

Lao Buddhist Temple

Master Site Development Report Revised

SW-19-23-27-W4M, being Plan 0714198; Block 1; Lot 22,
municipally known as 233104 – Highway 791 (Range Road 280)



Interior of Religious Assembly



Groundwater Information
Technologies Ltd.

Carswell Planning



revised January 2025

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Project: Buddhist Temple Master Site Development Plan – Revised
Location: 233104 – Highway 791 (Range Rd 280) in Rocky View County (RVC)
Proposal: Amendment to MSDP for additional building on the Calgary Lao Buddhist site

Introduction

This Master Site Development Plan is a revision to allow expansion of the religious assembly from using the attached garage to a new building separated from the main building which houses the Buddhist monks. The approved Lao Buddhist Temple MSDP only addresses the existing building, which is why an amendment is necessary. 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).

Policy 1 Where there is ambiguity between the MSDP and policy documents, development on Plan 0714198; Block 1; Lot 22b shall conform to policies with the County Plan and the Land Use Bylaw, where applicable.

Policy 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.

Scope of MSDP

Discussions with RVC administration agreed to limit the scope of the MSDP to the 4-acre parcel. It was determined that including the country residential community of Canal Court would be too extensive. 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

Policy 3 Details of land use development on Plan 0714198; Block 1; Lot 22b are subject to a Development Permit.

Policy 4 All future development on Plan 0714198; Block 1; Lot 22b shall comply with relevant regulations of the County Plan and Land Use Bylaw, where applicable.

Location

The proposal is located in east Rocky View, north of Indus in the country residential community of Canal Court. The address is 233104 Highway 791, Rocky View County. Figure 1: Aerial Images of Site shows the site in SW-19-23-27-W4M, RVC and an accompanying inset of the property itself showing the parking lot and building. Two monks live at the temple full time with an attendant to care for their needs.



History

The Calgary Lao Buddhist Society vision is, “to advance religion by establishing and maintaining a house of worship (Temple) that provides prayer services, ceremonies, learning of culture/religion, and peace of mind conducted (or held) in accordance with tenets and doctrines of Theravada Buddhism for the Lao community and all residents in Rocky View County, the Calgary area and the rest of Canada.” The interior of their religious assembly appears on the cover page with the resident monks. The existing double garage has been used for religious assembly, but is deemed too small and is proposed to be replaced with a new building.

