when planning approvals were sought for St. Mary's Church. Agreements are in place with Alberta Transportation for improvements to the intersection of Glenmore Tr. and Glenmore View Rd. that will also satisfy the two proposed lots.

1.1 Scope of this MSDP

Scenarios/concepts for the proposed two lots for religious assembly have been prepared for this MSDP based on discussions with two prospective future buyers. One building is half the size of St. Mary's Church, while the other is one-third the size because of their small congregation. Parking has been conceptually calculated based on gross floor area in m² / 100 m² * 7.5 to give the number of stalls. Stormwater has been conceptually calculated based on impervious surfaces of the building and degree of imperviousness of parking. Wetland mapping for the two proposed lots were completed as part of the original St. Mary's Church application. A Traffic Impact Assessment has been provided for forecast traffic volumes and has been accepted by ATEC as not impacting the highway intersection.

1.2 Owners

Owners of the land are St. Mary's Malankara Orthodox Church – Calgary.

1.3 Agent

Bart Carswell of Carswell Planning Inc. is the agent.



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1.4 Location

Figure 1: Location Map, shows the proposal is located in southeast Rocky View, south of Glenmore Trail (Highway 560) and south of Chestermere in the country residential community of Glenmore View. Geographic coordinates are N 50° 58' 30", E -113° 48' 23".

1.5 Legal Description

The proposed church site is 11.33 ha (27.99 ac.), legal description Plan 9411626; Block 1, municipally address unknown on Glenmore View Road.

Figure 1: Location Map

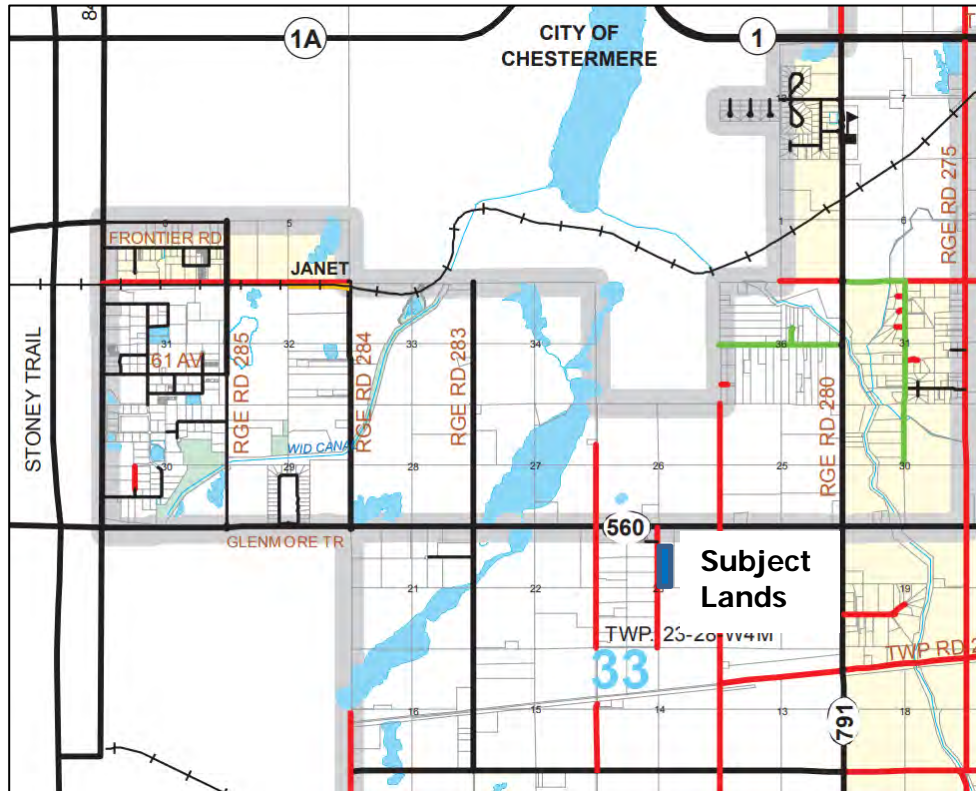


Figure 2: Site, shows the proposed Plan of Subdivision south of the development area for St. Mary's Church where a Development Permit has been issued. It is hoped that the sale of the lots for other religious assemblies would make best use of the lands already zoned S-PUB, while contributing to costs for: building the church, parking, stormwater pond, and highway improvements to the intersection of Hwy 560 and Glenmore View Rd.

The proposed lots are the same size and dimension at 2.42 ha (5.98 ac.) each which would be in keeping with the surrounding character of residential lots west of Glenmore View Rd.

