
Ascension

Land Use Amendment Application

SW19;25;2;W5M & Pt. SE19;25;2;W5M, Rocky View County, AB

DRAFT FOR REVIEW | Submitted to Rocky View County on October 7, 2022

Submitted to:

Rocky View County

Submitted by:

B&A

On behalf of:

Highfield Land Management

BAPG.CA



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1.0 INTRODUCTION

On behalf of Highfield Land Management, B&A is pleased to submit this Land Use Amendment application in support of the Ascension Conceptual Scheme. The land use amendment application details are outlined in the summary below with the required application documents provided under separate cover.



2.0 EXISTING CONTEXT

The subject lands consist of three parcels all designated Agriculture, General District (A-GEN), as outlined in **Table 1** below, and demonstrated in **Figure 1: Existing Parcel Map**. The Conceptual Scheme includes reference to two additional parcels (Block 6: Plan 8710757 and Block 8: Plan 9011448) designated Residential, Country Residential District (R-CRD), south of the plan area to accommodate the realignment of Blueridge Rise and construction of a new traffic circle on 12 Mile Coulee Road. These two R-CRD parcels are not included in the redesignation application at this time.

Table 1: Existing Parcels & Land Use

#	Legal Description	Owner	Area (ha)	Area (ac)	Existing District
1	SW19;25;2;W5M	1797669 Alberta Ltd.	64.75 ha	160.00 ac	A-GEN
2	SE19;25;2;W5M excepting thereout: a) Block A; Plan 9212196 b) Road Plan 0711928	1797669 Alberta Ltd.	40.32 ha	99.64 ac	A-GEN
3	Block A; Plan 921 2196	Maxima Developments Inc.	6.44 ha	15.92 ac	A-GEN

*Note areas shown are those listed on title and may be slightly different than the area calculations from the data demonstrated in Tables 2 & 4.





- Subject Lands
- Municipal Boundary
- Existing Parcel Boundary

- ① 1797669 Alberta Ltd.
- ② 1797669 Alberta Ltd.

- ③ Maxima Developments Inc.



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Existing Parcel Map



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3.0 LAND USE AMENDMENT

Land Use Amendment

This land use amendment application is proposing the redesignation of the three subject parcels to eight (8) different land uses in various development cells as demonstrated in **Figure 2: Proposed Land Use Map** and summarized in **Table 2** below.

Table 2: Proposed Land Use Districts

Land Use District		Purpose	Parcel 1		Parcel 2		Parcel 3	
			ha	ac	ha	ac	ha	ac
R-URB	Residential, Urban District	To provide for single and semi-detached residential dwellings in Hamlets and comprehensively planned neighbourhoods.	18.17	44.89	-	-	-	-
R-SML	Residential, Small Urban District	To provide for single and semi-detached residential dwellings on small parcels in Hamlets and comprehensively planned neighbourhoods.	22.34	55.21	11.15	27.54	1.36	3.36
R-MID	Residential, Mid-Density Urban District	To accommodate a diverse range of low to medium density fee simple residential housing types in an urban setting, such as Hamlets and comprehensively planned area.	4.66	11.51	3.48	8.6	-	-



R-MRU	Residential, Multi-Residential Urban District	To accommodate a diverse range of medium density multi-dwelling condominium residential housing types in an urban setting, such as Hamlets and comprehensively planned area.	-	-	1.45	3.58	-	-
S-PUB	Special, Public Service District	To provide for the development of Institutional, Educational and Recreational uses. (Stormwater infrastructure)	0.65	1.61	0.49	1.21	-	-
S-PRK	Special, Parks and Recreation District	To provide for the development of active and passive recreational areas at the local, neighbourhood and regional levels. (Municipal Reserve)	6.01	14.84	4.80	11.85	0.03	0.07
S-NOS	Special, Natural Open Space District	To create conservation areas or protect environmentally sensitive areas by restricting development and providing access to the public in a manner that programs and preserves the land. (Environmental Reserve)	13.01	32.15	1.81	4.48	-	-
DC	Direct Control	The purpose of a Direct Control district is to provide for development with unique characteristics, unusual site conditions or innovative design that require specific regulations unavailable in other Districts.	-	-	17.04	42.1	3.60	8.9
	Road Widening	Road widening for Highway 1A & 12 Mile Coulee Road Interchange	-	-	0.15	0.36	1.45	3.59
Total			64.84	160.21	40.36	99.72	6.44	15.92