Rendering of Portion of Religious Assembly



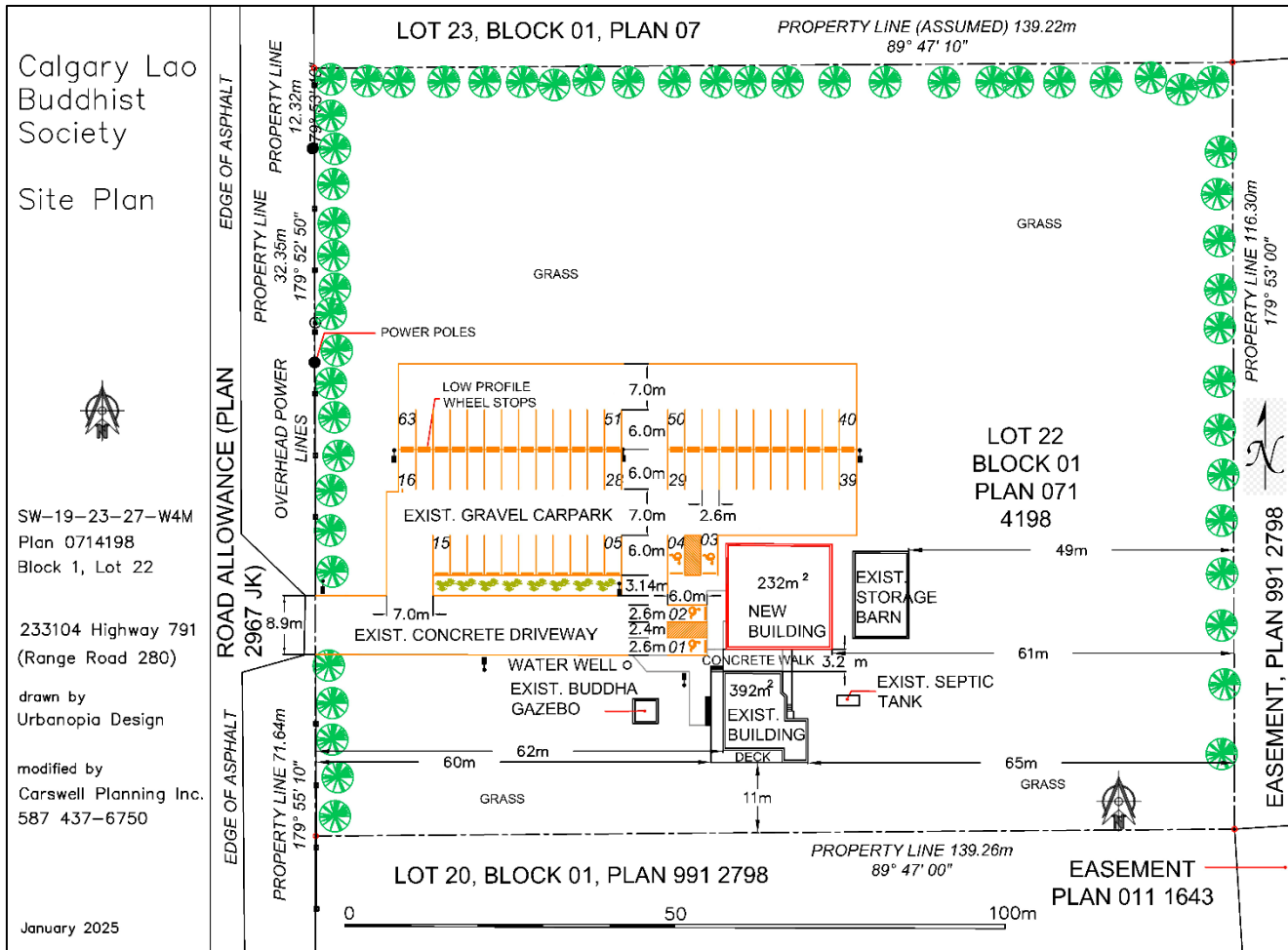
Legal Description

The proposed temple site is legal description Plan 0714198; Block 1; Lot 22b municipally known as 233104 – Highway 791 in SW-19-23-27-W4M and 1.619 ha (4 acres) in size.

