


**MISCELLANEOUS PLANNING ITEM  
PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
DEVELOPMENT PERMIT APPLICATION  
June 4, 2025**

<b>APPLICATION INFORMATION</b>		<b>FILE NO. 25D 056</b>
	<b>DATE APPLICATION DEEMED COMPLETE:</b> April 9, 2025	
	<b>LEGAL DESCRIPTION:</b> Ptn. NW 33-21-29 W4M	
	<b>LANDOWNER:</b> St. Simeon Mirotocivi Church	
	<b>APPLICANT:</b> Philip Petrovich, Church President	
<b>PROPOSAL:</b> Application for a Development Permit to allow for the existing private use soccer fields to be used by the public.		
<b>DIVISION NO:</b> 6		<b>DEPUTY REEVE:</b> Don Waldorf
<b>FILE MANAGER:</b> Brenda Bartnik		

**EXECUTIVE SUMMARY:**

**Location of Subject Lands:**

The subject property is located adjacent to the east side of 16<sup>th</sup> Street east and the south side of 243<sup>rd</sup> Avenue, immediately southeast of the Dunbow Road and Highway #2 interchange.

**Background:**

In addition to use and occupancy of the lands that includes the church and hall; and provides for a maximum of 10 special events per year ( ie: weddings, Easter & Christmas celebrations), the master development permit for this property (11D 209) allows for use of the existing two grass soccer fields as Private Amenity Space by the Serbian Soccer Academy and members of the surrounding community.

A synopsis of historical County record regarding this property has been included under *Appendix C* of this report.

**PURPOSE OF APPLICATION:**

This Development Permit application requests approval to allow for the existing two soccer fields to be made available to the public at large for sports and active recreation.

*Soccer Academy and Playing Field* is a Discretionary Use under Direct Control District #23.

As Council is the Development Approving Authority for Direct Control District lands, they may decide on a Development Permit application, or may delegate the Authority, with directions that it considers appropriate.

**Council may require a Public Meeting prior to deciding on any application within the Direct Control District.**

## APPLICATION PARTICULARS:

The following has been provided by the applicant/landowner in support of the application:

- The fields are 105 meters by 65 meters each. They are to remain outdoor fields, with an outdoor soccer season that usually lasts from the middle of April to the end of September.
- One field is to remain as a grass surface and the other will be resurfaced with artificial turf.
- Portable washrooms will be rented each season and placed on the gravel laneway between the two fields.
- Soccer equipment will be stored in the existing portable shed that is located at the far east end of the gravel laneway between the soccer fields.



- There may be lighting of one field in the future.
- No outdoor amplification devices will be used.
- It is expected that a maximum of 50 to 60 passenger vehicles may attend per practice or game, for a period of 2 hours each.
- There are now about 200 parking stalls available on the property.
- The maximum number of people expected to be in attendance at one time is approximately 80 – this would be one practice or game at the same time on each field, including parents spectating.
- There are currently outdoor picnic tables that people use to sit and watch. If this application is approved, standard soccer bleachers may be installed.
- The fields would be used on the weekdays in the evening (5 PM to the end of daylight) and the weekends (noon until the end of daylight).
- The only tournament/special event is that to be held in conjunction with the previously approved Serbian Fest. No other tournaments are planned.
- The fields will be used exclusively by soccer groups. SD Serbia Soccer Club will be responsible for maintenance, scheduling and use of the fields.
- As of now, there is interest from Calgary United Soccer Association, Calgary Minor Soccer Association and Calgary South West United Soccer Club. As this would cover all available time slots, there will not be a need for advertising.

**POLICY:****Land Use Bylaw 60/2014 (LUB)**

Direct Control District #23 (DC 23) *see Appendix B of this report.*

The purpose and intent of this district is to allow for the establishment and operation of a Church under the Direct Control of Municipal Council

