

SOLID ROCK BAPTIST CHURCH

Master Site Development Plan



October 2018



Table of Contents

| | | |
|-----|---|---|
| 1 | Introduction and Status..... | 1 |
| 2 | Purpose and Objectives of this MSDP | 1 |
| 3 | Development Rationale..... | 1 |
| 4 | Development Components | 2 |
| 4.1 | Access and Parking | 2 |
| 4.2 | Landscaping and Fencing..... | 2 |
| 4.3 | Utilities..... | 2 |
| 4.4 | The Church..... | 3 |
| 5 | The Community | 3 |
| 6 | Community Relations | 3 |
| 7 | Construction Program | 3 |
| 8 | Potential Nuisances | 4 |
| 8.1 | Noise..... | 4 |
| 8.2 | Dust..... | 4 |
| 8.3 | Traffic..... | 4 |
| 8.4 | Migration of noxious weeds, etc. | 4 |
| 8.5 | Illumination | 4 |
| 9 | Environmental | 5 |
| 9.1 | Stormwater..... | 5 |
| 9.2 | Biophysical..... | 5 |
| 9.3 | Geotechnical..... | 6 |
| 10 | Operations and Maintenance..... | 6 |
| 11 | Summary of Policies | 6 |

List of Figures within MSDP

1. Real Property Report
2. Site Plan (DG Draft A1)
3. Perspective looking NW (DG Draft A2)
4. Perspective – Entire Site (DG Draft A3)
5. Perspective – Building looking SW (DG Draft A4)
6. Perspective – Building SE View looking NW (DG Draft A5)
7. Perspective – Entire Site NW View Aerial (DG Draft A6)
8. Plan – Building Footprint (DG Draft A7)
9. Elevations – Building East and West (DG Draft A8)
10. Elevations – Building North and South (DG Draft A9)
11. Summary of Traffic Counts

Appendices

- A. Kelham Authority to act on behalf of Solid Rock Baptist Church with respect to redesignation (one page)
- B. Authority for Pastor Jon Harwood to act on behalf of Solid Rock Baptist Church
- C. Land Title (two pages)
- D. Worksheet 2 – Agricultural Boundary Design (three pages)
- E. Notes on Boundary Design Guidelines (2 pages)
- F. Stormwater Management Report
- G. Traffic Count

1 Introduction and Status

Solid Rock Baptist Church (SRBC) is a progressive and established entity within the Calgary area and has maintained a presence since 2005. The community has outgrown its current facilities and is now also able to embark on community owned major capital expenditures.

A portion of the lot, owned by the Church, has been selected as the site for the new Church and associated facilities. The Real Property Report (Figure 1) describes the location as:

Lot 1 Block 1 Plan 011 1481
A portion of: NE 32 22 28 W4

This site is the subject land of this Master Site Development Plan (MSDP).

2 Purpose and Objectives of this MSDP

This MSDP will:

1. Confirm the expectations, requirements and commitments of the Applicant and surrounding community with respect to the construction of a Church, ancillary work and infrastructure. This will be through policies contained herein.
2. Support a Land Use Amendment from Farmstead to Public Service. The proposed development (Religious Assembly) is a Discretionary Use within the PS District.
3. Support a Development Permit application for the construction of a Church, ancillary buildings and infrastructure.
4. Provide a reference for all studies, reports and the like applicable to the application and operation of the site.
5. Document strategies and mitigative measures to be upheld during construction and use of the development.

3 Development Rationale

1. With the increase in membership, SRBC needs to expand its worship area and the associated infrastructure.
2. The subject site is owned by the Church and no change is planned as control of the land will remain with the Church.
3. It is common practice to have Pastoral Leaders, their family and assistants resident on the site of religious worship.
4. The Development will be a permanent use.
5. The existing buildings are located at the rear of the lot, leaving ample room for the Church, etc. to be separated, i.e. no shared parking or utilities.
6. There are no constraints with respect to utility rights of way.

4 Development Components

4.1 Access and Parking

The existing access will be upgraded by widening and improving the driving surface to a substantial gravel quality and engineering profile and cross section.

This access will be shared by the residents and the Church as shown on Figure 2, Site Plan (DG Draft A1)

Two parking lots are proposed one each to the north and south of the Church. These will be constructed using engineered gravels. Dust control and stormwater management will be components of Operations and Maintenance Protocols.

Peak use will occur on Sundays, with much less traffic through the remainder of the week.

A sign visible from both directions will be erected on the Church land. This sign will conform to the relevant bylaws and requirements of Section 35 of Rocky View County's Land Use Bylaw. No offsite signs are planned.

Policy 1: Parking will be provided in accordance with the Land Use Bylaw at the time of Development Permit Application

Policy 2: Directional Signs relating to the Church will be erected in accordance with Rocky View County's Land Use Bylaw.

4.2 Landscaping and Fencing

A minimum of 10% of the Church lands will be devoted to landscaping, which will be designed in cooperation with RVC staff.

The Development Area will be completely fenced between it and: Township Road 230, adjoining properties and the residential portion of the property.

4.3 Utilities

The Church will develop a new potable water well for the sole use of the Church and will have the appropriate AEP approvals.

Wastewater will be collected in a septic tank and periodically emptied using a qualified commercial service.

Fire Suppression will be incorporated into the development to conform to NFPA 1142.

Policy 3: Sewer and Potable Water will be developed for the exclusive use of the Church and will have AEP approval.

Gas, Electricity, Phone service, Internet service, etc. will be brought to the site as required. These services are already established on the property.

4.4 The Church

This building is planned to be pre-engineered and all on one level. It will incorporate a place of worship, ancillary offices and meeting rooms, washrooms and storage.

5 The Community

The site is surrounded by land mainly given over to crops and residential acreages. The site is easily accessed off Highway 22X, located 1.6km south, with Stoney Trail located 4 km west.

A significant percentage of church members reside in Rocky View County and many are employed in the County.

6 Community Relations

SRBC places significant emphasis on its interaction with its neighbours and others impacted by the construction and development of this Church. To this end a comprehensive ongoing Public Interaction Plan is proposed. This plan will include:

1. Confirmation of a SRBC Representative who will be the first point of contact for this project.
2. A Public Meeting (Open House) to explain and discuss the project.
3. Regular information updates by email and internet once construction is underway.
4. Acceptance of individual concerns and the preparation and distribution of responses.
5. Documenting all relevant activity, meeting minutes, responses, etc.
6. Provision of an email address and telephone number for use by those impacted by the development to contact the SRBC person.
7. Allocation of space on the Solid Rock Baptist Church web site to update the public at large.