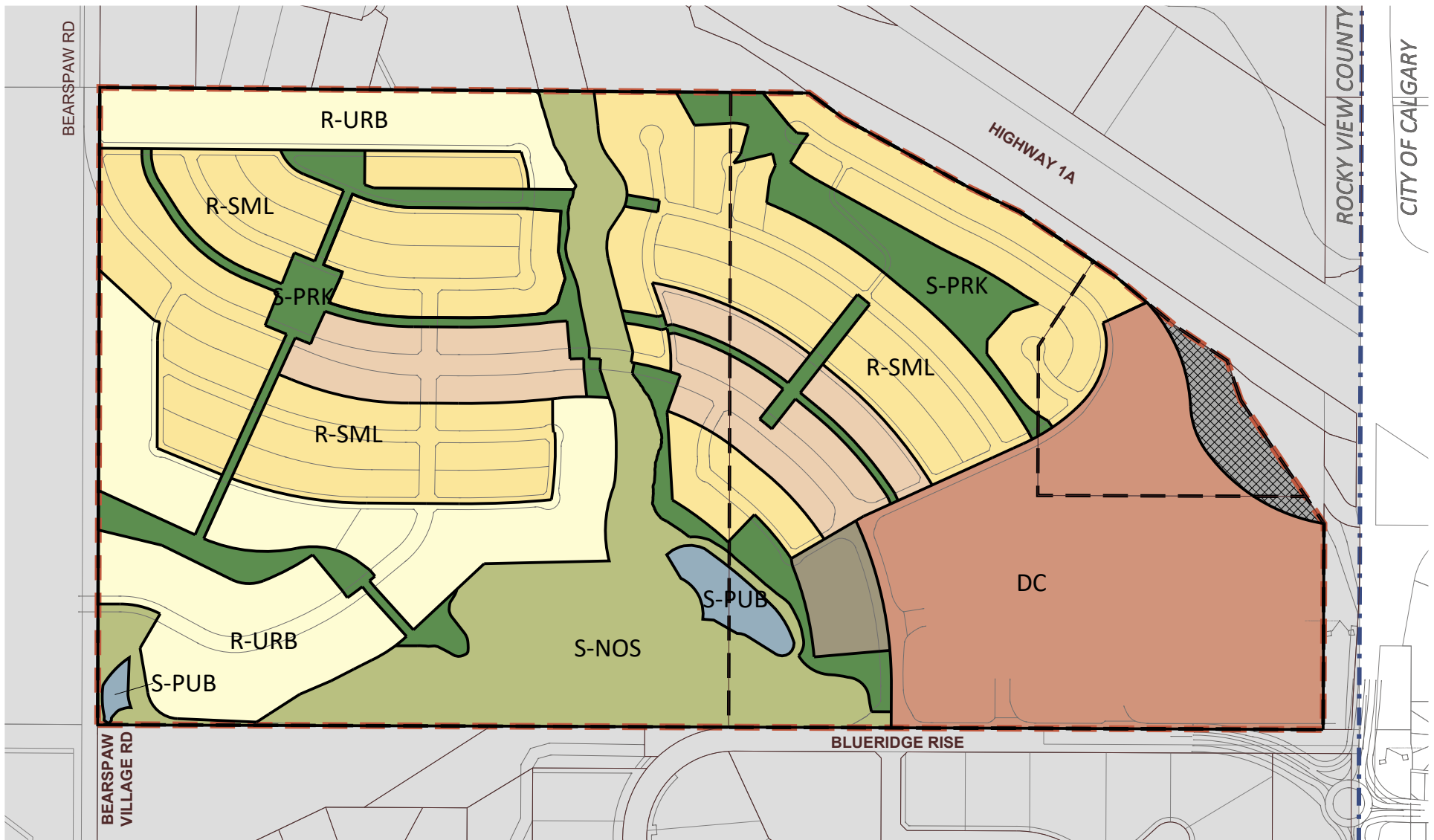


The various residential development cells are intended to allow some variety in lot size and housing type throughout the plan area and ensure sensitive transitions with the surrounding Country Residential development. Most of the higher density and non-single detached housing forms (semi-detaches, towns etc) are proposed to be contained within the interior of the site, and closer to the Market Place with larger lots proposed for the exterior interfaces. Table 3: Residential Unit Calculations in the Ascension Conceptual Scheme assumed approximately 22m (72 ft) wide lots in the residential area for a total of 540 lots (excluding the comprehensive development area). Utilizing this range of land use districts, it is anticipated that the lot widths will range both higher and lower than 22m (72 ft) wide in compliance with the associated land use district resulting in approximately the number of units proposed within the Conceptual Scheme. The comprehensively planned residential area is anticipated to be developed as a cluster of townhome blocks and the Conceptual Scheme anticipated that approximately 43 units would be accommodated in this area (15 upa).