**CIRCULATION REFERRALS**

REFEREE	COMMENTS
<b>INTERNAL</b>	
Engineering / Public Works	<ul style="list-style-type: none"><li>• All parking needs to be contained on the subject property. Should there be conflicting events (ie: Church at the same time as a soccer game) the applicant assumes responsibility for traffic control, as well as maintaining unobstructed ingress/egress to the subject and area lands. No parking or stacking of vehicles is to occur on 243<sup>rd</sup> Avenue East/16<sup>th</sup> Street East.</li><li>• A stormwater management plan will be required for the artificial turf project to ensure no negative impact on the neighbours or the wetland located to the south and east.</li><li>• 243<sup>rd</sup> Avenue/16<sup>th</sup> Street has an assigned road ban. Please contact Public Works with regard to material hauling for the turf project – a road use agreement may be required.</li></ul>
<b>EXTERNAL</b>	
Alberta Health Services	At this time we do not have any concerns with the information as provided.
Alberta Transportation & Economic Corridors	<p>The proposed development falls within the permit area of a provincial highway as outlined in the Highways Development and Protection Act/Regulation. The proposed development, however, will not cause any concern for ongoing highway operation or future highway expansion.</p> <p>Alberta Transportation and Economic Corridors, therefore, issues an exemption from the permit requirements for the development pursuant to Section 25 of the <i>Highways Development and Protection Regulation</i>.</p>
<b>PUBLIC</b>	Public notification/referral does not occur with respect to Development Permits on Direct Control District lands unless review of the application involves a Public Meeting.

**SUMMARY**

The application before Council is for a development permit to allow for use of the soccer fields by the public at large for sports and active recreation on Ptn. NW 33-21-29 W4M.

## **OPTIONS FOR COUNCIL CONSIDERATION:**

### **OPTION #1 – APPROVAL**

**The suggested motion for Option #1 is as follows:**

*Moved that Development Permit 25D 056 to allow for use of the soccer fields by the public at large for sports and active recreation on Ptn. NW 33-21-29 W4M be approved subject to the following:*

Council may wish to provide acknowledgement of and/or direction with respect to placement of the existing storage shed and/or future bleachers in relation to the lot's side yard property line.

### **APPROVAL DESCRIPTION**

This approval allows for use of two soccer fields by the public at large, for soccer games and practices, on Ptn. NW 33-21-29 W4M in accordance with the application for Development Permit and the plans as accepted by the Development Authority to be appropriate, subject to the following conditions:

### **SUGGESTED CONDITIONS OF APPROVAL FOR COUNCIL'S CONSIDERATION**

Council may wish to impose any of the following conditions or any additional or revised conditions.

### **CONDITIONS OF APPROVAL**

*The following requirements must be completed within twenty-four (24) months from the date the Development Permit is signed and issued unless a time extension is approved under agreement between the Development Authority and the Applicant(s). Failure to complete the conditions of approval will see the Development Permit be deemed null and void.*

1. The applicant shall execute the development in accordance with all conditions of approvals and requirements, and as per the plans that have been acknowledged by the municipality to be appropriate;
2. Prior to proceeding with the installation of artificial turf, a stormwater management plan that illustrates use of an appropriate aggregate base and ensures no negative impact on the neighbours or the wetland to the south and east is to be submitted to the satisfaction of the County's Public Works department.  
It is the responsibility of the applicant to provide confirmation that all improvements are consistent with the accepted stormwater plan at completion of the development;
3. The applicant shall obtain all necessary building and/or safety code permits and inspections from the County. I.e: for the installation of any bleachers and/or lighting;
4. An Emergency Response Plan is to be submitted for review and acceptance by the County's Director of Emergency Management. This plan is to be made available to all organizations using this facility.

### **ADVISORY CONDITIONS**

*The following requirements are provided by Foothills County to inform the applicant(s) and landowner(s) of their necessity. It is the responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements for the life of the development.*

1. The development shall be operated and maintained in accordance with all conditions of approval and plans as submitted to and acknowledged or approved by the Council. Additions to, or revisions to the development and use approved herein may occur only upon obtaining appropriate independent approvals;

2. This approval is in addition to approvals previously issued for the property and does not replace any previously issued permits.
3. Development and use of the lands is to comply with the requirements of the applicable building, safety and fire codes at all times;
4. The applicant is responsible for the provision of adequate on-site waste disposal and recycling containers. Receptacles for waste and/or recyclables must be animal proof and weatherproof;
5. All parking and loading/unloading shall be contained within the boundaries of the subject property. No parking or stacking of vehicles is to occur on 243<sup>rd</sup> Avenue/16<sup>th</sup> Street east. The applicant is responsible for traffic control and maintaining unobstructed ingress/egress to the subject property at all times;
6. Development is subject to compliance with the Foothills Dark Sky Bylaw and the Community Standards Bylaw;
7. Soccer tournaments and/or additional Special Events have not been considered under this approval and may occur only upon obtaining independent approvals from the County;
8. The issuance of a development permit by Foothills County does not relieve the applicants of the responsibility of complying with all other applicable municipal bylaws and requirements, nor excuse violation of any Provincial or federal regulation or act which may affect use of the land;
9. The applicant agrees to indemnify and hold harmless Foothills County, its employees and agents from any and all claims, demands, or actions and costs whatsoever may arise, directly or indirectly from any done, or omitted to be done in the construction, maintenance, alteration or operation(s) of the approved development. In addition, the applicant will carry insurance to cover general liability including bodily injury and property damage to a third party;
10. The applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to this permit.