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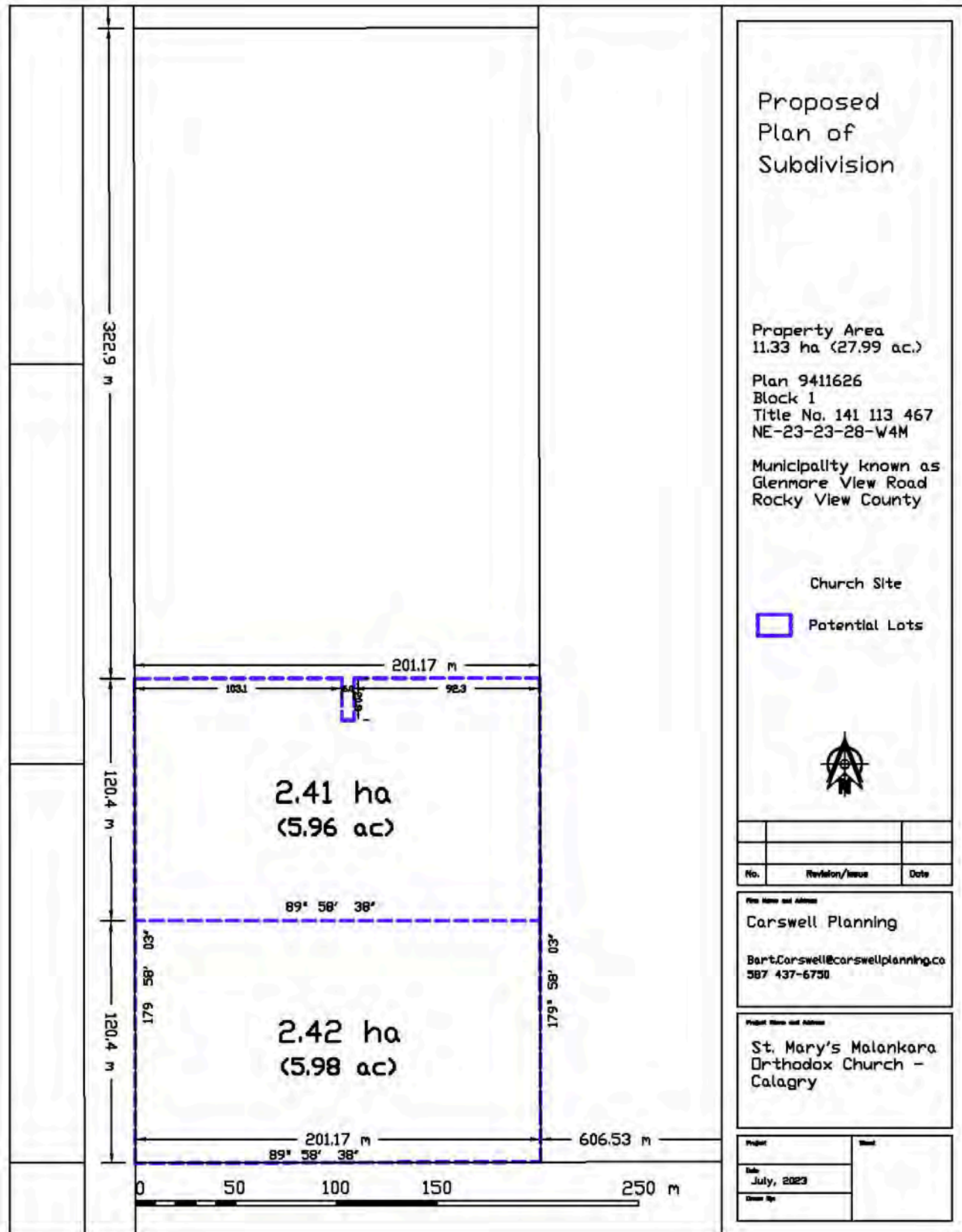


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Figure 2: Site





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2.0 Evaluation of Planning Policies

2.1 Rocky View County Municipal Development Plan (County Plan)

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

Compatibility involves landscaping, plantings and retention/enhancement of wetlands intended to add to the beauty of the rural setting. The two proposed lots will have low density development with structures setback from Glenmore View Road for greater privacy to neighbouring residents.

Infrastructure is addressed later in this MSDP. The Phase 1 Groundwater Site Assessment concluded that there is sufficient quantity of water to meet the needs of the proposal without causing adverse affects to existing groundwater users in the surrounding area. Sanitary sewage is handled by a holding tank as per County policy. The Traffic Impact Assessment concluded that there is no adverse impact of the proposed development on Glenmore View Rd. or the intersection with Glenmore Trail. Despite this, improvements to the intersection to a Type IIb with ingress and egress lanes, as well as a bypass lane are currently engineered and will be built prior to occupancy of St. Mary's Church.

Section 29 makes reference to Appendix C on matters of County interest. An MSDP,
29.6 "*where applicable...shall guide the implementation and sequencing of development permit applications, as determined by the County*"

29.7 "*...should address all matters identified in Appendix C, Sections 1 and 3*".

Note, these matters are addressed through this MSDP and supporting documentation.

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."

Redesignation to S-PUB exists on the proposed two lots south of the development area of St. Mary's Church. RVC Administration requested another MSDP specific to the two proposed lots, south of the development area of St. Mary's Church. Many of the studies for St. Mary's applied to the whole property and form part of this MSDP. Addendums to this work have been contracted out specific to the proposed two lots in some cases.



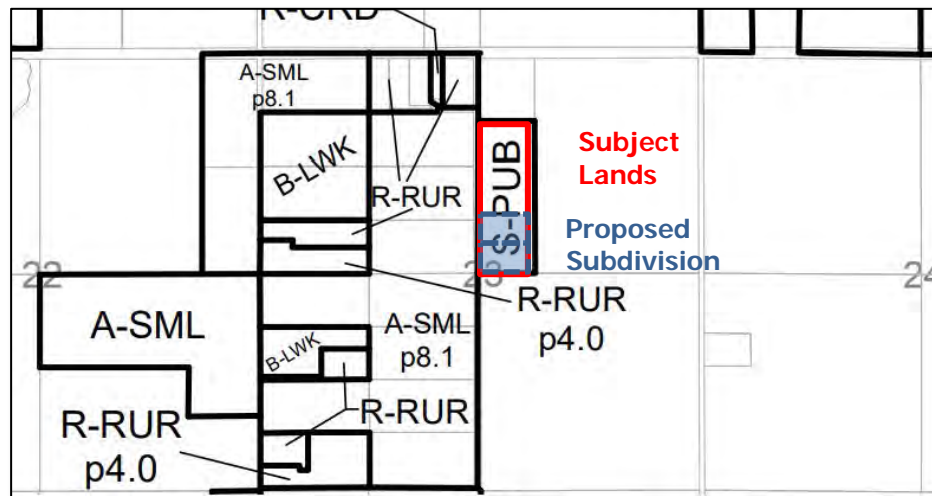
2.2 Land Use Bylaw

Figure 3: Land Use Bylaw, shows the current land use district of Special, Public Service District (S-PUB) to provide for the development of Institutional, Educational and Recreational uses. The land use definition that best fits the proposed lots, and marketed for, is Religious Assembly use. Other discretionary uses include, among others: campground, care facility, private recreation, school, and dwelling that is accessory to the primary use. Permitted uses are recreation. A DP is required for the land use on each of the proposed lots.

