



Master Site Development Plan

MARCH 2023

Prepared by:



Table of Contents

1.0	INTRODUCTION	3
2.0	CONTEXT	4
3.0	COUNTY POLICY	7
4.0	OPERATIONS	9
5.0	BUILDING / SITE PLAN	10
6.0	TRAFFIC / UTILITIES	13
7.0	COMMUNITY ENGAGEMENT	14
	APPENDICES	16

1 Introduction

The Neighbourhood Alliance Church (TNAC) holds Sunday morning services in the Hamlet of Langdon, at The Track Golf Course Events Building, since October 2013. TNAC has found it challenging to meet the needs of the community out of a shared space that is not their own.

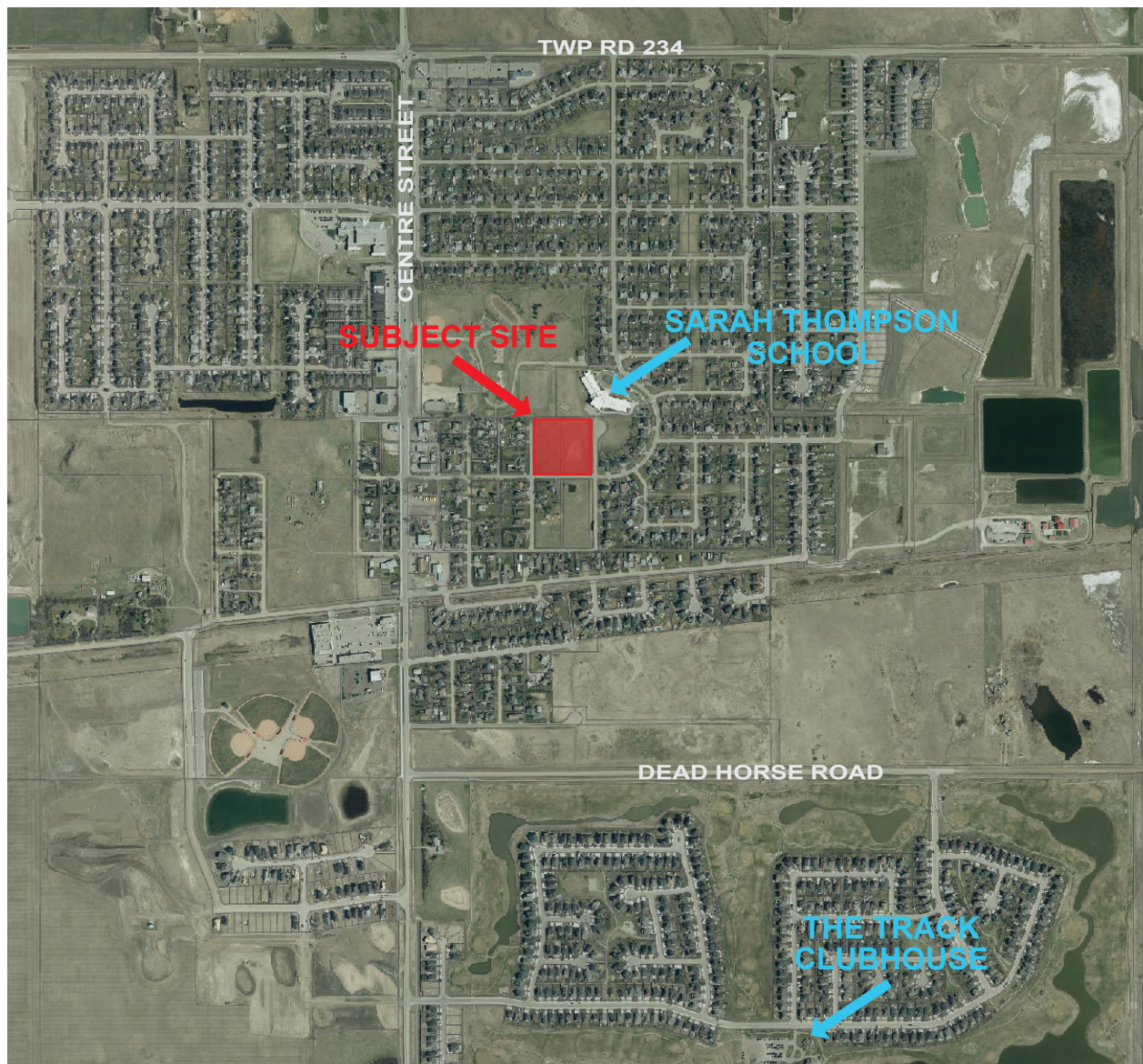
Pre-Covid TNAC was running close to having insufficient space at the current rented location and expect to be running into the same situation soon. As can be expected, the Golf Course hosts events from time to time, some of these events have conflicted with church events necessitating seeking an alternative venue on these occasions. In light of this, TNAC in partnership with The Western Canadian District of the Christian and Missionary Alliance, purchased a 3.5 acre parcel of land in the Hamlet of Langdon.