Figure 1: Aerial Images of Site



Figure 2: Site Plan



Building Placement and Setbacks

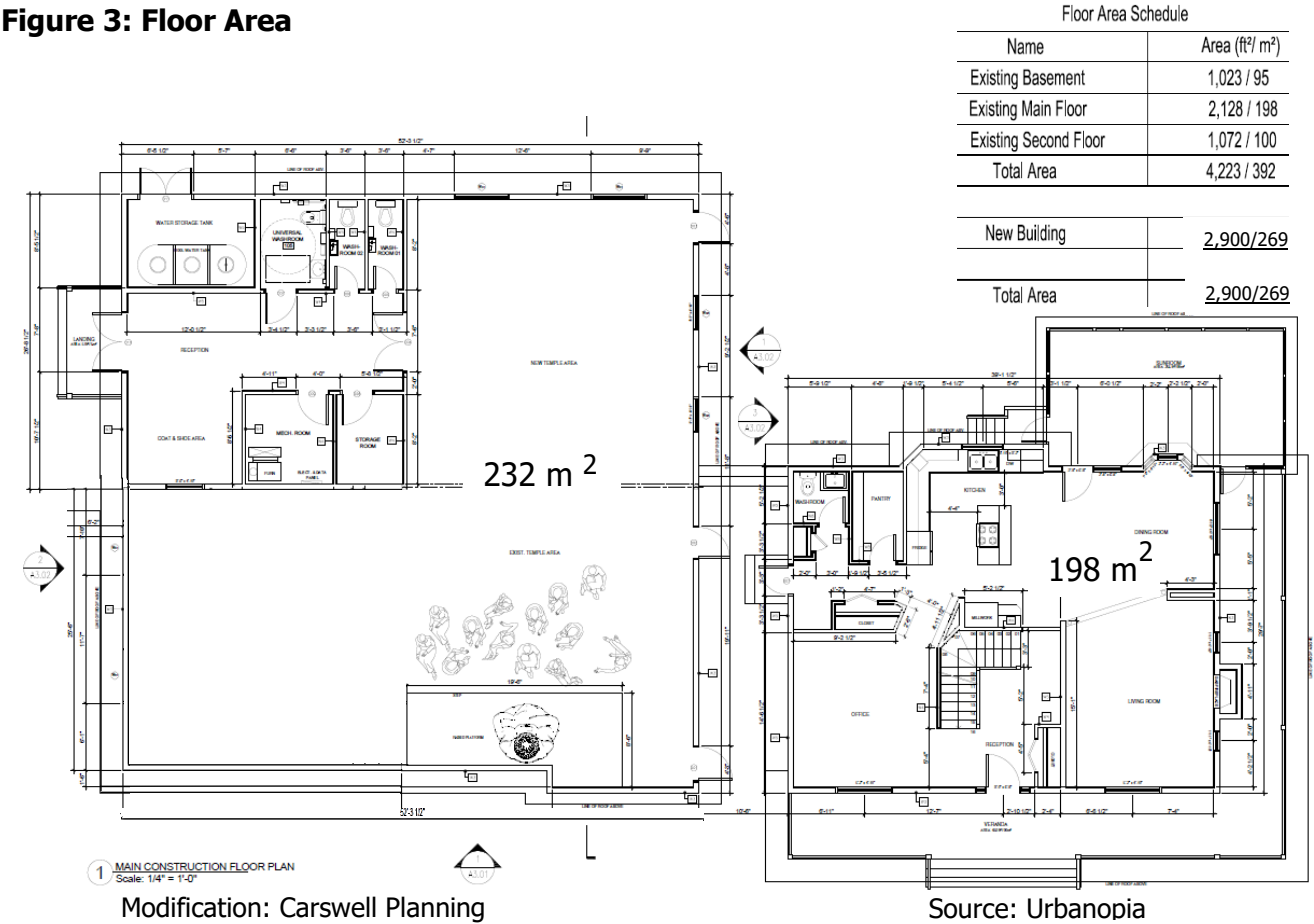
Figure 2: Site Plan shows the buildings are centered front to back and towards the southern property line with appropriate setbacks. The existing two storey building is not proposed to be used in any religious ceremonies or to be altered in any significant manner. Gross floor area totals 392 m² (4,223 ft.²), including the basement for the existing building (without the garage where the new building would be located).

The new building is where the garage was previously and enlarged towards the existing storage barn. The new building is proposed as a one storey building with 232 m² (2,500 ft.²) gross floor space. It would align with the existing building for front yard setbacks. Figure 3: Floor Area, shows the existing building is 198 m² (2,128 ft.²) and the proposed new building is 232 m² (2,500 ft.²) for the main floors.

Policy 5 Building placement and setbacks should generally conform to Figure 2: Site Plan for Plan 0714198; Block 1; Lot 22b.



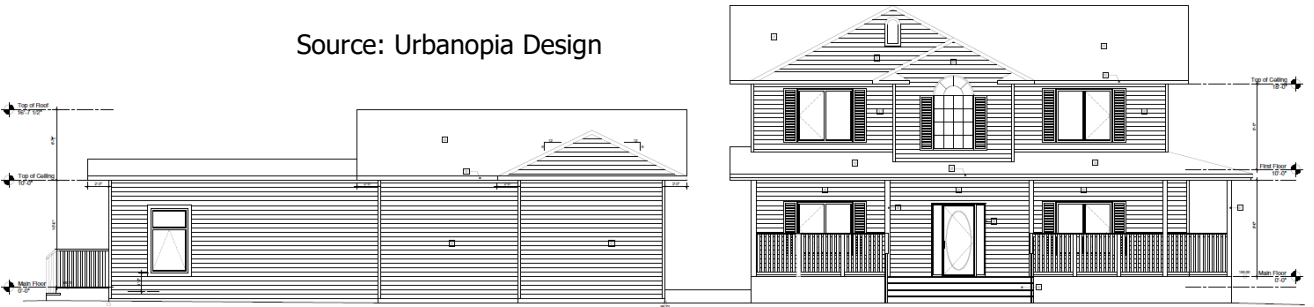
Figure 3: Floor Area



Building Height and General Architectural Appearance

For all intents and purposes, the building height and general architectural appearance resembles a residential dwelling and is in character with the surrounding area. Figure 4: Front Elevations, shows the existing building is approx. 8 m (26') in height to the roof peak. The proposed new building is to be approx. 5 m (16' 6") in height.