Policy 4: The Church will keep the neighbours updated regarding construction and exceptional events which may result in increased traffic on RR 230.

7 Construction Program

The work will be phased as set out below. The project is designed for future growth, thus not all amenities will be available or required on "Opening Day".

Major items:

1. Develop access from Twp. Rd 230 to the Church site.
2. Erect the pre-engineered building outer walls and roof.
3. Construct utilities for the building, water, wastewater and power
4. Construct the parking areas.
5. Complete some of internal improvements. This will include:
 - a. Auditorium
 - b. Selected offices

- c. Washrooms, etc. as required

All improvements to the site will meet the relevant code requirements and be subject to the issuance of a Development Permit by the County

8 Potential Nuisances

8.1 Noise

The planned use will not generate unusual noise levels.

8.2 Dust

While the County Road, access and parking areas will not be asphalted or similarly treated, mitigative measures will be taken on site to keep fugitive dust to a minimum. These measures include: selection of gravel gradation, watering, maintaining low vehicle speeds and applying dust suppression agents (e.g. calcium chloride) to the access and parking areas.

8.3 Traffic

Most traffic generated by the development will occur during the daylight hours of Sunday. A 24-hour traffic count was conducted from 20 May 2018 to 21 May 2108 (Sunday) and is summarised in Figure 11, with more details in Appendix J.

8.4 Migration of noxious weeds, etc.

This development will not have adverse effects on the neighbouring lands.

8.5 Illumination

The only additional lighting will be for security of the parking areas and the Church, which will benefit neighbouring properties.

9 Environmental

9.1 Stormwater

Runoff is generally to the north of the Church Site. North of the site is a man-made lagoon holding runoff from the County road and ditch. This is apparently decades old, and functions as described without maintenance. This will be addressed at time of Development Permit with RVC and AEP.

Runoff from the Church Site will be conveyed to the north. CSA Engineering completed a Stormwater Report in April 2018 see Appendix I

Excerpt from, “Stormwater Management Report” prepared by Brent Apesland, PEng:

6.0 Conclusion and Recommendations

As per the design of storm water runoff, a pond of 20mx60mx1m that can collect and store double the calculated storm water. The existing swamp area located in the north side of the property will be best location and recommended to construct for the runoff collecting pond. The proposed pond will have benefit of follows as:

- Collect the excess runoff that will help to control flooding in the surrounding area and
- Collected water will be utilized for watering for grasses/flowers within the premises.

In carrying out the Storm water management design, best management practices (BMP) should be followed as:

- i) Grading ditches to between 1 and 2% to reduce erosion.
- ii) Line ditches with grass to reduce flows, increase infiltration and reduce erosion.
- iii) Control roof drains with splash pads and locations to spread out inflows.
- iv) Lined ditches and tree planting to minimize run off.

Terrain is mildly undulating with no abrupt changes in elevation, thus there is little risk of major erosion. During construction, current best practices will be used to mitigate any undue erosion. An Erosion and Sediment Control Plan will be submitted for County approval as part of the Development Permit Application.

9.2 Biophysical

Approximately 70% of the subject land has little or no topsoil and has not recently been farmed. Approximately 10% is wooded. A minor Biophysical Impact Assessment will be prepared at Development Permit stage.

9.3 Geotechnical

A Geotechnical Report will be prepared to comply with County Standards and to fulfill the design requirements of the building at Development Permit stage.

Policy 5: All Environmental Reports will be prepared by appropriate professionals and these reports will be used to build the Operations and Maintenance Manuals.

10 Operations and Maintenance

An enterprise of this magnitude requires a manual, endorsed by senior personnel, of Standard Operation Procedures for the various tasks that need to be performed at set intervals or when certain situations arise.

Included in this Manual will be, as a minimum, the following:

1. Emergency Contact information
2. Safety procedures
3. Emergency procedures
4. Maintenance procedures for parking lots, landscaping
5. Utility maintenance including; potable water supply, wastewater disposal and stormwater management

11 Summary of Policies

Policy 1: Parking will be provided in accordance with the Land Use Bylaw at the time of Development Permit Application

Policy 2: Directional Signs relating to the Church will be erected in accordance with Rocky View County's Land Use Bylaw.

Policy 3: Sewer and Potable Water will be developed for the exclusive use of the Church and will have AEP approval.

Policy 4: The Church will keep the neighbours updated regarding construction and exceptional events which may result in increased traffic on RR 230.

Policy 5: All Environmental Reports will be prepared by appropriate professionals and these reports will be used to build the Operations and Maintenance Manuals.

Figures

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

MUNICIPALITY: ROCKY VIEW COUNTY
 PREPARED FOR: MICHAEL GUIDINGER (THE "CLIENT")
 DESCRIPTION OF PROPERTY: LOT 1 BLOCK 1 PLAN 011 1481
 (THE "PROPERTY")

MUNICIPAL ADDRESS: 284091 TOWNSHIP ROAD 230, ALBERTA
 DATE OF SURVEY: ORIGINAL: MAY 25, 2001 UPDATE: APRIL 12, 2013
 DATE OF TITLE SEARCH: APRIL 12, 2013
 (A copy of which is attached hereto)

SCALE: 1:1400 METRIC

LEGEND

DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 FOUND IS APPROXIMATED THIS Fd.l.
 STATUTORY IRON POST FOUND IS SHOWN THIS Fd.l.
 EAVES MEASURED TO FASOIA LINE; SHOWN THIS Fd.l.

ENCUMBRANCES, REGISTERED ON TITLE:

741 074 038 -- UTILITY RIGHT OF WAY: CWNG COMPANY LIMITED
 081 255 186 -- MORTGAGE
 A BLANKET EASEMENT ON THE WHOLE OF THE PROPERTY

CERTIFICATION:

I hereby certify that this Report, which includes the attached plan and related information, was prepared and performed under my supervision and in accordance with the Standards of Practice of the Alberta Land Surveyors' Association and supplements accordingly within those standards and use of the data of this Report, I am of the opinion that the Plan illustrates the boundaries of the Property, the improvements as defined in Section 8.5 of the Alberta Land Surveyors' Association's Manual Standard Plan registered encumbrances, and right-of-way affecting the extent of the title to the Property.

2. the improvements are entirely within the boundaries of the property

3. no visible encroachments exist on the property from any improvements situated on any adjoining property

4. no visible encroachments exist on registered encumbrances, or rights-of-way affecting the extent of property

PURPOSE:
 This report and related plan have been prepared for the benefit of the Property owner and any of their agents for the purpose of a loan or other financial transaction. Copying is permitted only for the benefit of these parties. The plan and other information shown on this Real Property Report are for informational purposes only. Where applicable, registered encumbrances, rights-of-way, and other interests affecting the Property have been shown on the attached plan. Otherwise, property corner markers have not been placed during the course of this report.