The intent of this document and subsequent applications is to support the development of a permanent building home for TNAC in order to serve the community of Langdon in a more comprehensive way.

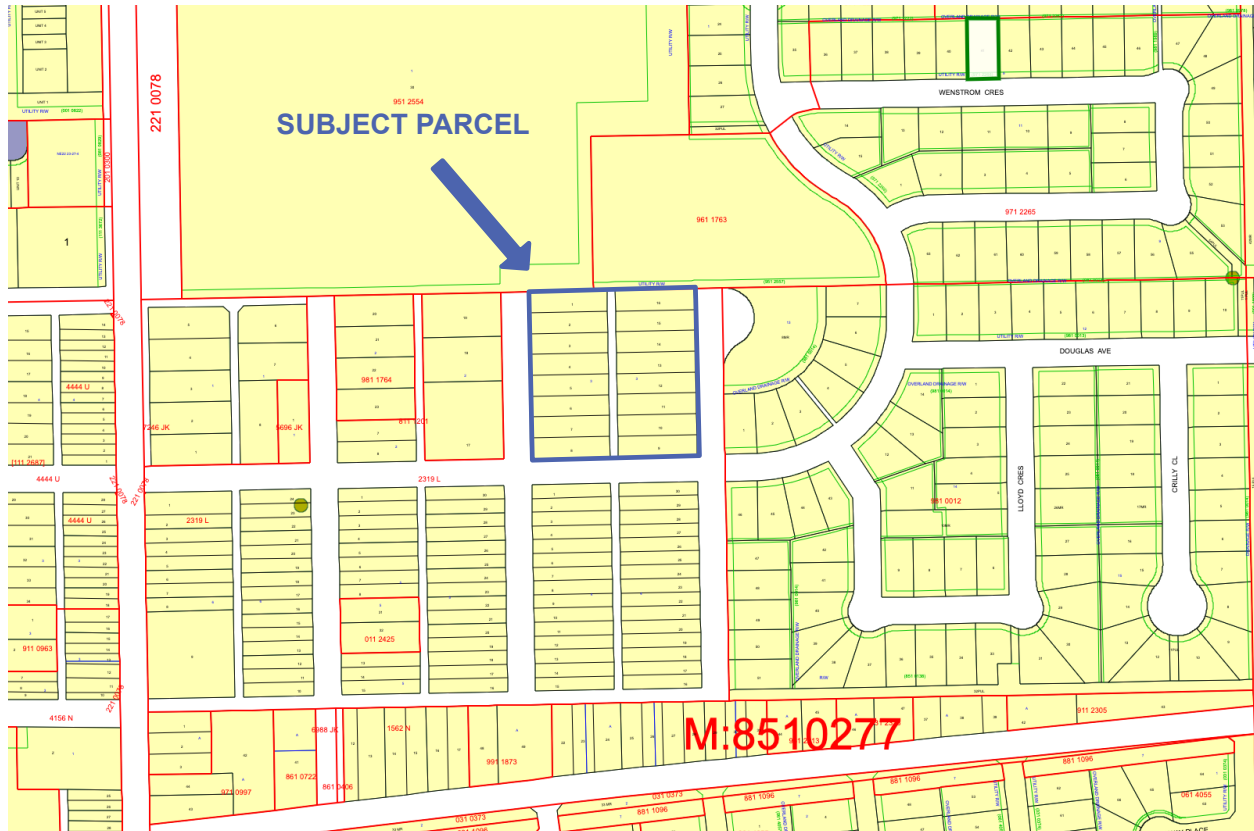
2 Context

The site is located in the Hamlet of Langdon and bordered by Colwell St to the west, 2nd Ave to the south, 3rd St. to the east and Sarah Thompson School to the north.

The subject land is legally described as Plan 2319L, Block 3, Lot 1 to 16 Inclusive, ATS Reference: 4;27;23;23;SW



The parcel was originally intended for 16 residential lots and is intersected by a six metre right-of-way. A road closure application has been submitted concurrently with the redesignation application.



The site is currently a vacant grassed area. There are residential houses to the east, west and south. There is another vacant lot to the south and green space to the east. The property shares a border to the north with Sarah Thompson School.



3 County Policy

Rocky View County Plan

Rocky View County Plan encourages development of Hamlets as full service rural communities. Recognising religious assembles as benefiting residents of the community; Section 9, Policy 9.4 c. allows for land uses to include religious assemblies. Section 11.0 INSTITUTIONAL AND COMMUNITY LAND USE supports and encourages institutional land uses to support the community.

Langdon Area Structure Plan

The parcel is located in the Langdon ASP. Section 8.5 of the Langdon ASP allows for institutional use in residential areas:

8.5 The following uses in the residential area may be allowed where they are determined to be compatible and appropriate:

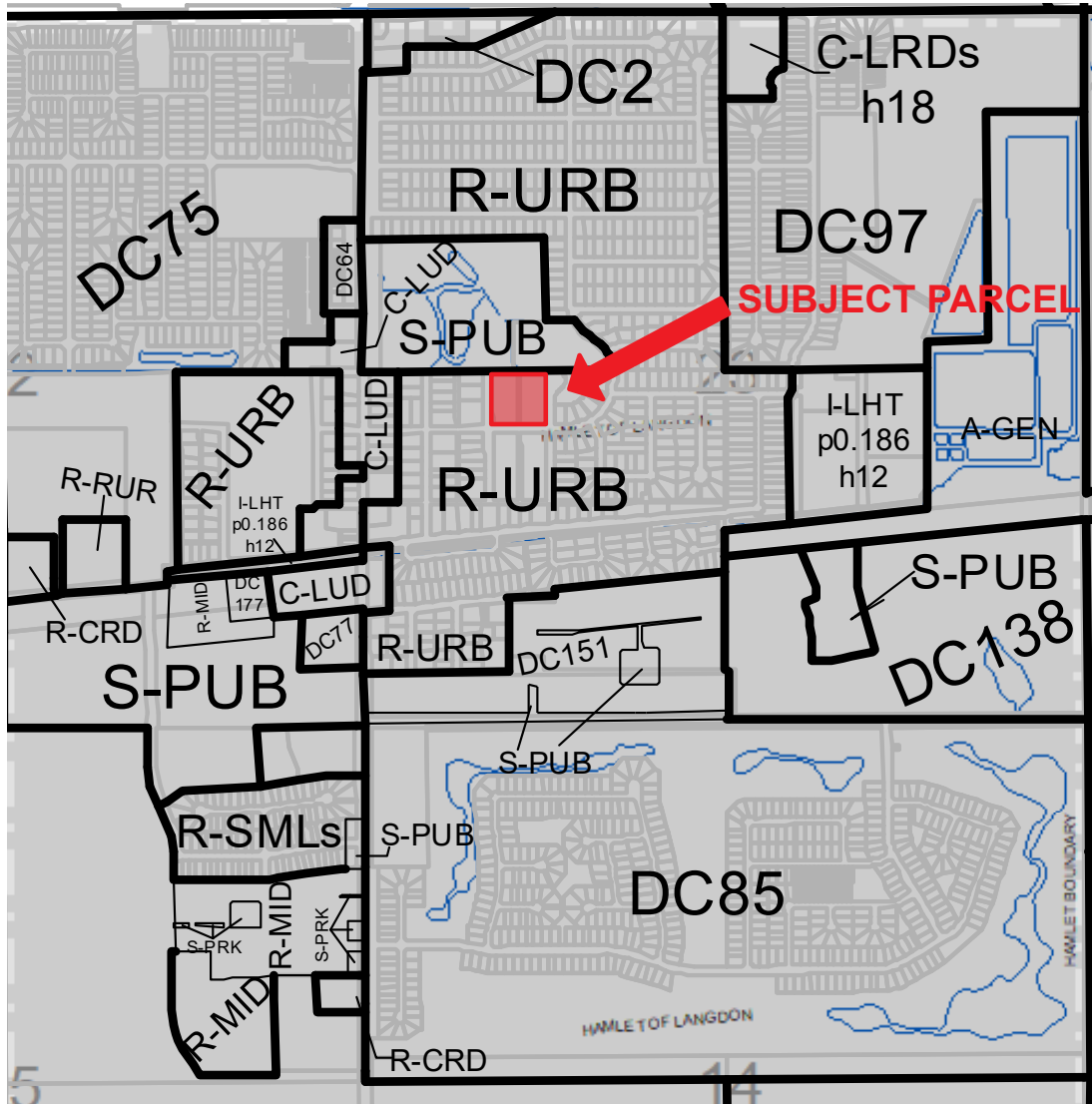
- a. seniors housing;*
- b. public, recreational, and institutional uses such as schools, child care facilities, special care facilities, churches; and*
- c. neighbourhood commercial*

The Langdon ASP requires the adoption of a local plan for the areas identified on Map 12 of the ASP. This parcel is not identified on the map as requiring a local plan. The surrounding area of this parcel has mostly all been developed and therefore would not benefit from a local plan nor would it meet the preferred planning area size as per Policy 27.8 of the ASP:

27.8 All local plan boundaries shall be developed in consultation with the County. The preferred minimum planning area is one quarter section (160 acres) in size.

Land Use Bylaw (C8328-2022)

The parcel is currently in the R-URB (Residential, Urban) land use district.



An application for redesignation to S-PUB (Special, Public Service) land use district has been submitted to develop two discretionary uses: Religious Assembly and Care Facility (Child).

The Purpose of the S-PUB district is to: *"To provide for the development of Institutional, Educational and Recreational uses."*

Policy 3.1: The development will comply with the S-PUB district and adhere to the minimum parcel size, setbacks and landscaping requirements as detailed in the Land Use Bylaw.

4 Operations

The Neighbourhood Alliance Church (TNAC) will focus on holding weekly Sunday morning worship services.

TNAC would like to use the facilities efficiently by maximizing potential in servicing its members and the community. There is a need in Langdon for worship and community programming space. The group would like to be able to host and provide space for its members and the community.

There are plans to expand the facilities to include a childcare centre and before & after school programs. The proximity to Sarah Thompson School makes this a desirable location for a childcare centre, particularly for a before & after school program.

The space and operations will remain flexible to meet the ever-changing needs of the community.

5 Building / Site Plan

Building

The TNAC development will start (Phase 1) with a 250 seat (1,100 sq m) worship facility (hall) attached to a common use/office area and Sunday School Area. The Sunday School Area will also be used for childcare during the work week. Plans for the future (Phase 2) could include adding a sanctuary area to seat 400 people.