With respect to the parks and open space, the constructed stormwater management facilities (including the storm pond forebay and dry pond) will be designated Special, Public Service District, the Environmental Reserve (including the wetland and remainder of the storm pond) will be designated Special, Natural Open Space District and the Municipal Reserve will be designated Special, Parks and Recreation District.

Finally, due to the unique size, landscape and context of the site, the Market Place is proposed to be designated as a Direct Control District. The Market Place is envisioned as a unique multi-purpose, amenity, retail, and entertainment destination that, in accordance with the Conceptual Scheme, may include additional residential. Upon review of the existing commercial districts within Bylaw C-8000-2020, none of the existing districts permit the range of uses contemplated within this area. Details of the Direct Control District are included in the following section and a Draft Bylaw is attached in **Appendix A: Proposed Direct Control District**.





- | | | | |
|------------------------------|---|---|---|
| ■ Subject Lands | ■ R-URB Residential, Urban District | ■ R-MRU Residential, Multi-Residential Urban District | ■ S-PRK Special Parks and Recreation District |
| — Proposed Land Use Boundary | ■ R-SML Residential, Small Urban District | ■ DC Market Place Direct Control District | ■ S-NOS Special, Natural Open Space District |
| — Existing Parcel Boundary | ■ R-MID Residential, Mid-Density Urban District | ■ S-PUB Special, Public Service District | ■ Road Widening |



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Proposed Land Use Map



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Direct Control District

A Direct Control District has been proposed for the Market Place, and a draft DC Bylaw has been attached in **Appendix A: Proposed Direct Control District**.

The proposed DC bylaw includes a range of uses and policies that will allow for anchor commercial and a variety of neighbourhood scale retail goods and services including food, beverage and entertainment operators to provide amenities to the area residents, in addition to office and professional employment opportunities, and some comprehensive residential, in accordance with the provisions of the Ascension Conceptual Scheme.

Permitted Uses proposed in the DC include:

- Accessory Building
- Animal Health (Small Animal)
- Beekeeping
- Billboard Signs
- Care Facility (Child)
- Care Facility (Clinic)
- Care Facility (Group)
- Care Facility (Seniors)
- Cannabis Retail Store
- Communications Facility (Type A)
- Car Wash
- Dwelling Unit
- Dwelling, Multiple Unit
- Establishment (Eating)
- Establishment (Drinking)
- Farmers Market
- Hotel / Motel
- Office
- Recreation (Private)
- Retail (General)
- Retail (Grocery)* (See clause 3.2.1)
- Retail (Large)
- Retail (Small)
- Retail (Garden Centre)
- Retail (Restricted)
- Signs (Digital Display)
- Signs (Fascia)
- Signs (Freestanding)
- Special Function Business
- Station (Gas/Electric)
- Temporary Sales Centre



The uses included in the Direct Control district are broad and encompass a wide range of potential uses across the 19.34 ha / 47.80 ac site. This range of uses is intended to provide flexibility for the future development and service opportunities in this area. Given the large area of the site and the variable elevation, it is intended that the site will be divided into different pockets of development with interior roads. A preliminary demonstration of this is included in **Figure 3: Market Place**, which will be further refined at the subdivision and development permit stage.

Section 3.0.0 Development Regulations in the proposed DC bylaw are specific amendments to the general development requirements in the Rocky View County Land Use Bylaw C-8270-2022, each with a specific development intent. A list of the proposed provisions and an explanation of their intent are outlined in **Table 3** below.

Table 3: Direct Control District Provisions

Proposed DC Provision		Explanation
2.0.0	Land Use Regulations	
2.3.0	Minimum and Maximum Requirements	
2.3.1	Minimum Parcel Size: 929.0 m ² (9999.67 ft ²)	This provision is in alignment with the serviced lots provision in the C-MIX district.
2.3.2	Minimum Parcel Width: 15.0 m (49.21 ft)	This provision is in alignment with the C-MIX district.
2.3.3	Maximum Building Height: 24.0 m (78.74 ft)	This building height is taller than existing district provisions and is intended to support a variety of building heights across the site (for buildings up to 6 stories) as well as to accommodate slope adaptive buildings. There is a significant elevation change across the site and if building height is measured from the lowest point, then the addition to the maximum height will accommodate buildings that tier up the slope.