## **OPTION #2 POSTPONE A DECISION ON THE APPLICATION**

Should Council have concerns regarding certain aspects of the application or feel that they require additional information in order to render a decision, Council may choose to postpone a decision on the application in order to obtain additional information from the applicant or to hold a Public Meeting at which the landowner and/or applicant is in attendance.

**The suggested motion for Option #2 is as follows:**

*Moved that Council postpone making a decision on Development Permit application 25D 056 until such time as the applicant has provided (the requested information) for Council's consideration.*

**At their discretion, Council may request that a Public Meeting be held respecting this application for Development Permit.**

## **APPENDICES**

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### **APPENDIX A:**

#### **MAP SET**

MAP 1 – LOCATION

MAP 2 - SITE PLAN

### **APPENDIX B:**

DIRECT CONTROL #23 DISTRICT

### **APPENDIX C:**

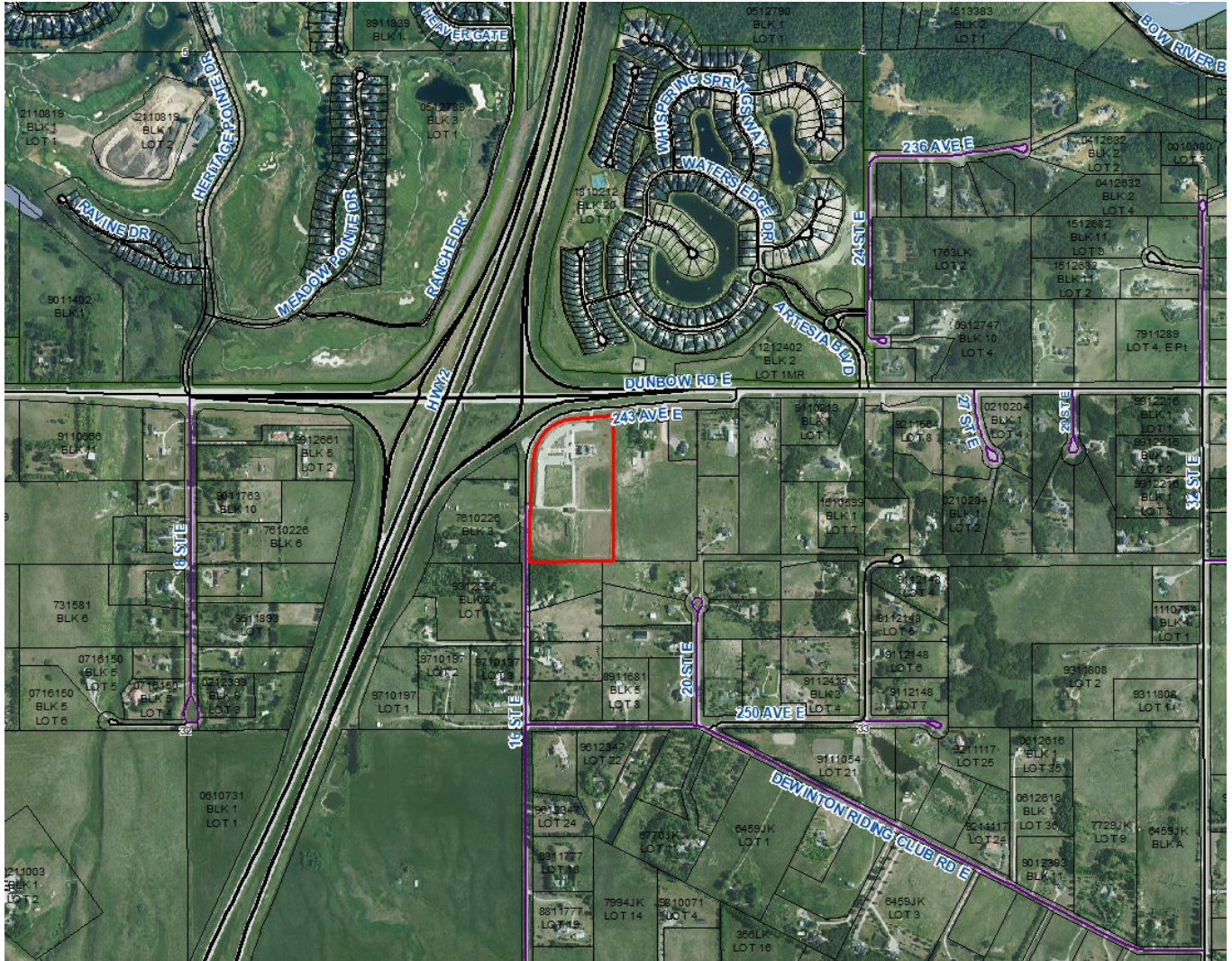
BACKGROUND

### **APPENDIX D:**

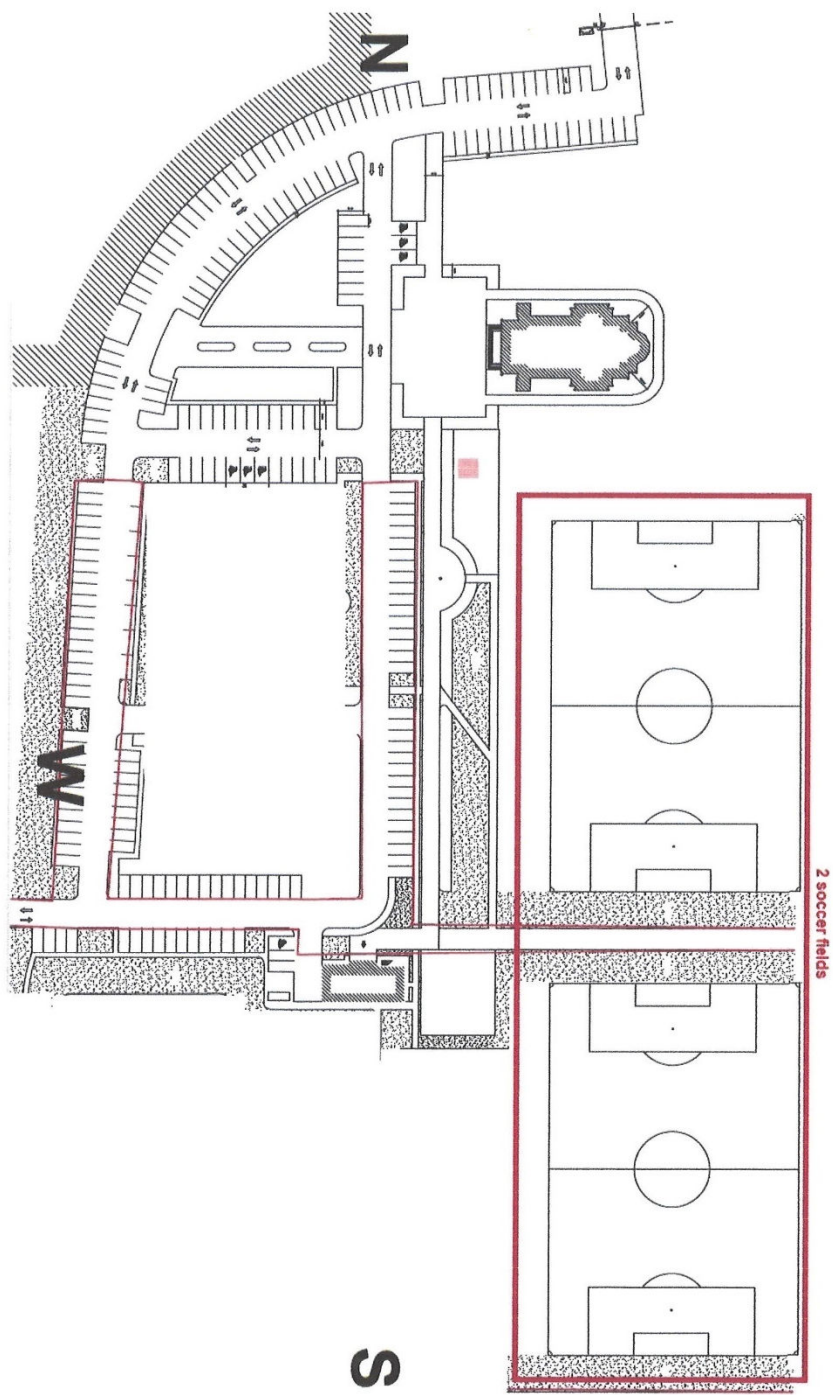
LETTERS OF SUPPORT

## APPENDIX A: MAP SET

## MAP 1 – LOCATION MAP



MAP 2 - SITE PLAN



## Foothills County Land Use Bylaw

**18.23 DIRECT CONTROL DISTRICT #23 (DC 23)****DC#23****18.23.1 PURPOSE AND INTENT**

The purpose and intent of the District is to allow for the establishment and operation of a Church under the Direct Control of Municipal Council on the following lands:

N.W. 33-21-29-W4; W ½ LSD 13  
Consisting of 16.17 acres, more or less

**18.23.2 PERMITTED USES**

Solar Power System, Private (Not requiring a Development Permit)

**18.23.3 DISCRETIONARY USES**

Accessory uses  
Church  
Community services  
Day care  
Dwelling single family  
Park & playground  