Landscaping

The site will be developed with large areas of grass, trees and shrubs, that are placed on the perimeter of the property to create an aesthetically pleasing development and facilitate screening. Particular attention will be given to the placement of trees to provide screening for neighbouring residents. Landscaping also will include a fenced playground area for the childcare centre.

There are potential wetlands on the property which will be avoided and left undisturbed. If there is a need for additional parking in the future, the wetland area may be considered. At that time the appropriate assessments and reports will be made with an application to Alberta Parks and Protected Areas.

Policy 5.1: Landscaping is to be provided to create screening for neighbouring residents.

Policy 5.2: Disturbance of wetlands will be avoided, until such time as the area is needed and regulatory approval is obtained.

Policy 5.3: Landscape design shall incorporate drought tolerant trees and plants suitable for Alberta Plant Hardiness Zone 3b.

Policy 5.4: In accordance with the Land Use Bylaw a Landscaping Plan shall be submitted at Development Permit stage detailing number and species of all trees, shrubs and plants.

Lighting

Dark Sky friendly lighting will be employed to provide security while minimizing impact to neighbouring residential properties.

Policy 5.5: At the Development Permit stage a detailed lighting plan shall be submitted and address dark sky principals such as reducing glare and promoting quality outdoor lighting to minimize light pollution.

Garbage/Recycling

Garbage and recycling will be collected in bins at the rear of the building which will be completely enclosed in a fenced area.

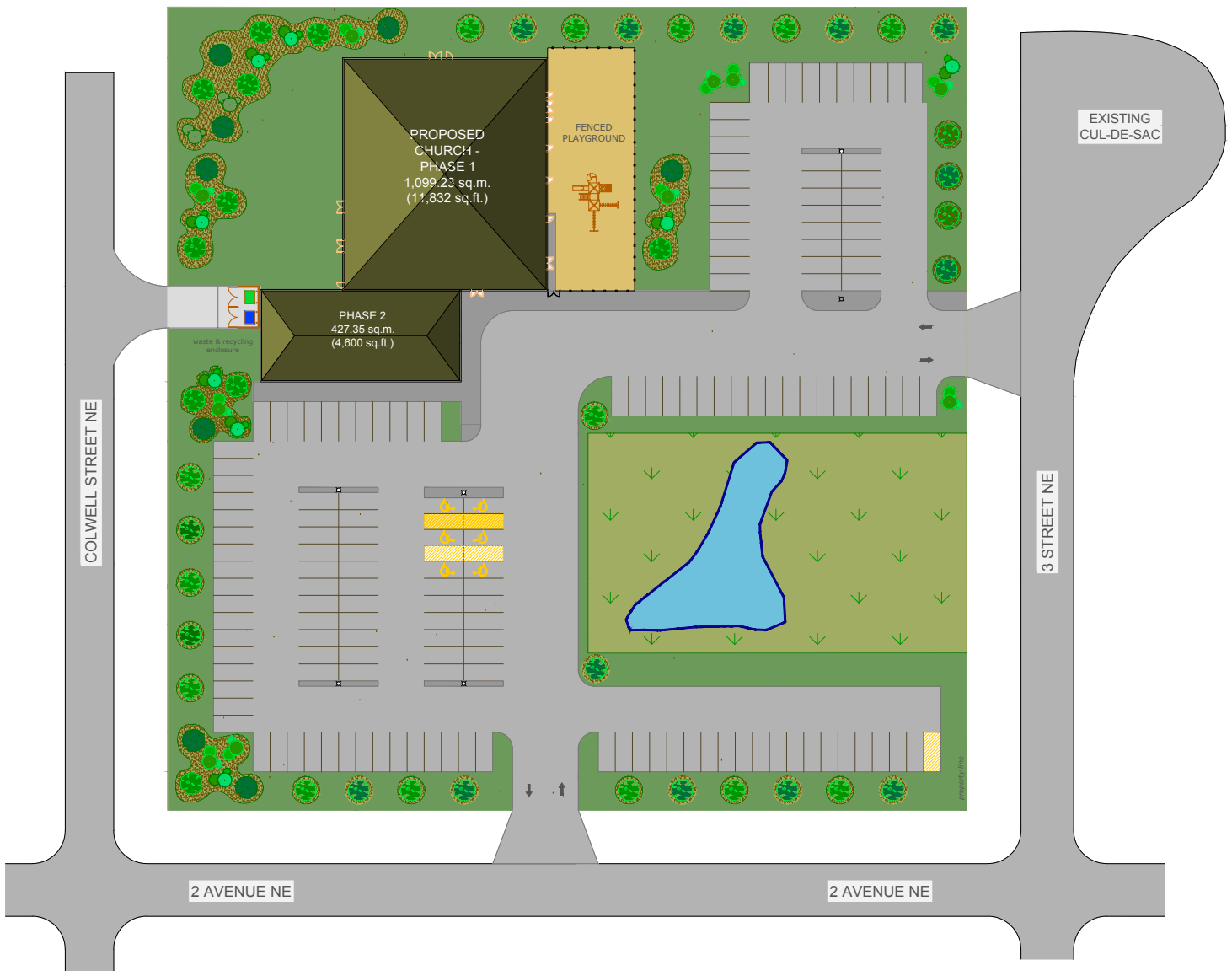
Policy 5.6: Garbage and recycling collection areas shall be completely screened with fencing.