"*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."

Minimum parcel size for a S-PUB District is 0.50 hectares (1.24 acres). The full property is 11.33 ha (27.99 ac.). The two proposed lots south of the development area of St. Mary's Church are 2.4 ha (5.98 ac.) each and easily meet parcel size, setbacks and requirements of S-PUB District. Minimum setbacks (outside a Hamlet) are: front yard 30 m from a County road, side yard 6 m from other parcels and rear yard 15 m from other parcels. A minimum of 10 % of the parcel area shall be landscaped.

Figure 3: Land Use Bylaw



2.3 Agriculture Boundary Design Guidelines

Agricultural boundary design guidelines would apply to the eastern and southern boundary of the proposal. The application of the Agricultural Boundary Design Guidelines (ABDG) may be beneficial in buffering the religious assembly land use from the agricultural land uses to the east of the parcel. The guidelines would help mitigate areas of concern including concern over fertilizers, dust and normal agricultural practices with a vegetative 15-metre buffer.

The predominant use of lands in the area is residential to the west and agricultural to the east and south. Glenmore View Road, a gravel/paved road, separates the country residential to the west from the subject lands. The type of agricultural operation to the east is cultivation/cropping as evident from aerial images and confirmed by RVC. Prevailing winds would have any dust and odours from the neighbouring agricultural operations directed downwind and away from the subject lands.



3.0 Existing Site

3.1 Environmental Component and Wetlands

Figure 4: Desktop Delineated Wetlands, shows work by Ghostpine Environmental Services Ltd., submitted September 2018. One wetland extends from the west side of Glenmore View Rd. as a semi-permanent marsh wetland complex that straddles both proposed lots. There is sufficient room on either side to provide for a driveway to future development towards the rear of the lots. The ephemeral site is a depression that temporarily holds water during spring melt, then dries up therefore is considered insignificant. Figure 5: Site Photographs of Wetlands provide an idea of the vegetation.

Figure 4: Desktop Delineated Wetlands



Figure 5: Site Photographs of Wetlands



Site 6 looking west-southwest



Site 7 looking west-southwest

3.2 Topographic Contours

Topography is flat to undulating due to glacial collapse and has with a gentle slope towards the northwest being less than 5 m elevation change across the site and at an elevation around 1,024 meters above sea level (m asl). No land grading is proposed that would change this.

3.3 Soils

From drilling data, soil consists of clay, sand and gravel depth of less than 10 m below ground surface.

Figure 6: Site Plan



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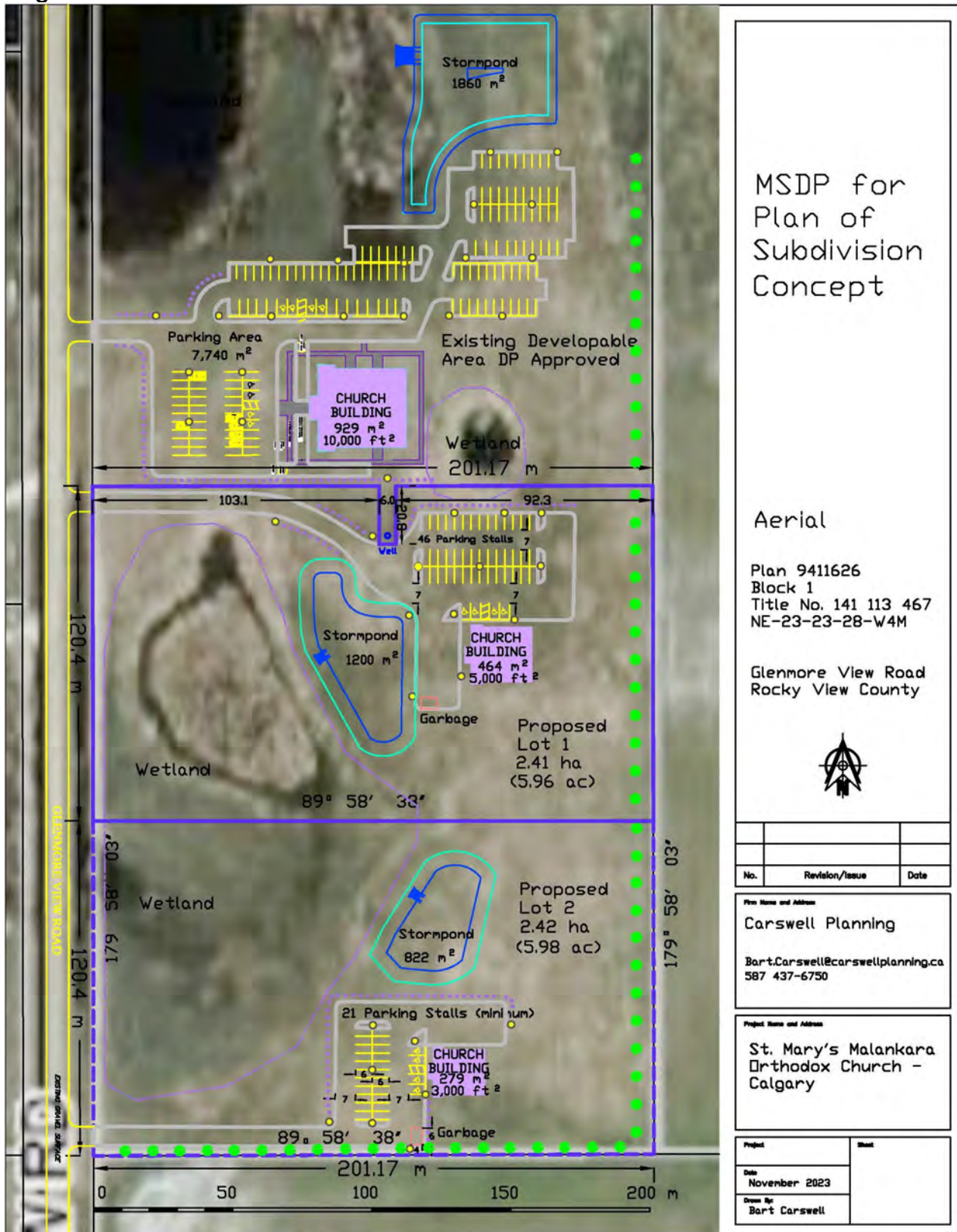