Figure 4: Front Elevations

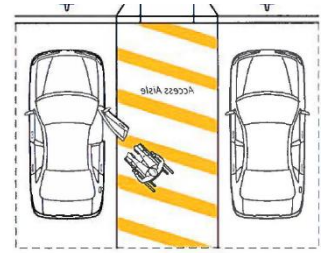


Policy 6 Building height and general architectural appearance should generally conform to Figure 4: Front Elevations for Plan 0714198; Block 1; Lot 22b.



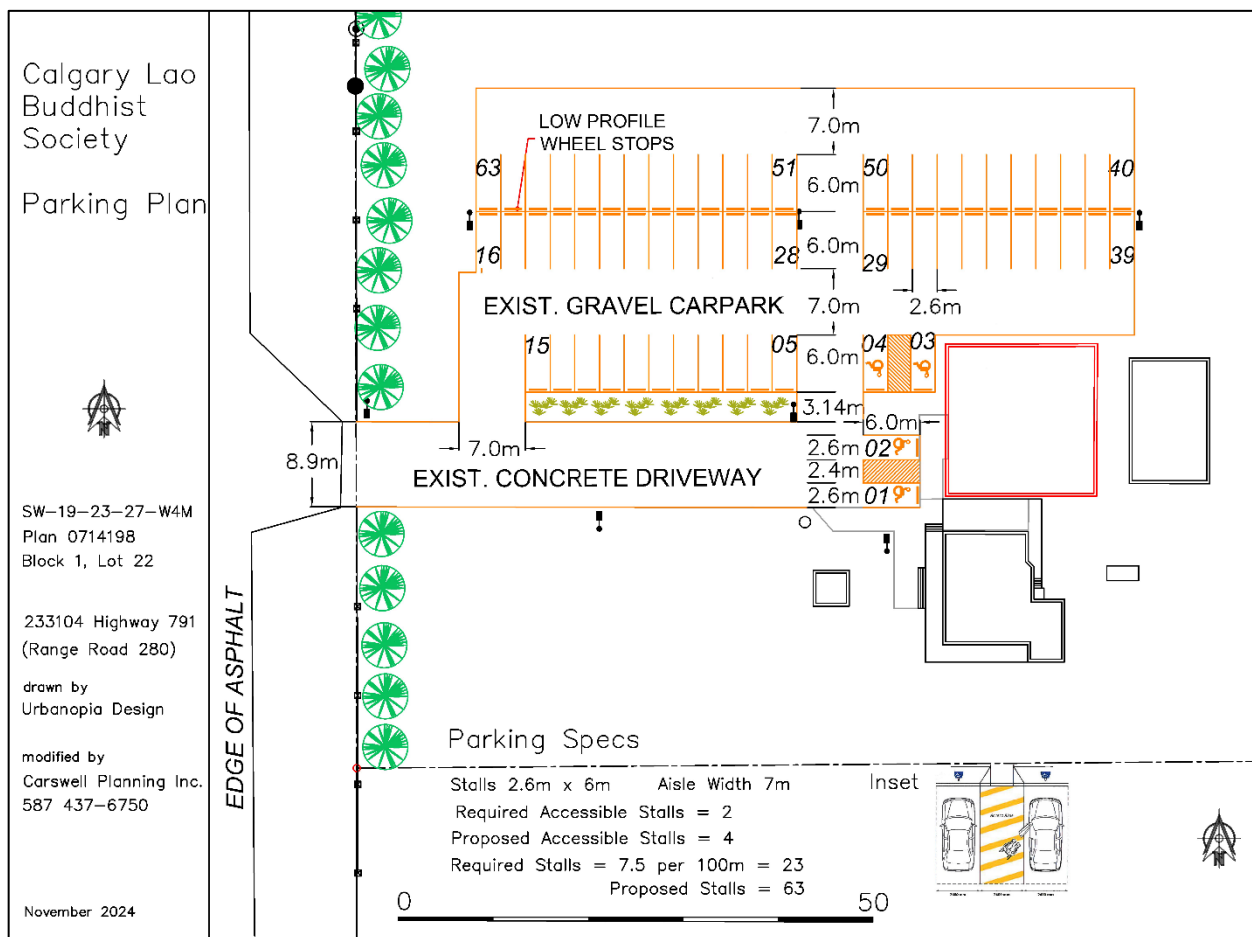
Parking

RVC Land Use Bylaw B-8000-2020, Table 5 – Parking Minimums notes that Religious Assembly use requires 7.5 parking stalls per 100 m² (1076 ft.²) gross floor area. The area used for religious assembly amounts to 23 parking stalls. The area used for sleeping quarters is classified as a dwelling unit for an additional 2 