The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The status of this information shown on this Real Property Report reflects the status of the information as of the date of survey only. Users are encouraged to have the Real Property updated for future requirements.

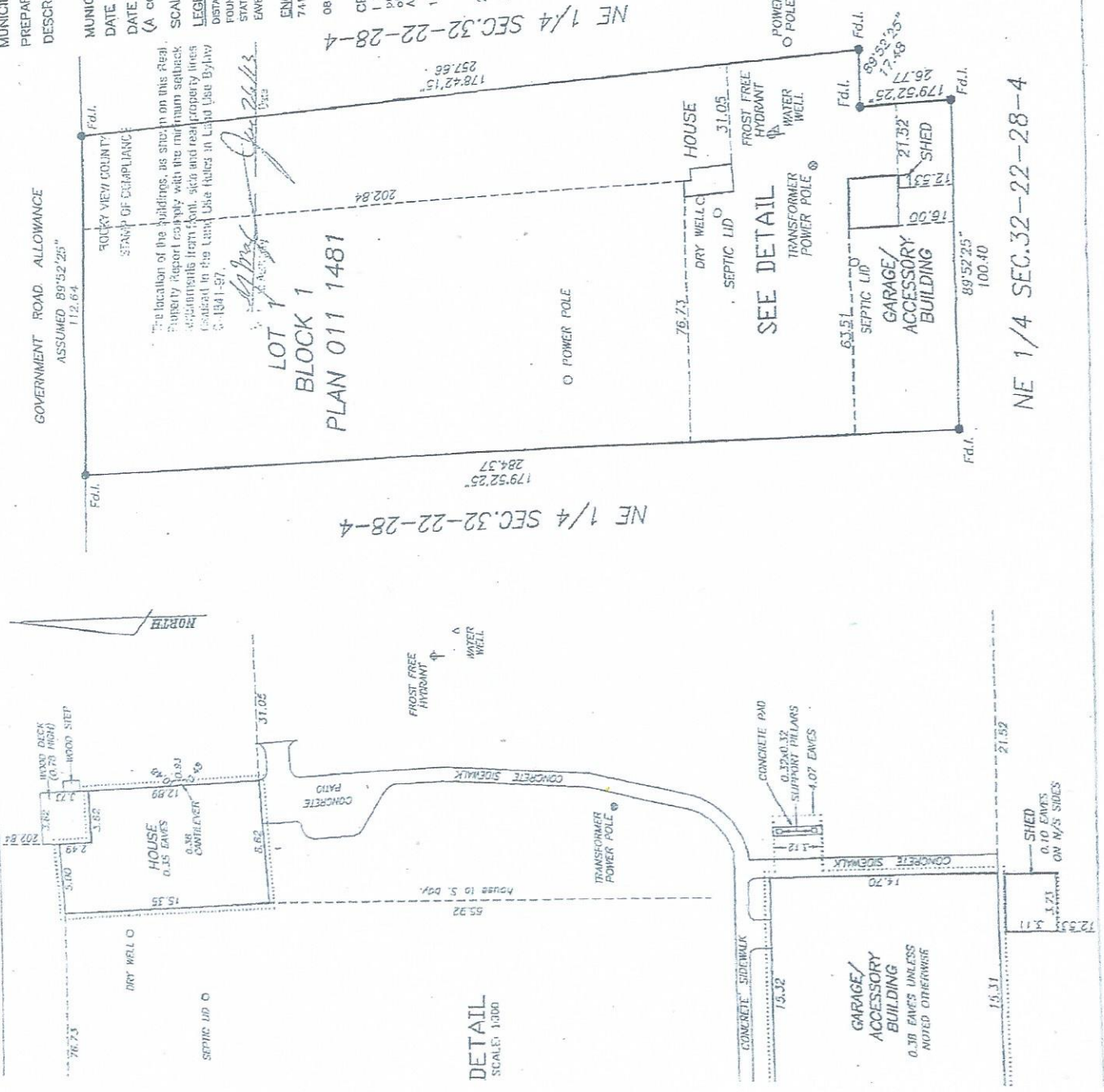
Dated at STRATHMORE, Alberta
 this 24th day of APRIL, 2013.

Andrew Cammatt
 ANDREW CAMMATT, ALS

ACE SURVEYS LTD.
 101-3 BAYSIDE PLACE,
 STRATHMORE, ALBERTA
 T1P 1C8

THIS PLAN IS PROTECTED BY COPYRIGHT AND NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF A CAMMATT, ALS © 2013.
 THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE (IN BLUE INK) AND A PERMIT STAMP (IN RED INK).
 IN THE CASE OF A SOLE PRACTITIONER, A PERMIT STAMP IS NOT REQUIRED.