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Figure 7: Site Aerial





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As a Development Concept, choices of future religious assembly buildings were chosen. One being 464 m² (5,000 ft.²), and the other being 279 m² (3,000 ft.²). Although not as large as the primary religious assembly of St. Mary's Malankara Orthodox Church at 929 m² (10,000 ft.²), these concept buildings provide a range of choices for smaller congregations. The drilled well is tied to the property north of the proposed lots of the Plan of Subdivision with a jog in the property boundary and adjustments to the parking area. This was due to a locational error in the drilling site for St. Mary's.

4.1 Proposed Development

Figure 6: Site Plan and Figure 7: Aerial, show similar information. Proposed lots have buildings located further east than the approved DP for St. Mary's to the north. From this corresponding parking areas and design of stormponds were provided. The stormponds were spaced such that, in the event of a fire, there would potentially be two ponds with dry hydrants to draw upon. Wetlands were avoided in the overall design. Approaches were located outside of wetland areas and near the property boundary. Lighting could be provided that is night sky friendly and spaced to provide coverage. Waste disposal would be located at the end of the parking area and away from the entrances.

4.2 Parking

Initially proposed parking would likely be gravel with paving anticipated later. Current Land Use Bylaw C-8000-2020, Part 5, Table 5 – Parking Minimums addresses the gross floor area and parking stall requirements. Scenarios for the proposed two lots for religious assembly have been prepared for this MSDP based on discussions with two prospective future buyers. One building is half the size of St. Mary's Church, while the other is one-third the size because of their small congregation. Parking has been conceptually calculated based on gross floor area in m² / 100 m² * 7.5 to give the number of stalls. Stormwater has been conceptually calculated based on impervious surfaces of the building and degree of imperviousness of parking. Wetland mapping for the two proposed lots were completed as part of the original St. Mary's Church application. Digital AutoCad representations of the development concepts for these lots have been validated by transportation engineers and stormwater engineers. It is hoped that these efforts assist RVC in evaluating the MSDP requested for the proposed lots.

The concepts for proposed Lot 1 and Lot 2 have minimum parking requirements that can be achieved. Figure 6: Site Plan, shows additional areas for parking should it be needed or else outdoor areas for play such as ice rinks in the winter or ball sports in the other seasons. The layout is similar to the development area of St. Mary's Church that has an approved parking plan and exceeds requirements stipulated in the Land Use Bylaw.

4.3 Lighting

In keeping with the character of its country setting, lighting is proposed to be dark sky friendly. Lighting is spaced to ensure coverage for most of the parking area and only where it provides safety and security similar to the development area of St. Mary's Church to the north that has an approved lighting plan.

4.4 Landscaping

Landscaping would enhance the property and screen the parking area. Landscaping similar to the approved conditions of the DP for St. Mary's Church to the north is proposed. Compatibility involves landscaping, plantings and retention/enhancement of wetlands intended to add to the beauty of the rural setting. This is a low density development with structures setback from Glenmore View Road for



greater privacy to neighbouring residents. Landscaping is proposed to enhance the property and screen the parking area. Additional landscaping is proposed near the buildings and near the eastern and southern property line as a buffer to agricultural operations. Landscaping details are to be provided at the DP stage.