Parking

The site plan allows for 156 parking stalls minimum, which includes 6 accessible stalls. Rocky View County Land Use Bylaw requires 82 parking spaces for the anticipated Phase 1 development and a total of 114 spaces when Phase 2 is developed. A parking assessment was conducted and it concluded that the average Sunday morning parking needs would be 79 stalls for Phase 1 and a total of 125 for Phase 2.

Policy 5.7: Minimum parking spaces will be maintained as per the Land Use Bylaw with additional parking stalls be provided as the need is identified to prevent on street parking.

Conceptual Site Plan



6 Traffic / Utilities

Potable Water

The site will be serviced through municipal water utility. Langdon Waterworks has confirmed the capacity to service this development including Urban fire flows and pressures for firefighting suppression.

Wastewater

Wastewater will be service by the municipal utility system.

Policy 6.1: Wastewater will be connected to the County's wastewater system as per the Langdon ASP.

Policy 6.2: Wastewater demands and capacities will be determined at the development permit stage.

Traffic

A Traffic Impact Assessment was conducted and is included as an Appendix under separate cover. The majority of traffic trips will be on Sunday mornings which avoid regular peak traffic times and have minimal impact on the community road network. Evening traffic to the site will be directed to access the parking area through the access off 2nd avenue to minimize traffic near neighbouring residences.

Weekday traffic will also be directed through the 2nd avenue access whenever possible to avoid conflicts on the 3rd street cul-de-sac with school bus drop off.

Stormwater

A Stormwater plan has been prepared and included as an Appendix under separate cover. Stormwater is to be directed away from the potential wetland as not to impact that area. Stormwater that is not absorbed on site will be directed to runoff into adjacent road ditches.

Policy 6.3: Site development will adhere to the approved stormwater management plan.