FILE NO. 13051
 gmt 20/04/13



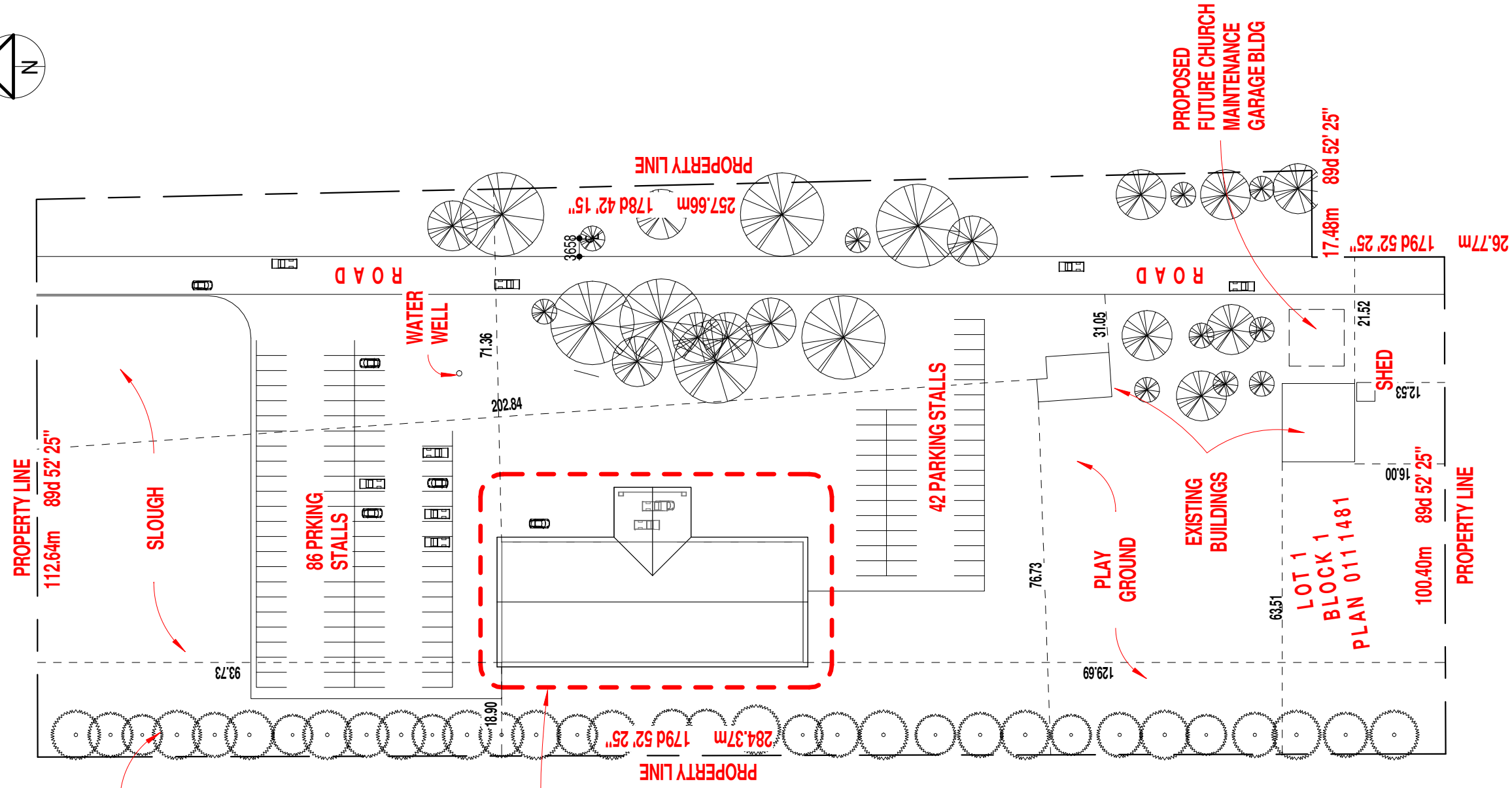
NE 1/4 SEC. 32-22-28-4

NE 1/4 SEC. 32-22-28-4

NE 1/4 SEC. 32-22-28-4

NE 1/4 SEC. 32-22-28-4

DETAIL
 SCALE: 1:1000



BLUE SPRUCE SHELTER BELT

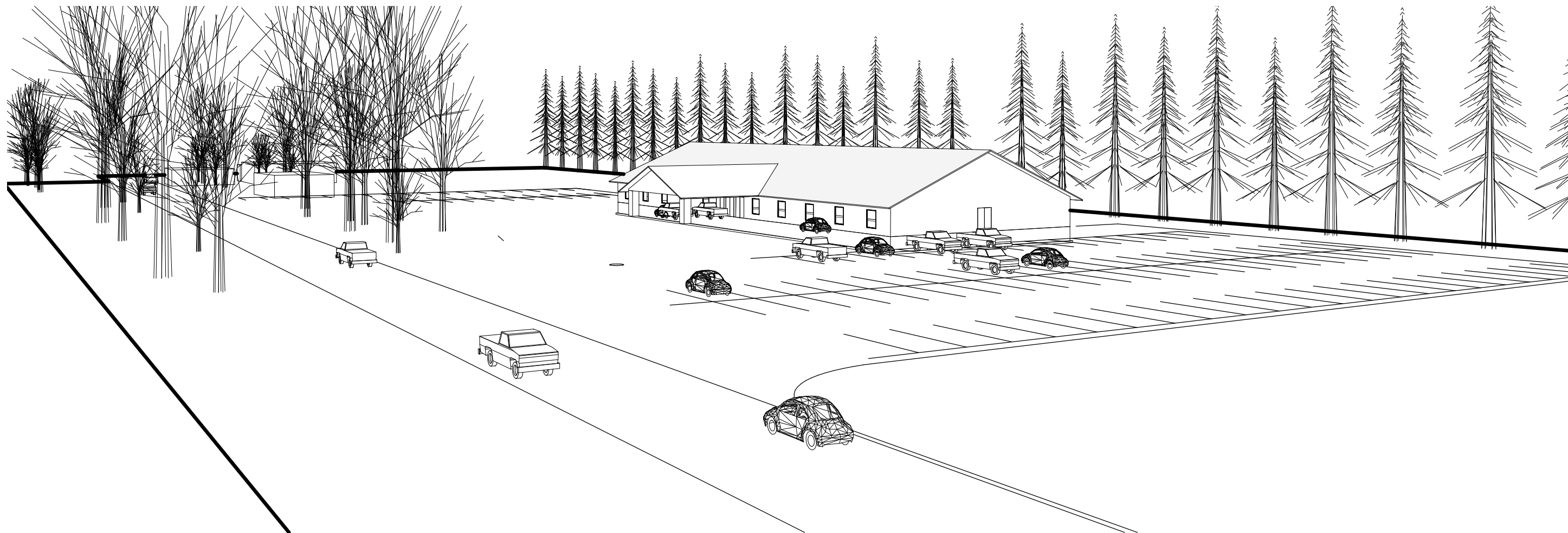
PROPOSED NEW BAPTIST CHURCH
920 sq.m.
NOT TO SCALE
Reduced from 1,486 m²

| Drawing List | |
|--------------|-------------------------------|
| A1 | Site Plan / Conceptual Scheme |
| A2 | 3D 1 |
| A3 | 3D 2 |
| A4 | 3D 3 |
| A5 | 3D 4 |
| A6 | 3D 5 |
| A7 | MAIN FLOOR |
| A8 | ELEVATIONS |
| A9 | ELEVATIONS |

Solid Rock Baptist Church
284091 Twp Rd 230
Calgary Alberta T1X 0G9

Issued for Redesignation Application Jan 24, 2017

| | | |
|---------|------------------------------------|--|
| Project | Proposed Solid Rock Baptist Church | DG Draft 1-587-226-2122 www.dgdraft.com |
| Drawing | Site Plan / Conceptual Scheme | |
| Scale | 1 : 1000 | No. A1 |
| Date | Feb 13, 2017 | |