Soccer academy & playing field  
Solar Power System, Private (Requiring a Development Permit)  
Special events

**18.23.4 REQUIREMENTS**

18.23.4.1 Standards of development shall be at the discretion of the Council.

**18.23.5 MINIMUM REQUIREMENTS**

18.23.5.1 Minimum Yard Setback Requirements:

- a. Front Yard Setbacks:
  - i. 15m (49.21 ft.) from Internal Subdivision Road – Property Line;
  - ii. 48m (157.48 ft.) from the centreline of the Municipal Road;
  - iii. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater.
- b. Side yard Setback:
  - i. 15m (49.21 ft.) from Property Line
- c. Rear Yard Setback:
  - i. 15m (49.21 ft.) from Property Line

**18.23.6 MAXIMUM LIMITS**

18.23.6.1 Height of Buildings

- a. No higher than 18.25m (59.86 ft.)

**18.23.7 PROCEDURE**

- 18.23.7.1 Notwithstanding the procedure established for development permit applications in Section 4 and Section 5, an application for a development permit in respect of the lands referred to in Section 18.23.1 shall be referred by the Development Officer to the Council for its approval or refusal.
- 18.23.7.2 Notwithstanding the procedure established for the issuance of development permits in Section 5, the Council shall decide on all applications for development permits with respect to the lands referred to in Section 18.23.1. The Council may approve a development permit application without conditions or may refuse an application for development permit.
- 18.23.7.3 There is no appeal to the Development Appeal Board from a decision of the Council on an application for a development permit in respect of the lands referred to in Section 18.23.1.

**April, 2024**

Development Permit 24D 046 for a Special Event (Serbian Fest) on a permanent basis.