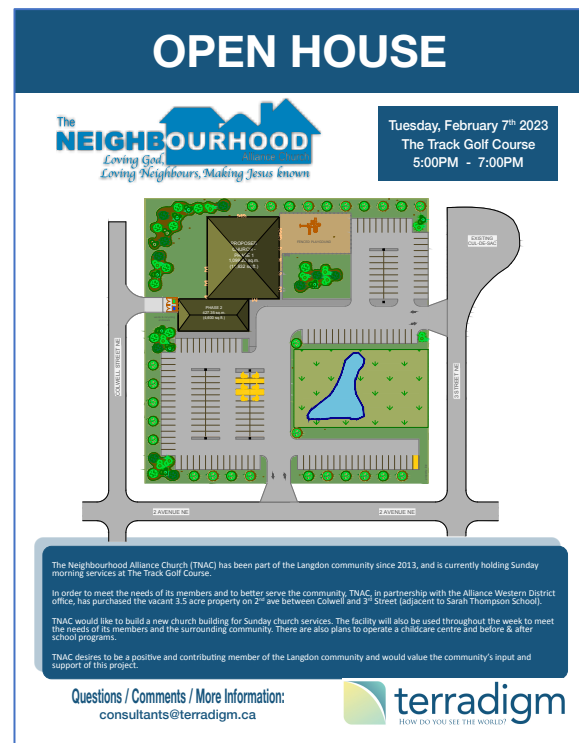
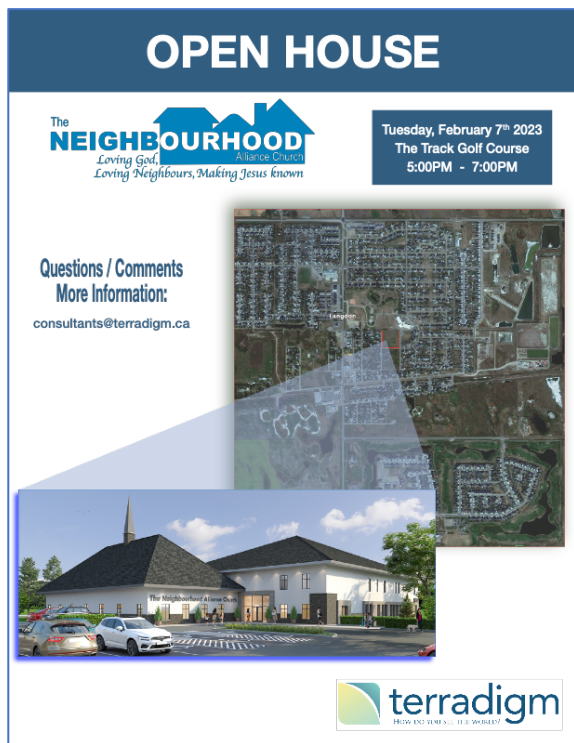
Shallow Utilities

Shallow utilites (gas, electricity, telecommunications) will be supplied by local providers

Policy 6.4: Connection to shallow unitality services shall be the responsibility and expense of the Developer.

7 Community Engagement

An Open House was held on February 7, 2023 at The Track Golf Course from 5:00pm to 7:00pm. An information brochure was mailed to 157 homes in the neighbourhood.



11 people attended the Open House. There were information boards on display providing information on the project. TNAC Leadership and Project Consultants were available throughout the evening to provide information and receive input from attendees. The general response to the proposed development was positive. Two areas of concern were identified:

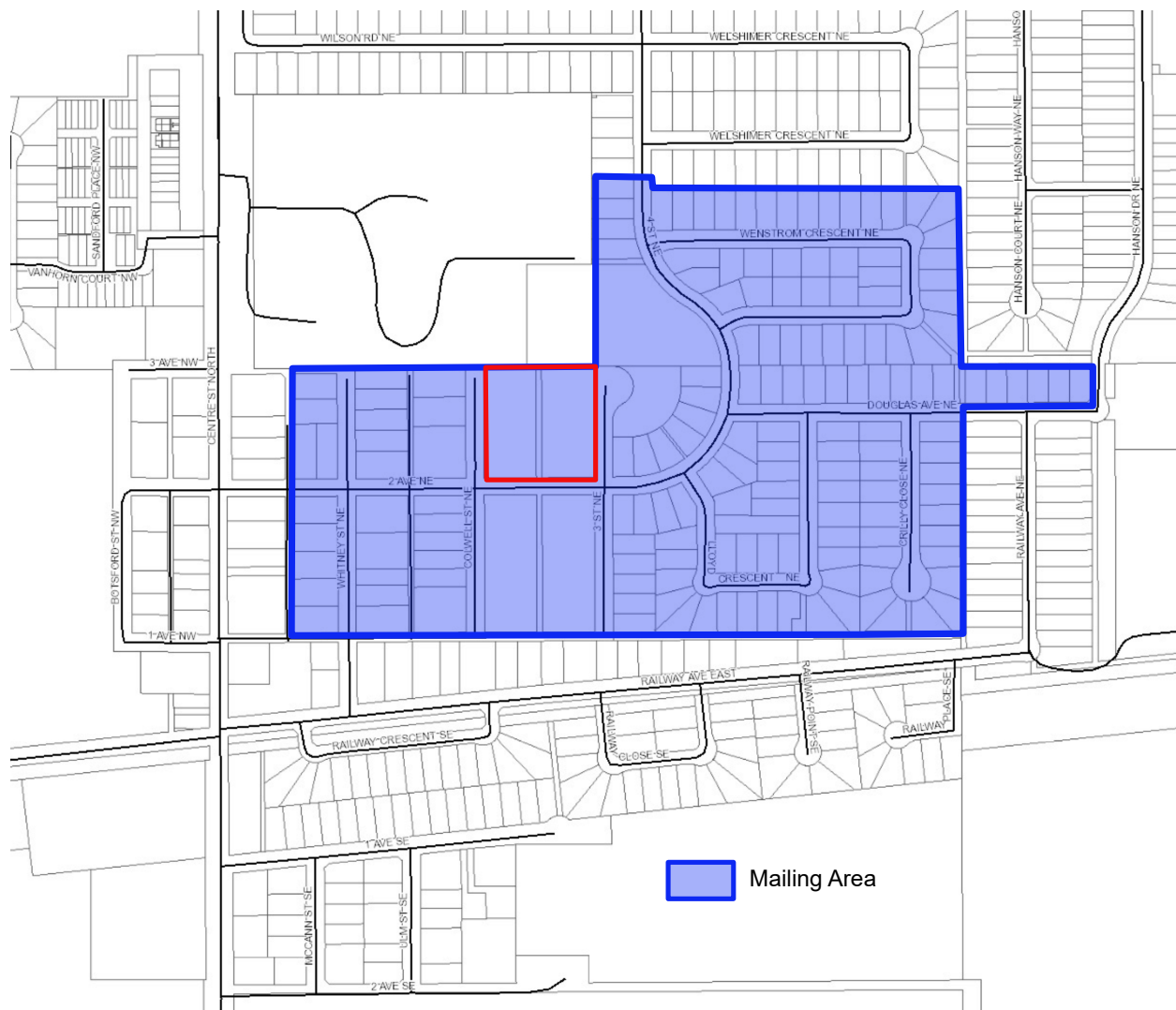
1. Pre-existing traffic congestion on 3rd street from students being dropped off by parents and buses for Sarah Thompson School and how this development will exasperate the problem.
2. Lack of landscaping screening on the east side of site.

As a result of these concerns the following measures are being implemented and or considered;

1. Encourage / direct traffic for church or childcare access through the access on 2nd avenue.
2. Monitor traffic congestion and work with Sarah Thompson School administration to contemplate solutions to reduce congestion.
3. Contemplate / investigate mitigating traffic congestion measures such as a gate to restrict access to 3rd street during peak traffic times.
4. Increase landscaping, particularly trees, on the east side of the site to increase screening for neighbouring residents.

A Sign-Up form was provided for those interested in receiving updates on the progress of the applications and site development.

8 letters of support were received and provided to the County.



Appendix I

Included reports under separate cover:

Traffic Impact Assessment

Stormwater plan

Appendix II

Summary of Policies

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