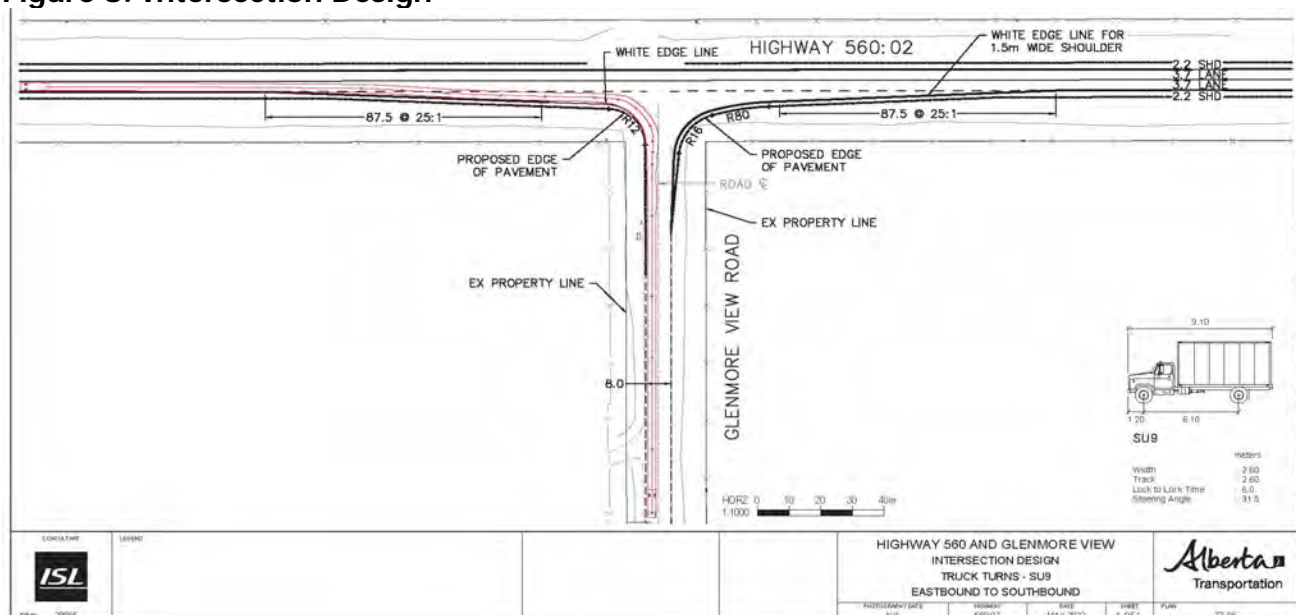
Figure 7: Aerial shows the wetlands are towards the western property line and the development area is to the eastern portion. The showpiece of the landscaping is the Saskatoon Berry (*Amelanchier alnifolia*) hedgerow proposed to be planted at the Development Permit stage at the western edge of the parking area and between lots near the parking area. This was on the advice of neighbours to attract birds and be compatible with their plantings. Other recommendations from neighbours included Schubert Chokecherry (*Prunus virginiana*) for trees reaching 6 m height at 6 m spacing suitable for acidic soils. June Grass (*Koeleria macrantha*) would be planted next to the parking area to soften the edge and add further diversity with heights 15-40 cm. On the eastern and southern property line and in keeping with the agricultural buffer, White Spruce (*Picea glauca*) would provide visual screening. The landscaping plan attempts to offer beauty to the neighbours and the congregation to build pride in the property. The area may experience more bird activity from the selection of vegetation as well. The wetlands act as a buffer to neighbours to the west along with plantings west of the parking area.

4.5 Traffic

LSL Engineering Consultants Inc., Oct 2018 (revised July 2019) *Traffic Impact Assessment Study Report* was prepared for the St. Mary's Malankara Orthodox Church development. Addoz Engineering Inc., 2019 supplemented and validated the Traffic Impact Assessment through a peer review. Addoz Engineering provided another Transportation Brief, February 2023, for development for the two lots.

Hwy 560 is an east-west two lane paved roadway with one travel lane each direction and narrow shoulders on both sides of the roadway. Alberta Transportation and Economic Corridors (ATEC) requested an upgrade to Hwy 560 and Glenmore View Road Intersection to a Type IIb intersection in accordance with ATEC requirements and satisfaction of the County as a condition of the DP for St. Mary's. Figure 8: Intersection Design, was approved as a condition to be satisfied prior to occupancy.

Figure 8: Intersection Design





4.6 Potable Water

Currently and in keeping with RVC Standards for institutional use, a cistern is proposed and trucking water in to handle peak demand when ceremonies take place once a week.

4.7 Sanitary Sewage

RVC Servicing Standards 507.2 Industrial, Commercial and Institutional (IC&I) Private Wastewater Treatment Systems and Disposal Systems notes, "The County generally requires sewage holding tanks for IC&I PSTS. Where proposed, the septic field method of sewage disposal must be fully engineered and justified for all IC&I lot developments. The use of septic fields for other than normal domestic sewage will not be supported by the County." For institutional use, a holding tank is proposed as a means to collect and temporarily store sewage, for subsequent removal and transport to an approved treatment and disposal site.

4.8 Stormwater

A previous Stormwater Management Plan (SWMP) was approved for St. Mary's Malankara Orthodox Church for the development area north of the proposed two lots, as meeting RVC Servicing Standards. This has been scaled to estimate SWMPs for each of the proposed lots.

Predevelopment drainage mapping was conducted for the entire property of 11.3 ha which also includes the proposed two lots. Stormwater ponds would be present on each of the proposed lots to minimize the transference of drainage from one lot to another, so as to not increase flow rates from development of an upstream lot or restrict natural flow. In addition, proposed development would avoid disturbance of the wetlands in order to prevent triggering Water Act approvals.