parking stalls. Figure 5: Parking, shows the existing 63 parking stalls more than meet this. Table 6 notes that parking stalls are 2.6 m x 6 m, with an aisle width of 7 m.



The Barrier-Free Design Guide, based on the Alberta Building Code, Table 3.8.2.2 requires 2 accessible parking stalls based on 25 parking stalls required in the Development Authority's Land Use Bylaw. The proposal for 4 accessible parking stalls meets this.

Figure 5: Parking



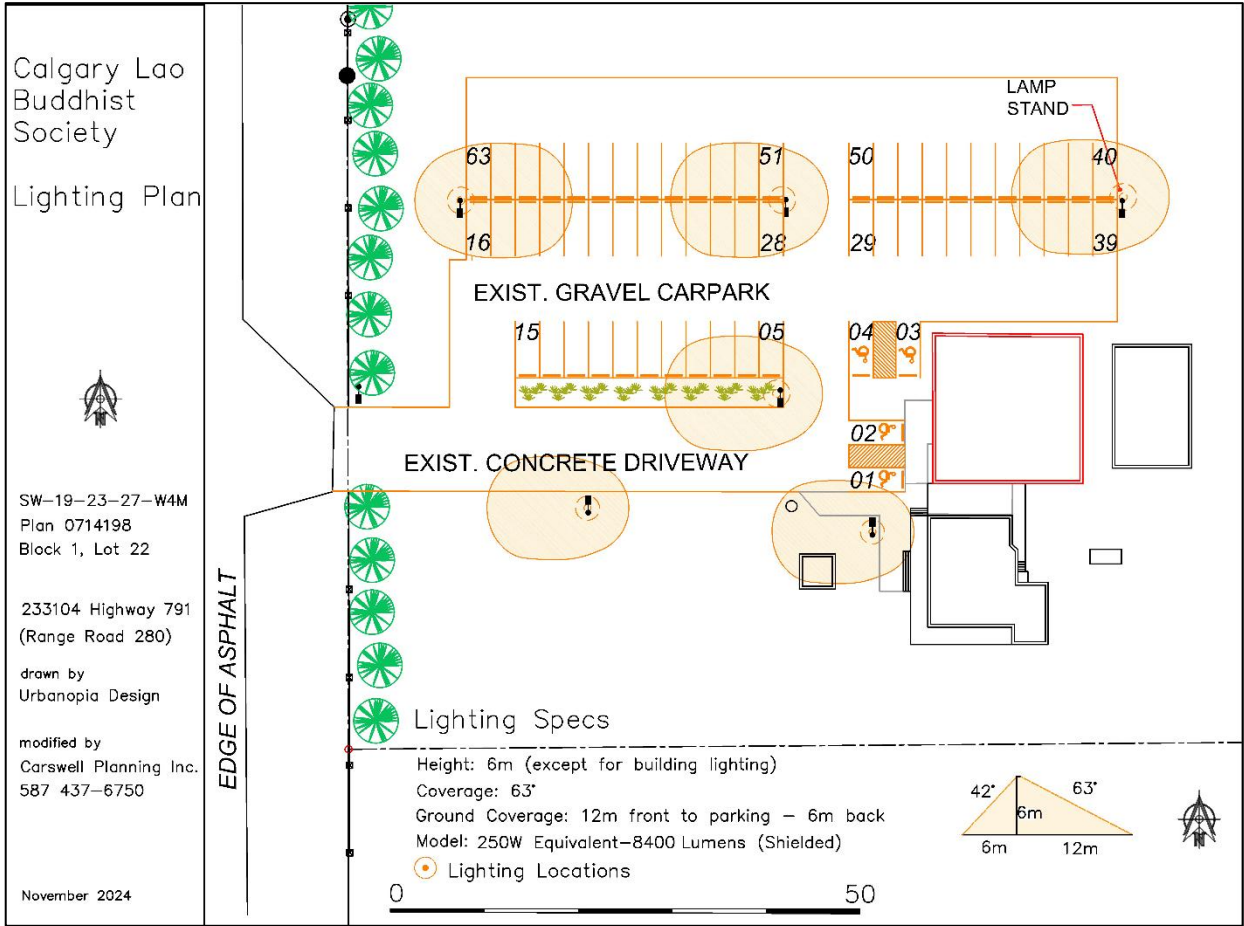
Policy 7 Parking should generally conform to Figure 5: Parking for Plan 0714198; Block 1; Lot 22b.