2/13/2017 12:05:57 PM

Solid Rock Baptist Church
284091 Twp Rd 230
Calgary Alberta T1X 0G9

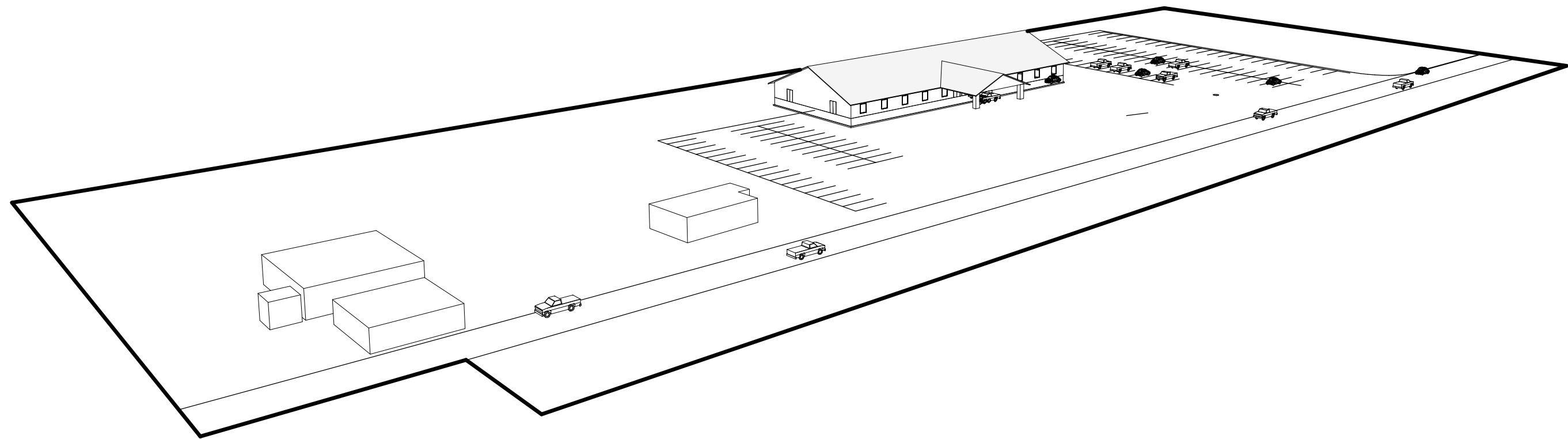
Issued for Redesignation Application Jan 24, 2017

Project
Proposed Solid Rock Baptist Church
Drawing
3D 1
Scale

DG Draft
1-587-226-2122
www.dgdraft.com

Date
Feb 13, 2017

No.
A2

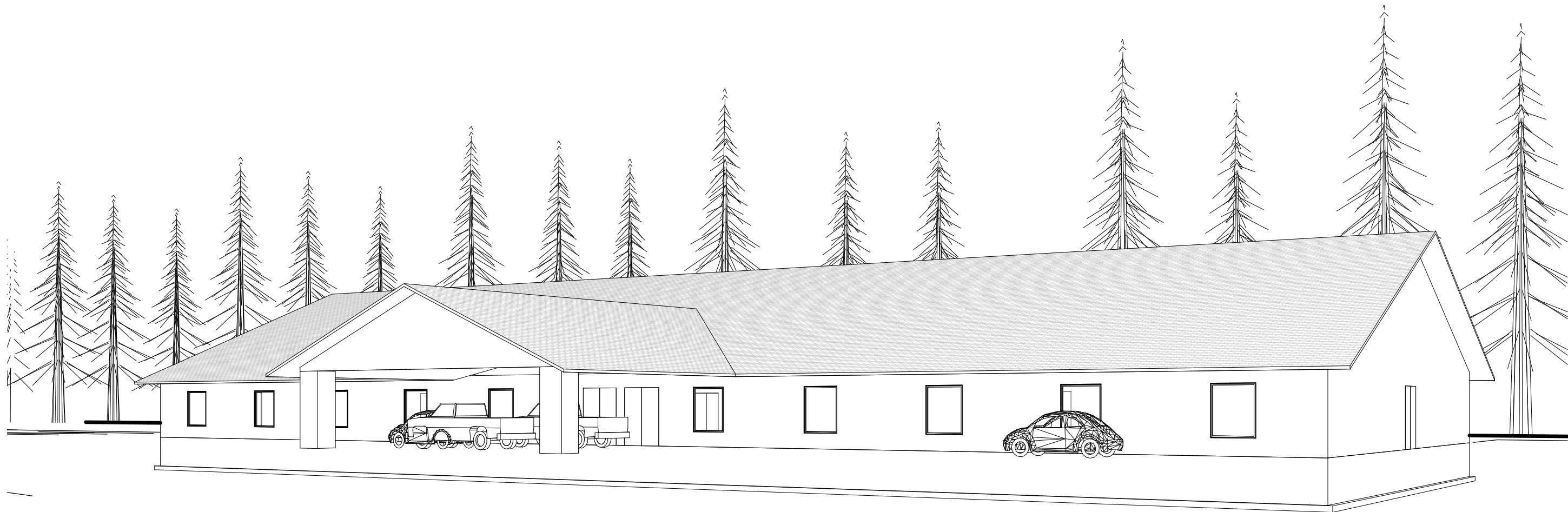


2/13/2017 12:05:59 PM

Solid Rock Baptist Church
284091 Twp Rd 230
Calgary Alberta T1X 0G9

Issued for Redesignation Application Jan 24, 2017

| | | |
|---------|---|-----------------------------------|
| Project | Proposed Solid Rock Baptist Church | DG Draft |
| Drawing | 3D 2 | 1-587-226-2122 www.dgdraft.com |
| Scale | | No. A3 |
| | Date Feb 13, 2017 | |