Figure 10: Pre-Development Drainage

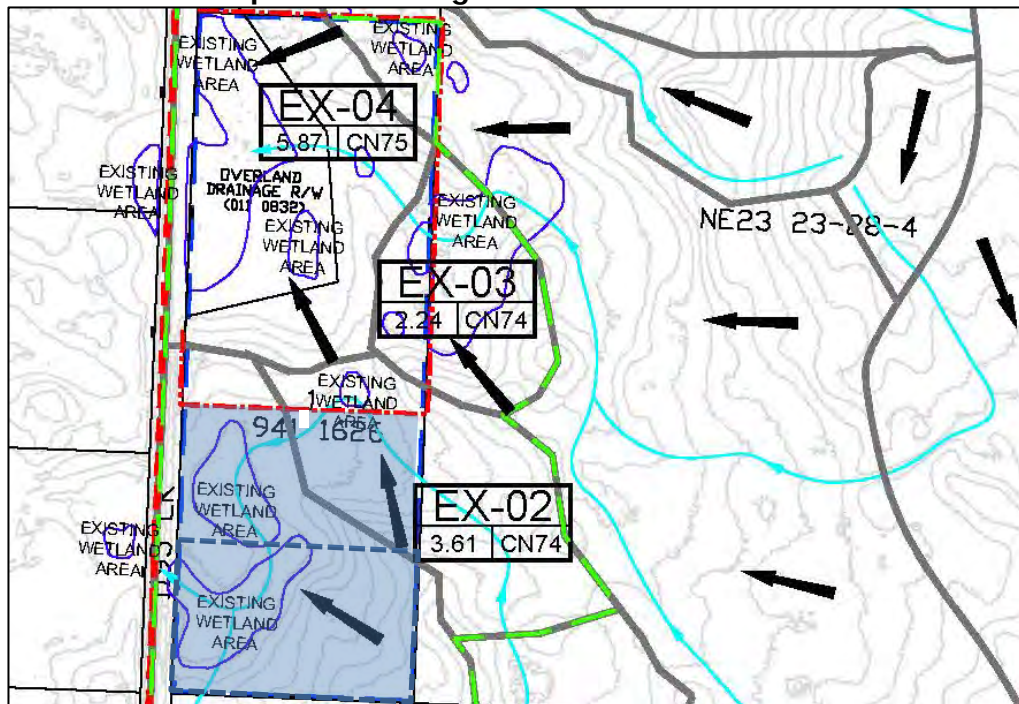


Figure 10: Pre-Development Drainage, shows the flow for the proposed two lots on remaining lands south of the development area for St. Mary's Church. Flows are from the south to the north towards



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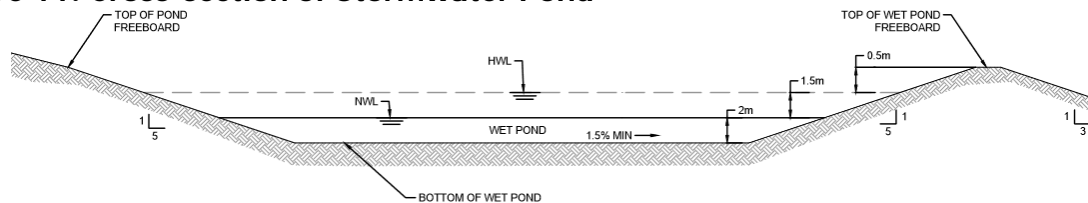
topographic lows. There is no intention of disturbing the wetlands' function or size with the proposal. Stormwater is dealt with separately from the wetlands. Stormwater Management Facilities (SWMF) would exist for each with post-development drainage conditions maintained in the SWMP.

Similar to the development area of St. Mary's Church, a stormwater pond could be designed adequate storage to preserve peak runoff from the developed lands on site with emergency overland flow routes for a 1:100-year rainfall.

Figure 11: Cross-section of Stormwater Pond, shows the design of a typical stormwater pond with normal parameters:

- Depth from bottom to normal water level is 2.0 m,
- Depth from normal water level to high water level is 1.5 m,
- Freeboard is 500 mm minimum,
- Side slope from depth from bottom to high water level is 5:1,
- Discharge from the stormwater facility is through a control structure at normal water level.

Figure 11: Cross-section of Stormwater Pond



4.8 Fire Suppression

Similar to the design of the St. Mary's Church stormwater pond, a dry hydrant can be used on a deep stormwater pond design. Further, the placement of the stormwater ponds on the different proposed lots can act as water sources for neighbouring buildings as well.

4.9 Garbage Removal

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

4.10 Security

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

4.11 Operations Plan

If the proposed two lots were used for religious assembly, an operations plan would not be that different from the religious assembly of St. Mary's Church. Lot 1 has a scenario of half of the size of St. Mary's Church and half the congregation with 50-75 adults and children. Lot 2 has a scenario of a third the size of St. Mary's Church and a third the congregation with 35-50 adults and children. The facility could 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 their practices. Most are a handful of volunteers, not staff, that are called together on occasion. With only general information available at this time, a more formal operational plan including facility hours, capacity, staff and public



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numbers, facility use, and parking requirements will be submitted at the DP stage to Rocky View County's satisfaction.

1. The facility would normally be used for a religious ceremony once a week and usually on Saturday or Sunday from 8 AM to 12:30 PM and Special days.
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 officials would use this facility for meetings.
4. Outdoor (parking lot, snow removal and landscape) maintenance will be taken care by officials/volunteers and/or local contractors.
5. Garbage collection and disposal will be contracted out to local contractors.
6. The facility would be equipped with outside sensor lights, fire extinguishers, and security system with surveillance cameras.

4.12 Building Concepts for Lots and Architectural Treatment

The concept of this MSDP specific to the two parcels is for religious assemblies on each. To provide a better idea of what those buildings may look like, floorplans and elevations are provided. General architectural appearance shall be in character with the surrounding area in terms of colour palette/materials of the building facades.

Concepts provided in this MSDP, in terms of parking requirements, stormwater sizing and transportation impact assessments are based on the strong assumption of presented gross floorspace of the religious assembly on each proposed lot. There is nothing committing the potential owner of the proposed lot(s) from building something different. If the floorspace limits of these concepts for Lot 1 and Lot 2 are adhered to, then these supporting documents on parking, stormwater and traffic could be used in a Development Permit (DP) for the next stage.

The floorplan and elevation concepts are possible scenarios of the buildings which may occur on Lots 1 and 2, but may differ. Different religious assemblies have different basic designs. These concepts provide a variety of sizes to serve a variety of congregation numbers. Lot 1 is essentially a scaled down version of the St. Mary's Malankara Orthodox Church. Lot 2 is essentially a Buddhist temple design, knowing that there are small congregations seeking land use in RVC. These potential lots have the land use district that would support their land use of religious assembly, subject to a DP. More detailed drawings are typically provided at the DP stage. These are just examples.