Lighting

In keeping with the character of its country setting, lighting is dark sky friendly. Figure 6: Lighting, shows placement of light fixtures and the area of light cast. Lighting Specs – Height: 6 m, Coverage: 63’, Ground Coverage: 12 m front to parking – 6 m back, Model 250W/8400 Lumens (Shielded).

Figure 6: Lighting



Policy 8 *Lighting should be dark sky friendly and generally conform to Figure 6: Lighting Plan for Plan 0714198; Block 1; Lot 22b.*

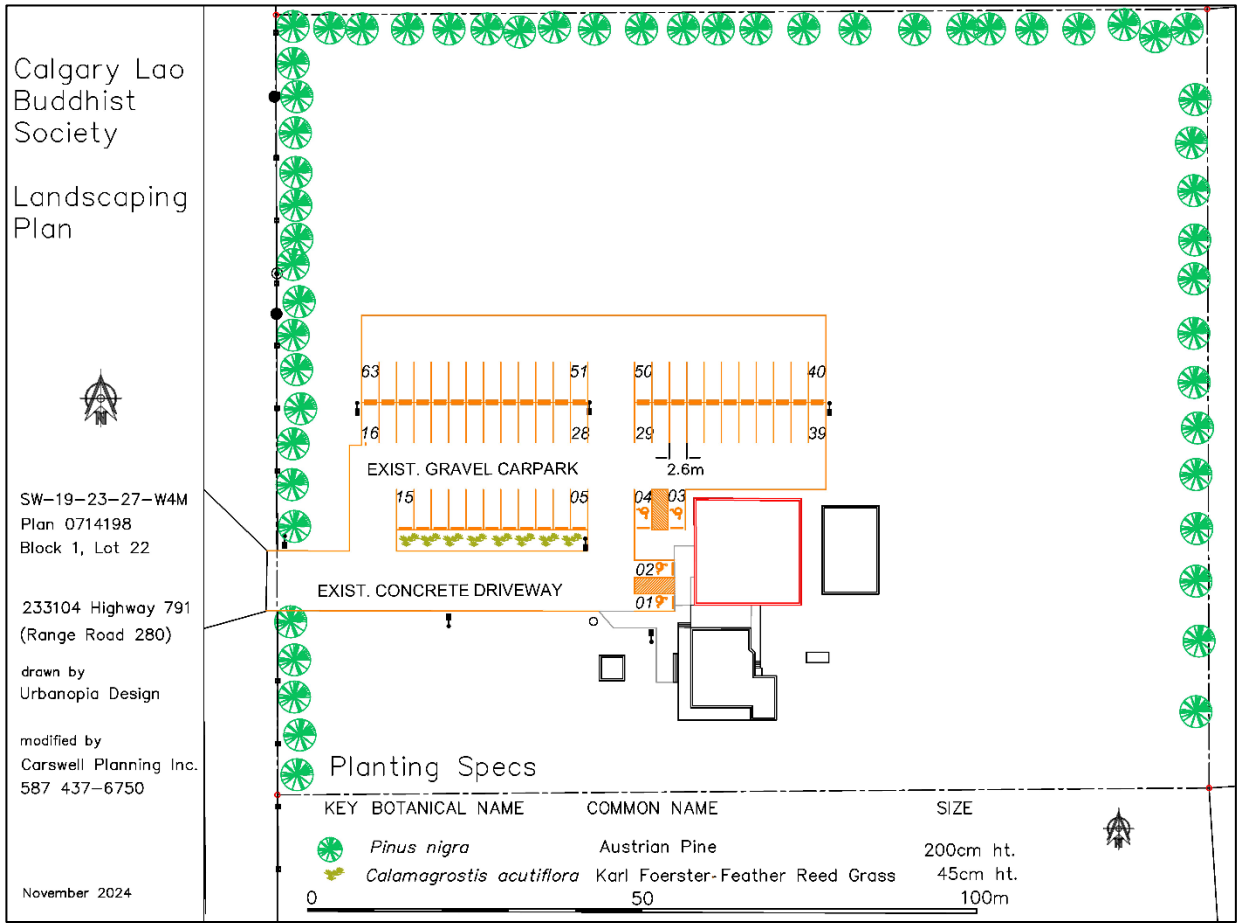


Landscaping for Visual Appearance and/or Mitigation Measures

Landscaping for visual appearance is minimal, given its residential appearance manicured gardens by the monks and tree plantings that are already in place. Section 260 of the RVC Land Use Bylaw details the proposed landscape area of the development, proposed tree dimensions, landscaping soil depths, and detailed parking area landscaping, to the satisfaction of the County.

Figure 7: Landscaping, shows plantings are proposed on most of the perimeter of the property. Suggested plantings Austrian Pine have already occurred. Suggested plantings of native Karl Foerster -Feather Reed Grass grows to a height of 1.5 m at maturity and are widely available. They will soften the parking area edge.

Figure 7: Landscaping



Policy 9 *Landscaping should generally conform to Figure 7: Landscaping for Plan 0714198; Block 1; Lot 22b.*

Agriculture Boundary Design Guidelines

The property is surrounded by residential use and not agricultural use. Therefore, agriculture boundary design guidelines would not apply.





Traffic

Traffic is expected once a month on various dates throughout the year depending on the Buddhist calendar, mostly on a Sunday and occasionally on Friday or Saturday 10:30 am to 12:30 pm. Peak attendance in the summer is typically 100-120 people with approx. 50 vehicles that flow into the parking lot up to an hour before and after the ceremony with no line-up of vehicles observed entering or exiting the site. Winter months usually anticipate 65-70 people accounting for approx. 30 vehicles. Post ceremony exits are varied with some staying to help or to chat with monks before leaving. Larger functions occurring on the Buddhist New Year in April are held at a rented hall in Calgary. Overall, the site is used nine months of the year.