2/13/2017 12:06:01 PM

Solid Rock Baptist Church
284091 Twp Rd 230
Calgary Alberta T1X 0G9

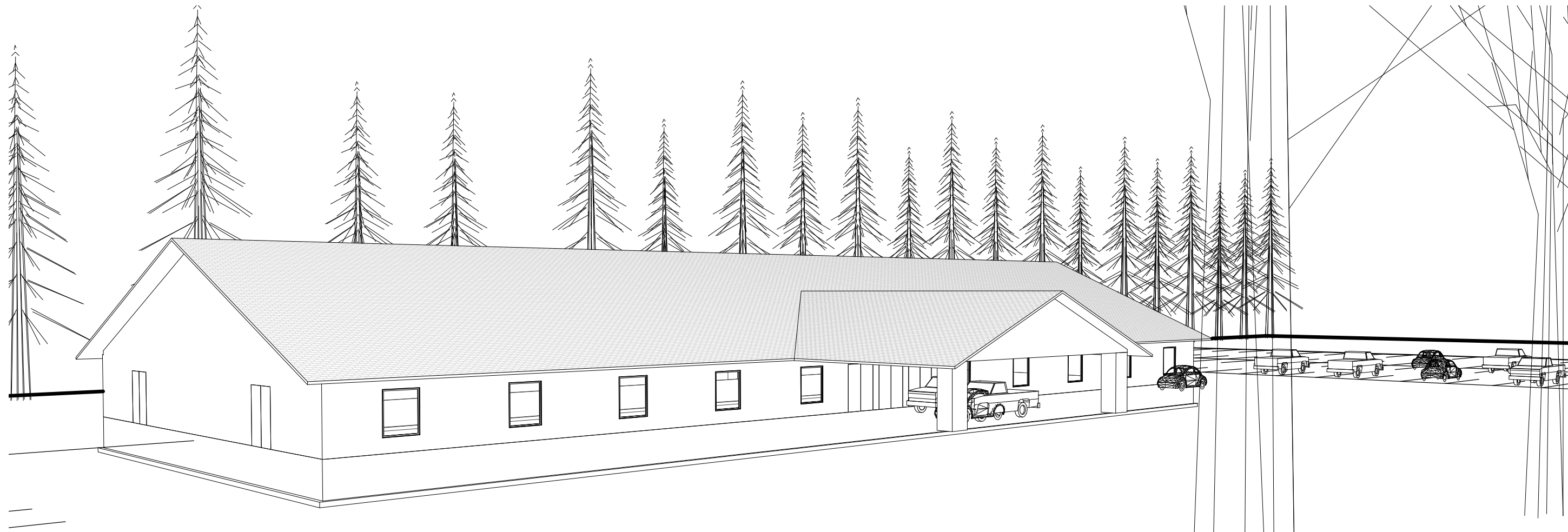
Issued for Redesignation Application Jan 24, 2017

Project
Proposed Solid Rock Baptist Church
Drawing
3D 3
Scale

DG Draft
1-587-226-2122
www.dgdraft.com

Date
Feb 13, 2017

No.
A4



2/13/2017 12:06:05 PM

Solid Rock Baptist Church
284091 Twp Rd 230
Calgary Alberta T1X 0G9

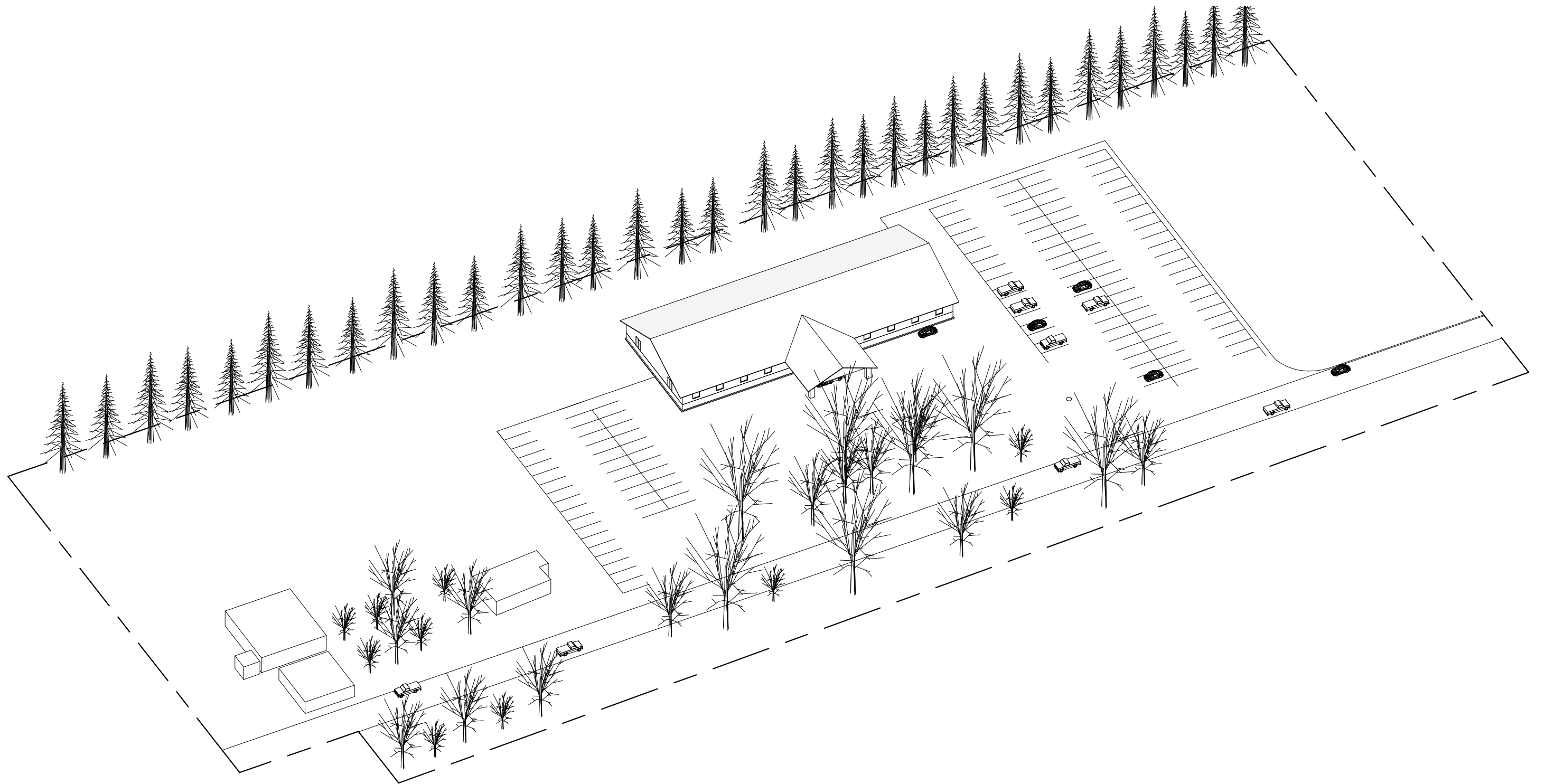
Issued for Redesignation Application Jan 24, 2017

Project
Proposed Solid Rock Baptist Church
Drawing
3D 4
Scale

DG Draft
1-587-226-2122
www.dgdraft.com

Date
Feb 13, 2017

No.
A5

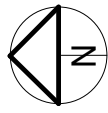


2/13/2017 12:06:06 PM

Solid Rock Baptist Church
284091 Twp Rd 230
Calgary Alberta T1X 0G9

Issued for Redesignation Application Jan 24, 2017

| | | |
|---------|---|--|
| Project | Proposed Solid Rock Baptist Church | DG Draft 1-587-226-2122 www.dgdraft.com |
| Drawing | 3D 5 | |
| Scale | | No. A6 |
| Date | Feb 13, 2017 | |