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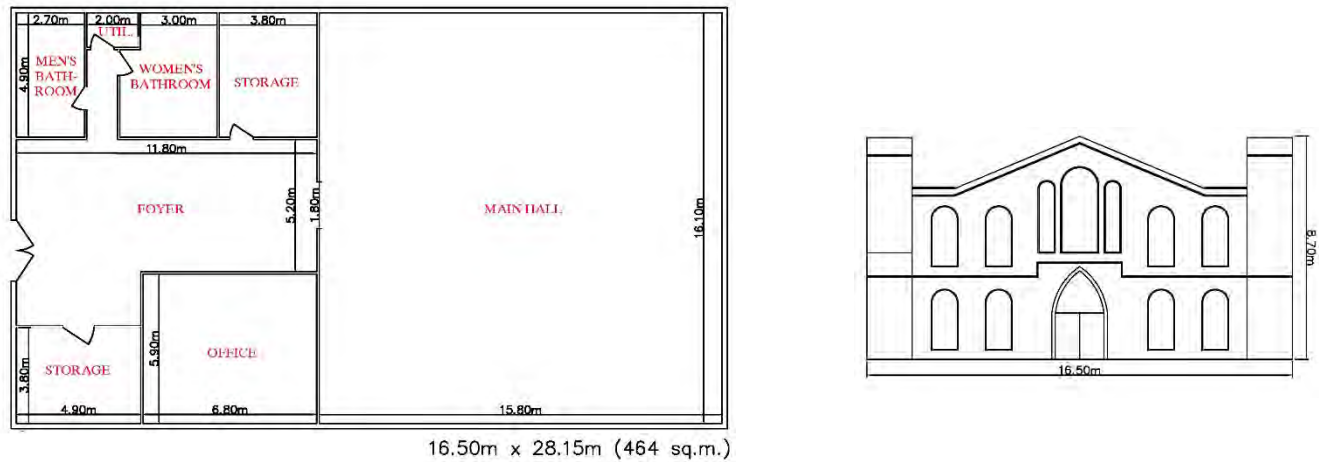


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Lot 1 with 454 m² (5,000 ft.²) Building Concept

In keeping with the concept for Proposed Lot 1, Figure 12: Floorplan and Elevation -5,000 ft.², shows about half of the approved DP for St. Mary's Church to the north. This is sizing suggested for a medium-sized congregation.

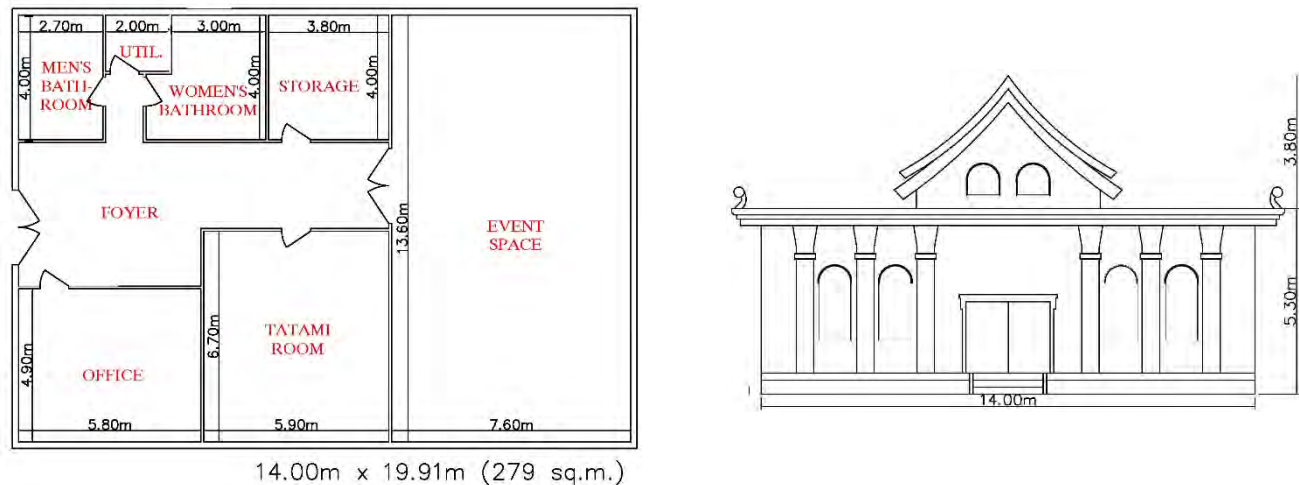
Figure 12: Floorplan and Elevation Concept -5000 ft.²



Lot 2 with 279 m² (3,000 ft.²) Building Concept

In keeping with the concept for Proposed Lot 2, Figure 13: Floorplan and Elevation -3,000 ft.², shows about a third of the approved DP for St. Mary's Church. This is suitable for smaller congregations.

Figure 13: Floorplan and Elevation Concept -3000 ft.²



4.13 Visual Appearance of the Land

There are few trees on the landscape. The proposal would add to the area with landscaping and vegetation planted on the property. Discussions with neighbours provided advise for trees and shrubs that would enhance the area and attract birds to the marshlands. Figure 14: Photos from the Site provides an idea of the sparseness of these sites.



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Figure 14: Photos from the Site



View to the east at farmland



View to the west at Glenmore View Rd.



View to the south at farmland

5.0 Public Engagement

Mailouts were provided to residents on Glenmore View Rd. for the proposed two lots. Door-to-door public engagement for the proposed Plan of Subdivision received five (5) positive letters of support at the time of writing this MSDP. As neighbouring property owners they supported the application for the plan as presented. The following details were supported:

- There will be improvements to the intersection with Glenmore Trail for safety on and off the highway, as determined by Alberta Transportation as a result of the St. Mary's application.
- Proposed Lot 1 would have a 5,000 ft.² church
- Proposed Lot 2 would have a 3,000 ft.² church
- Preserve or enhance all wetlands on the property
- Both would have stormwater ponds.
- Both would have landscaping of trees, shrubs and grass that is aesthetically pleasing
- Land Use already supports a religious assembly, a Development Permit will be needed prior to a building permit.