Travel routes come from Calgary (70 % of members), Chestermere, and Airdrie using the Trans Canada Highway. Highway 22X serves those from High River and some come from Indus.

Scheffer Andrew Ltd. was retained by Calgary Lao Buddhist Temple to conduct a Traffic Review in support of the application for land designation change in Rocky View County (Scheffer Andrew Ltd., 2018. *Lao Buddhist Temple – Traffic Review Report*). The Temple is located in SW-19-23-27-W4 with the address 233104 Range Road 280 (Highway 791), Rocky View County, AB.

On a ceremony day, Sunday June 10, 2018, a traffic count found that 80 percent of the traffic travels to and from the North on Highway 791, while 20 percent of the traffic travels to and from the south on Highway 791. Two peak hours were identified during the count: 29 vehicles arrived in the hour prior to the ceremony start, and 40 vehicles departed in the hour after the ceremony end.

An observed maximum during Ceremony day was 61 vehicles. The same is expected for this revision due to the same assumptions used in the traffic modelling. The change involves the religious assembly from using the attached garage to a new building separated from the main building. Proposed parking is designed to accommodate this.





Highway Access

Regarding transportation, the site is located on a Provincial highway. Highway 791 serves as a north-south corridor that connects smaller communities and provides for a direct connection between Highway 22X and Highway 1. The two-lane undivided paved highway has a posted speed of 80 km/hr and is classified as a "Level 3" arterial highway with a 9 m pavement surface. It generally serves traffic of an inter-county nature. Previous permissions were granted by Alberta Transportation and Economic Corridors (ATEC) for an approach onto Highway 791.

