



CANADIAN CARMELITE CHARITABLE SOCIETY

DEVELOPMENT OVERVIEW

SUMMARY OF PRESENTATION

- Historical Site Use
- Current Development
- Development & Building Permits
- Building & Servicing Details
- Next Steps

HISTORICAL USE

Swiss Valley Ski Lodge

- Used by public, local schools, ski clubs until 1988
 - ↳ 5 storey chalet accommodations
 - ↳ Lounge and dining
 - ↳ Cabins

Religious Assembly

- Purchased and renovated for Religious Assembly in 1988
- Includes:
 - ↳ Church hall
 - ↳ Meeting rooms
 - ↳ Dining hall
 - ↳ Cabins
 - ↳ Outdoor recreational and accessory components (walking trails)

CAPACITY OF PREVIOUS RELIGIOUS ASSEMBLY

Facility	Occupancy
Chapel	265
Accommodations	95
Permanent Residence	6
Dining Hall / Meeting Room	150
TOTAL	516

CURRENT DEVELOPMENT

Development Permit 18-D-092 was issued on April 20, 2018 for “Tree Clearing – Site Preparation for Future Religious Assembly Development Expansion”:

- Required Biophysical Assessment in accordance with the Land Use Bylaw
- Done by the County’s Biologist
- Outlined groundwater sensitivity, impacts of tree clearing
- Included mitigation measures
- Wildlife impacts

No further studies would be needed beyond the Biophysical Assessment.

CURRENT DEVELOPMENT

A Development Permit application was submitted May 24, 2018 for a religious assembly:

- Replace the church hall and meeting rooms
- Construct a guesthouse building and remove all cabins and trailers
- Construct an above ground walkway connecting the church and guesthouse
- Underground parking
- Onsite stormwater improvements and landscaping

CAPACITY OF NEW RELIGIOUS ASSEMBLY

Facility	Occupancy
Main Chapel	220
Small Chapel	25
Accommodations	80
Permanent Residence	3
Meeting Rooms	160
TOTAL	488

PERMIT APPROVAL PROCESS

RELIGIOUS ASSEMBLY means 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

Development Permit No. 18-D-185 was approved for “Expansion of religious assembly facilities” on July 4, 2018.

Considerations in making the decision:

- Religious assembly is a Discretionary Use in Country Residential (CR) District
- Religious assembly is not a change in Use
- Religious assembly is supported in the County’s Statutory Plans
- Access to the site is available through County roadways
- Development is appropriate and compatible

Application referred to Engineering and Fire for review and comments with no major concerns identified.

BUILDING PERMIT APPROVAL

Two building permits were issued for this site:

1. 2018-B0449 Retaining walls

- Engineered design drawings

2. 2019-B0198

- Three storey guest house, Chapel, meeting room and parkade with bridge/walkway
- Engineered design drawings
- Building design must comply with the Alberta Building Code and Fire Code
- Included requirement for Fire Suppression Pond

Buildings must comply with the code in effect at the time of permit approval.

PUBLIC ENGAGEMENT

Discretionary Permit Notice

- County notified adjacent landowners by mail in accordance with the Land Use Bylaw

Public Consultation

- Determined by the County's Public Engagement Policy
- Did not trigger Public Engagement Requirement

Committee of the Whole

- Presentation July 2, 2019

Open house

- On site on July 19, 2019
- Area residents attended to ask questions of the project consultant

BUILDING DETAILS

Development Size

- Guest House 25,797 ft²
- Chapel, Meeting Hall, Dining 23,320 ft²
- Underground Parkade 25,011 ft²

Sustainability

- Exceeds minimum requirements of National Energy Code
- No air conditioning systems to reduce greenhouse gases
- Biomass heating plant to reduce carbon emissions

Site

- Irrigation limited to areas around building (not slope area)
- Plant material adaptive to local climate

SERVICING DETAILS

Water Supply

- Daily demand of 17.4 cubic metres per day (6,355 cubic metres per year)
- Includes potable drinking water, sewage usage, fire suppression system
- Studies show 6mm of drawdown after 20 years

Wastewater Management

- Onsite Community Wastewater System
- Septic tanks, recirculation/dosing tanks, treatment units
- Soil disposal area (not a septic field)

NEXT STEPS

Land Use Bylaw Strategy

- Living document, continuously reviewed
- Strategy to optimize how the Bylaw functions

Anticipated Improvements

- Improved user functionality
- Consistency in decision making

Engagement Opportunities

- Community engagement for each amendment
- Formal Public Hearing process at Council

QUESTIONS

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