CANOPY AND
ENTRANCE



G

24384

F

H

NEW CHURCH AND OFFICES
1486 SQ.M.
LAYOUT TO BE DETERMINED

09609

I

Solid Rock Baptist Church
284091 Twp Rd 230
Calgary Alberta T1X 0G9

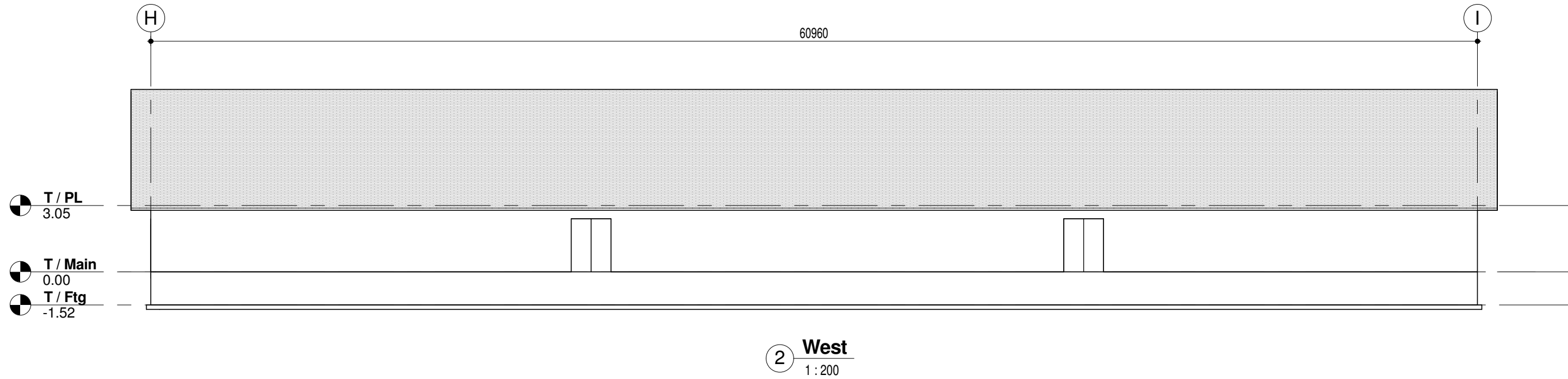
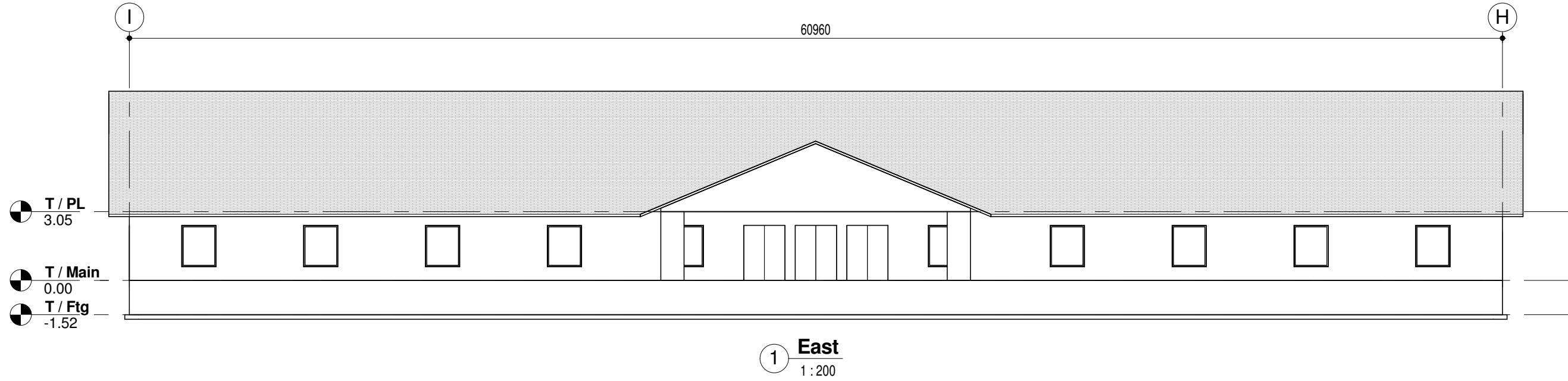
Issued for Redesignation Application Jan 24, 2017

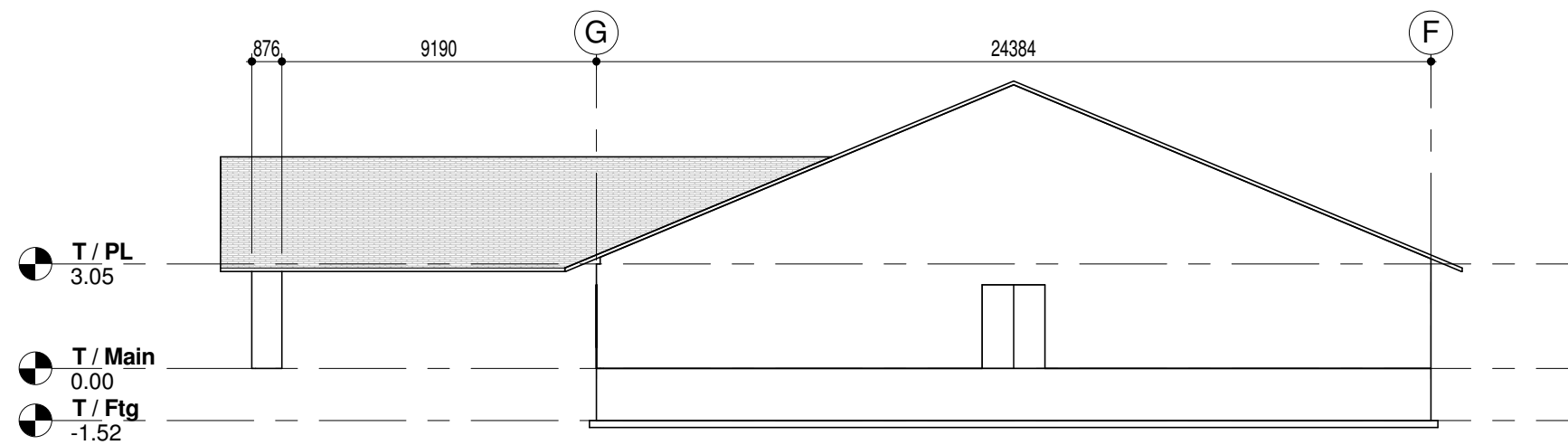
Project
**Proposed Solid Rock Baptist
Church**
Drawing
MAIN FLOOR
Scale
1 : 200