Policy 10 The existing approach onto Highway 791 will continue to be used for Plan 0714198; Block 1; Lot 22b.

Potable Water

Currently and in keeping with RVC Standards for institutional use, a cistern is in place to handle peak demand when ceremonies take place once a month, then pumped from the well to replenish the water.

Ken Hugo of Groundwater Information Technologies was retained by Calgary Lao Buddhist Temple to conduct a review of the water supply and pump rate in support of the application for land designation change in Rocky View County. A water supply evaluation was undertaken for a water well for the temple with the purpose of determining the long-term safe yield of the supply well. A total water supply of 300 cubic metres per year is estimated to be required for the site.

An initial pumping test by Aaron Drilling Ltd. in May, 2018 had to be terminated early due to the well drying up during the test. Bacterial encrustation of the well bore was impeding flow. Once this was cleaned, flow improved with a 2-hour flow / 2-hour buildup test at a rate of 4.5 litres per minute during the second pump test June 12, 2018. A considerable lowering of the water level was observed, which is expected given the marginal nature of this aquifer.

Application to the Province (Alberta Environment and Parks) for diversion of water for institutional purposes was made for a water license to supply the Lao Buddhist Temple south-east of Calgary in Rocky View County. The water is to be used for 3 permanent residents and occasional services. The water is supplied by an onsite water well initially installed for domestic purposes in 2004. Details of the well, pumping test, long term yield and water quality are contained in a report from Groundwater Information Technologies Ltd (File 18-1502) dated July 4, 2018.

Policy 11 Potable water is to continue on the cistern in place to handle peak demand when ceremonies take place once a month, in keeping with RVC Standards for institutional use, then pumped from the well to replenish the water on Plan 0714198; Block 1; Lot 22b.

Sanitary Sewage

Sanitary sewage is proposed to be handled by a private sewage treatment system. 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." Two septic designers have been contacted and both indicate that a system can be designed to meet standards.

Policy 12 Sanitary sewage is to continue on the holding tank to collect and temporarily store sewage from a facility or dwelling, for subsequent removal and transport to an approved treatment and disposal site, as per Servicing Standards for Plan 0714198; Block 1; Lot 22b.

Storm Water

There is no significant change to the site which would warrant a storm water management report. Overland flow is directed to a linear ditch at the eastern property line.

Topographic Contours

Figure 8: Topography, shows the proposal is relatively level with a gentle slope towards the southeast. No land grading is proposed that would change this.

Figure 8: Topographic Mapping



Garbage Removal

Waste/garbage collection and disposal is already contracted out to a local contractor.

Security

Surveillance includes sensor-operated outside lighting, surveillance cameras and a security system. A third-party company could also be engaged to provide security services to the facility at night.





Operations Plan

The following operations plan addresses most of the aforementioned matters.

Calgary Lao Buddhist Society

Operations Plan

This facility will be operated every day from dawn to 9pm, provided if there is a Buddhist Monk on site, for anyone, regardless of origins, location, political belief and religion, that needs to pray, seek advices from the monks and wish to learn about Theravada Buddhist practices.

1. This facility will be used for the Theravada Buddhist ceremony once a month for about 9 months of the year. This ceremony usually takes place on Sunday from 10 AM to 12:30 PM.
2. Any gathering or event used at this facility will not include gambling and/or any unlawful activities. The officials and the resident monks will ensure compliance with these conditions.
3. This facility is opened for anyone to donate/provide breakfast and lunch to the monks in the morning. Monks have to consume food before noon.
4. The Calgary Lao Buddhist Society officials will use this facility for meetings.
5. Outdoor (parking lot, snow removal and landscape) maintenance will be taken care by officials/volunteer
6. Liquid effluent and garbage collection and disposal will be contracted out to local contractors.
7. Currently, the facility is equipped with a security system, surveillance cameras, outside sensor lights, and fire extinguishers.

Policy 13 The CLBS Operations Plan should generally be adhered to for Plan 0714198; Block 1; Lot 22b.

Figure 9: Streetview of Site





Summary of Development Policies

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