6.0 Benefit to Community

St. Mary's Malankara Orthodox Church has received a zoning change to Special – Public Service District (S-PUB) including the subject lands for the 11.33 ha (27.99 ac.) parcel. A Development Permit has been approved and conditions met for the church on a portion of the parcel. It is now the intent of the congregation to subdivide two lots south of the church through Plan of Subdivision.



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The Church has undertaken the Type IIb intersection upgrade at Highway 560 (Glenmore Tr.) and Glenmore View Road with partnership with the Government of Alberta. Intersection Design Approval, ATCO approval to relocate utility poles and a paving company has been selected for the intersection construction to begin at the earliest opportunity. The intersection upgrade will be a community benefit for the local residents to safely access the highway and ensure church construction can occur in a safe and reliable manner.

The Church received a community grant from the Government of Alberta for community centre development and expect to get building approvals in the foreseeable future. The Church is involved in local and international charity activities promoting the cultural diversities and expect two other proposed religious assemblies to occupy lands next to the Church will also benefit local community groups.

Community facilities are not just about physical activity; but creating a space where the community can gather, connect, and share knowledge. By promoting a culture of wellness and inclusivity, it is believed that this center can have a ripple effect on the entire community, improving not just physical health but also social cohesion and overall quality of life.

Rocky View County has a growing population and aging social infrastructure. This addresses existing service gaps in the surrounding communities, and is positioned to attract commuters and grow with the community. At the DP stage, development would help finance and maintain a community facility with a religious assembly responding to this problem and advancing several community priorities as identified by the County's 2021 Recreation and Parks Master Plan.

- Helps balance the availability of community space between the east and west of the County.
- Provides multi-use facilities near Langdon, which has been identified as a top priority.
 - o Identified as high priority in Recreation Needs Assessment Study
 - o An identified need for senior and youth programming in the Langdon area
 - o Growth area - population 10,000
 - o Lack of space in community for programs/rentals/etc.
 - o Communities of this size typically have these types of facilities available for residents

Access from Hwy 560 (Glenmore Tr.) makes it easier to draw visitors from Calgary, Chestermere, Langdon, and surrounding communities. This quiet location has the support of neighbouring residents with attention to landscaping, preservation of wetlands, plantings to attract birds, and anticipated designs with beautiful architecture.



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7.0 Conclusion

To reiterate, all development on these proposed lots shall comply with the County Plan and Land Use Bylaw, as amended. The proposed lots are recognized as Special – Public Service District (S-PUB) and shall conform to the Land Use Bylaw for that land use district. This MSDP requires the future land uses on the proposed lots to be for religious assembly and ancillary uses such as small-scale community centres, a recognized discretionary land use, and ancillary uses. Future development is to comply with requirements of the County Plan, Appendix C as it deals with Master Site Development Plans (MSDP). The proposed lots have the support of several residents along Glenmore View Rd. and are seen as compatible in their eyes and next to the approved St. Mary's Church. Infrastructure has the capacity to service the development with water cisterns and holding tanks as per RVC Servicing Standards.

The proposed lots are well suited for congregations to have the opportunity to have their own church in a country setting that allows parishioners to quiet their minds, pray and listen with their spirit.

Respectfully submitted,

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Attachment:

Appendix 1: Summary of Development Policies



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Appendix 1: Summary of Development Policies

- Policy 1.1 The lands are designated Special – Public Service District (S-PUB). Where there is ambiguity between the Master Site Development Plan (MSDP) and policy documents, development shall conform to policies with the County Plan and the Land Use Bylaw.
- Policy 1.2 This MSDP requires the future land uses on the proposed lots to be for religious assemblies, a recognized discretionary land use in S-PUB, and ancillary uses such as small-scale community centres benefitting the broader public.
- Policy 1.3 "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 1.4 The MSDP Site Plan will act as a guide for the details of a Development Permit (DP) on where to locate buildings, building heights, stormponds, parking, lighting, landscaping, agricultural boundary design, fencing, signage, and architectural treatment (in character with the surrounding area in terms of colour palette/materials). These are to generally be in accordance with Figure 6: Site Plan.
- Policy 1.5 A Stormwater Management Plan, prepared by a qualified person, shall be submitted that determines location and sizing of stormponds and overland drainage to the satisfaction of the *Development Authority* at the DP stage.
- Policy 1.6 A Parking Assessment, prepared by a qualified person, shall be submitted to determine parking requirements for *religious assembly* uses to the satisfaction of the *Development Authority* at the DP stage.
- Policy 1.7 The Traffic Impact Assessment (TIA), provided under separate cover, addresses transportation related concerns to the satisfaction of Alberta Transportation and Economic Corridors (ATEC). Intersection treatment shall be constructed prior to opening of additional development. The owner, St. Mary's, has entered into a Development agreement with the County, to upgrade the Glenmore Trail and Glenmore View Road Intersection to a Type IIb intersection. The Construction Completion Certificate of the intersection will need to be completed prior to occupancy and operation of the sites.
- Policy 1.8 The Bio-physical Impact Assessments (BIA) provided under separate cover address the impact of development presented in the MSDP Site Plan. Should the development encroach on any identified wetlands from these studies, the BIA will be revisited and may require revision to the satisfaction of the *Development Authority* at the DP stage.
- Policy 1.9 Phasing of development will involve each of the proposed lots identified in the MSDP separately based on DPs coming forward.