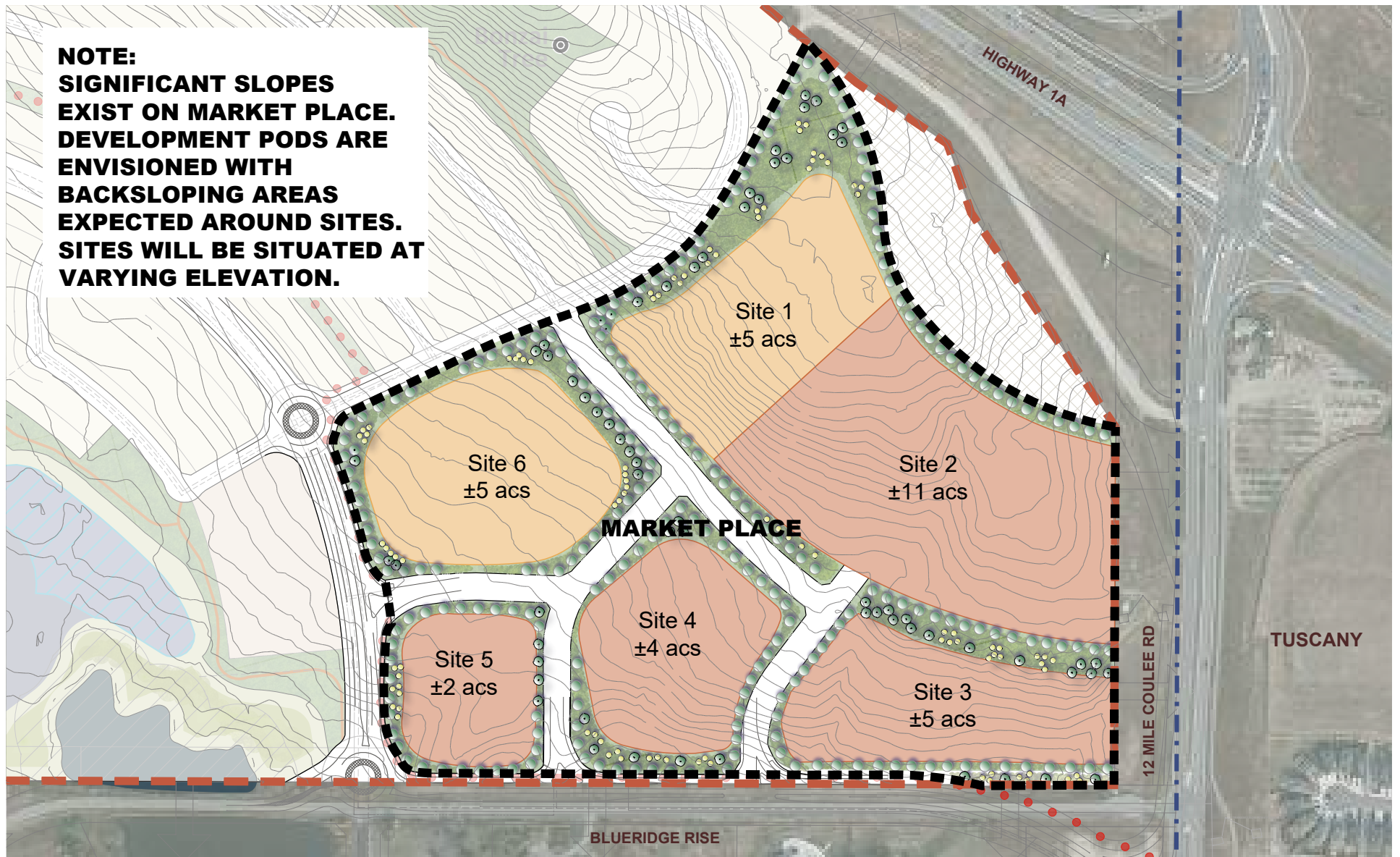
2.3.4	Minimum Setbacks from edges of DC Area Identified in Schedule "A": Front Yard 6.0 m (19.69 ft) Side Yard 6.0 m (19.69 ft) Rear Yard 6.0 m (19.69 ft)	The proposed setbacks from the edges of the site are consistent with the C-MIX district.
2.3.5	No minimum Setbacks between parcels in the interior of the DC Area identified in Schedule "A":	Due to the large scale of the Market Place site, it is intended that the site will be subdivided into multiple parcels. The addition of this provision will allow commercial buildings to carry across multiple parcels thereby facilitating a continuous streetscape in certain areas.
3.0.0	Development Regulations	
3.1.0	Regulatory Requirements	
3.1.1	Approval for any use contemplated by this Bylaw may be subject to approval from all relevant Federal and/or Provincial Authorities	This provision appeared to be present in other approved DC districts and was carried forward.
3.2.0	Building, Structure & Use Requirements	
3.2.1	A gross floor area of greater than 4,500.00m ² will be permitted for the Retail (Grocery) use.	Many grocery retailers require more than 4,500.00m ² , so this provision allows the potential for a larger grocery store to be located here.
3.2.2	The floor areas specified in the specific use definitions in Part 8 of Land Use Bylaw C-8000-2020 may be varied as required.	In addition to the Retail (Grocery) use, several other retail uses and the temporary sales centre all have area specifications built into the definitions. This provision is intended to remove those specific area limitations, and simply focus on the use. This broader provision also limits future non-compliance issues if there are future amendments to the bylaw.