**January, 2023**

Council granted a time extension in order to allow additional time to complete the development approved under development permits 15D 248 and 16D 219. These permits are complete as of this writing.

**November, 2020**

Council granted an extension to the time to comply with all conditions of Development permit 16D 219. This permit is complete as of this writing.

**March, 2020**

Council granted a time extension to allow additional time to complete the development approved under development permit 15D 248.

**June, 2018**

Development permit 16D 219 for the construction and use of a two storey maintenance building, accessory to the existing approved uses within NW 33-21-29 W4M; W ½ LSD 13.

**Development Permit 17D 221**

**November 22, 2017** Approval to allow for a two-day Special Event (Serbian Fest) to be held annually for a period of five years. Council further acknowledged that the approval incorporated any requirements for an Annual Special Event Permit and as such, the applicant was not required to obtain a Special Event Permit prior to each of the approved annual Events.

**April 15, 2020** Council approved the request to reschedule the annual two-day Serbian Fest event to a date to be determined due to the ongoing Covid-19 pandemic. Council further authorized the file manager to approve the event to proceed on a future date in September 2020, subject to the relaxation of current Alberta Health restrictions regarding mass gatherings.

**November 10, 2020** Council authorized an extension to the expiry of development permit 17D 221, to coincide with the conclusion of the 2023 Special Event.

**January, 2016**

Development Permit 15D 248 to allow for a screened yard for outdoor storage and the temporary use of one 20 ft. x 8 ft. shipping container (sea-can). This permit is complete as of this writing.