DG Draft
1-587-226-2122
www.dgdraft.com

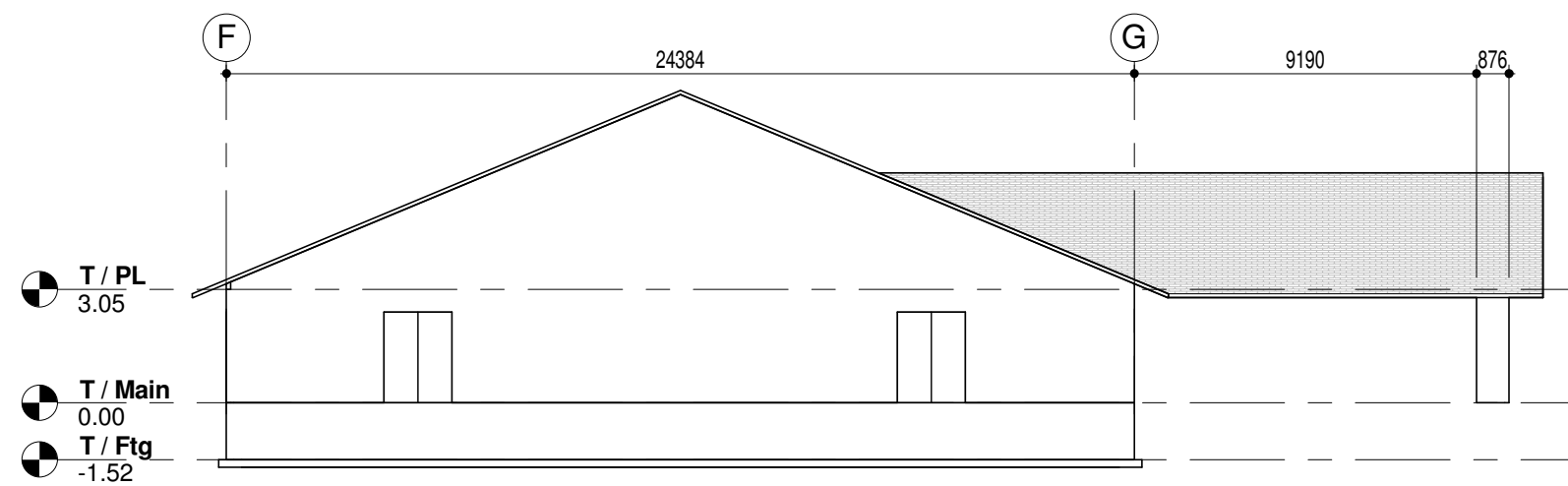
Date
Feb 13, 2017

No.
A7





1 North
1 : 200



2 South
1 : 200

**South Rock Baptist Church
Summary of
24 hr Traffic Count
at Site Entrance to
284091 TR 230**



| Date | From | To | < East Bound > | | | | | < West Bound > | | | | | Weather | |
|---------------------|----------|----------|----------------|---|---|---|---|----------------|----|---|---|---|---------|--------------------|
| | | | A | B | C | D | E | A | B | C | D | E | | |
| 20 May 2018 | 6:00 AM | 7:00 AM | | | | | | | | | | | | Fog +5 ° |
| 20 May 2018 | 7:00 AM | 8:00 AM | | | | | | | | | | | | Fog +2 ° |
| 20 May 2018 | 8:00 AM | 9:00 AM | | | | | | | | | | | | Fog +2 ° |
| 20 May 2018 | 9:00 AM | 10:00 AM | | | | | | | 1 | | | | | Sunny 7 ° |
| 20 May 2018 | 10:00 AM | 11:00 AM | 1 | | | | | | | | | | | Sunny 7 ° |
| 20 May 2018 | 11:00 AM | 12:00 PM | 3 | | | | | | | | | | | Sunny 15 ° |
| 21 May 2018 | 12:00 PM | 1:00 PM | 1 | | | | | | | | | | | Sunny 15 ° |
| 21 May 2018 | 1:00 PM | 2:00 PM | 1 | | | | | | 3 | | | | | Sunny 20 ° |
| 21 May 2018 | 2:00 PM | 3:00 PM | | | | | | | | | | | | Sunny 24 ° |
| 21 May 2018 | 3:00 PM | 4:00 PM | 4 | | | | | | 1 | | | | | Sunny 25 ° |
| 21 May 2018 | 4:00 PM | 5:00 PM | | | | | | | | | | | | Sunny 25 ° |
| 21 May 2018 | 5:00 PM | 6:00 PM | 2 | | | | | | 2 | | | | | Sunny 25 ° |
| 21 May 2018 | 6:00 PM | 7:00 PM | | | | | | | | | | | | Sunny 24 ° |
| 21 May 2018 | 7:00 PM | 8:00 PM | 3 | | | | | | | | | | | Sunny 24 ° |
| 21 May 2018 | 8:00 PM | 9:00 PM | 3 | | | | | | | | | | | Sunny 24 ° |
| 21 May 2018 | 9:00 PM | 10:00 PM | | | | | | | 3 | | | | | Dusk 21 ° |
| 21 May 2018 | 10:00 PM | 11:00 PM | | | | | | | | | | | | Partly Cloudy 18 ° |
| 21 May 2018 | 11:00 PM | 12:00 AM | | | | | | | | | | | | Partly Cloudy 16 ° |
| 21 May 2018 | 12:00 AM | 1:00 AM | | | | | | | | | | | | Partly Cloudy 13 ° |
| 21 May 2018 | 1:00 AM | 2:00 AM | 1 | | | | | | | | | | | Partly Cloudy 10 ° |
| 21 May 2018 | 2:00 AM | 3:00 AM | | | | | | | | | | | | Partly Cloudy 9 ° |
| 21 May 2018 | 3:00 AM | 4:00 AM | | | | | | | | | | | | Partly Cloudy 11 ° |
| 21 May 2018 | 4:00 AM | 5:00 AM | | | | | | | | | | | | Partly Cloudy 11 ° |
| 21 May 2018 | 5:00 AM | 6:00 AM | | | | | | | | | | | | Partly Cloudy 11 ° |
| Total for 24 Hours: | | | 19 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | |

| | |
|---|-----------------------|
| A | Passenger Vehicles |
| B | Recreational Vehicles |
| C | Buses |
| D | Single Unit Trucks |
| E | Tractor Trailers |