**January, 2016**

Development Permit 15D 217 for a Special Event

## **May, 2015**

Development permit application 15D 066 for use of the existing soccer fields, beyond that identified within initial approvals (by the SD Serbia Sports Club Association and the local community, as acknowledged by Council), was refused.

## **May, 2015**

Development Permit 15D 025 for a Special Event.

## **January, 2012**

Approval was provided in January 2012 for Development Permit 11D 209 to allow for a church, two 60m x 90m grass soccer fields to be used as a Private Amenity Space by the Serbian Soccer Academy and members of the surrounding community, and a maximum of 10 special events (i.e.: weddings, Easter & Christmas celebrations – indoors only) annually.

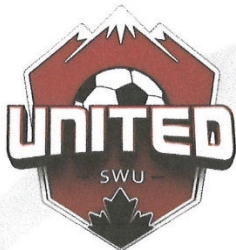
The applicants hold licensing (00339875-00-00) from Alberta Environment that authorizes the operation of works and diversion (from well ID 1610733) of up to 250 cubic metres of water annually for the purpose of an institution.

Council and community concerns expressed at that time that the land use was amended were of the opinion that it should be ensured that use of the proposed soccer fields was to be kept local and that the field(s) should not be attended by user groups outside of the immediate area. Primary stated concerns related to noise, traffic and security/strangers being brought into the community.

As a result, condition 6. of Development Permit 11D 209 reads as follows:

6. Under this permit, the soccer fields are considered to be a Private Amenity Space, for use by the Serbian Soccer Academy and members of the surrounding community. The landowner is required to submit identification of the area / surrounding community that will benefit from priority access to the property and its amenities. A copy of any use policy / guidelines is to be submitted to the Development Office. Use by the general public or for the purposes of more intensive use (ie: for tournament play, or lease/rental for league play) may proceed only under the approval of an independent Development Permit.

## LETTERS OF SUPPORT



**Re: Turf Field Support**  
**SD Serbia Soccer Club**  
16025 243 Ave E  
Calgary, AB  
T1S 4C3

February 21, 2025

To Whom It May Concern,

On behalf of Calgary South West United Soccer Club, I am writing to express our full support for your plan to build a turf soccer field. We believe this project will be a huge benefit to the local soccer community in Calgary and across Alberta.

There is a great need for turf fields in our city and province, especially as we look to develop young players. The availability of a turf field will give more opportunities for year-round play and training, helping to improve player development, particularly during the winter months when grass fields are not usable.

South West United would be very interested in having access to this new turf field for our own training and matches. We believe it would greatly enhance the soccer experience for our players and provide more consistent opportunities for them to grow.

We fully support your efforts to make this project happen and are excited about the possibilities it will bring for the soccer community. If there's anything we can do to assist, please don't hesitate to reach out.

Thank you, and best of luck with the project.

Sincerely,

Shaun Lowther  
Director of Soccer Operations  
Calgary South West United Soccer Club

116 10450 50 St SE  
Calgary, AB  
T2C 5P8  
[shaunlowther@cswusoccer.com](mailto:shaunlowther@cswusoccer.com)

Monday, October 21, 2024

To SD Serbia Soccer Club

Men's Calgary Callies, Calgary Caledonian F.C. 1904

**RE: Building a new outdoor facility at 16025-243 Avenue East Foothills AB**

To whom it may concern;

This letter is to indicate Calgary United Soccer Association's ('CUSA') interest and commitment to renting this future facility for game space and league play.

With more soccer players registered than ever before, in both the youth and adult games, we are currently over-subscribed for what outdoor facilities are actually available in Calgary.

CUSA's outdoor season for 2024 saw a total of 234 teams and 5,476 players. There are 2 other organizations that schedule league and game play in Calgary – including the Calgary Minor Soccer Association (CMSA), and the Calgary Women's Soccer Association (CWSA).

While we wait for the City of Calgary to renew its sport strategy and follow through on existing facility building commitments – as there are no projects that currently have broken ground – we welcome private builds of facilities that will allow our leagues to continue to play soccer.

It is our understanding that this new facility, as proposed by Callies FC, will be built in time to accommodate the outdoor season that will open in 2025.

We welcome the additional space.

Should you need anything more from CUSA regarding this matter, please reach out to our Executive Director, Stacey Hatcher.

Sincerely,



Raj Uppal

Board Chair & President

CUSA