3.3.0	Signage Requirements	
3.3.1	A digital display must be located at least 100.0 m (328.08.25 ft.) from another digital display.	This provision is an amendment to section 212.1 (c) of the Land Use Bylaw C-8270-2022. Given the other digital display general requirements in sections 212 and 212.1 the adjustment of this provision from 300.0m to 100.0m provides flexibility in the specific location of digital displays, while maintaining those specific provisions that govern content and operation of the sign, including “ <i>not adversely affecting any neighbouring residential areas</i> ”.
3.3.2	The maximum term of a Development Permit issued for a digital display sign is five (5) years except where copy only displays the date, time, temperature, motor vehicle fuel price, or Drive-Through menu board.	This provision is an amendment to section 212.2 (b) of the Land Use Bylaw C-8270-2022. Due to the investment required to install a digital display sign, this provision increases the DP term from three (3) years to five (5) years.
3.3.3	<p>Freestanding signs must adhere to the following requirements:</p> <ul style="list-style-type: none"> • Maximum 18.5m² (199.1ft²) sign area • Maximum 12.2 m (40.0 ft) sign height 	<p>This provision is an amendment to section 217 of the Land Use Bylaw C-8270-2022 regarding Freestanding Signs, under the list of Maximum Sign Dimensions. The provision proposes the following deviations from the LUB:</p> <ul style="list-style-type: none"> • Non-Residential Sign Area: from 7.0m² to 18.5m² • Non-Residential Sign Height: from 12.0m to 12.2ft <p>These amendments allow opportunity for a larger free-standing sign and are consistent with the C-COR3 District provisions in the City of Calgary Land Use Bylaw. This increase in size is intended to provide stronger exposure for business in the shopping area, particularly considering the scale of the site and proximity to surrounding roads.</p>

3.4.0	Lighting Requirements	
3.4.1	The maximum mounting height for an outdoor light fixture shall be 6.0m (19.69ft.) in any Residential District or on any structure within 6.0m (19.69ft) of a Residential District.	This provision is an amendment to section 227 of the Land Use Bylaw C-8270-2022 regarding Outdoor Lighting – General Provisions. The original provision applies the limit to all residential parcels or all non-residential parcels abutting residential parcels. However, as the Market Place area is large, the structures with the mounted lighting may be located on the far side of the parcel from the adjacent residential district. The proposed amendment applies the provision to structures within a certain distance of a residential parcel, rather than the whole parcel.
3.5.0	Onsite Parking and Loading Requirements	
3.5.1	All businesses within the DC area will have a blended parking rate with a minimum of 3 stalls per 100.0 m ² gross floor area.	This provision is an amendment to section 236 of the Land Use Bylaw C-8270-2022 regarding Onsite Parking and Loading – Number of Stalls. The Land Use Bylaw provides a detailed table of the number of parking stalls required for a variety of specific uses. Given the variety of uses proposed across the site and the opportunity for changing uses over time, a blended parking rate is recommended to apply to all uses. This provision also limits the requirement for Development Authority discretion on applying a parking rate to non-listed uses as specified in Section 237.
3.5.2	All dwelling units within the DC area will have a minimum of 1 parking stall per 1 dwelling unit.	This provision is an amendment to section 236 of the Land Use Bylaw C-8270-2022 regarding Onsite Parking and Loading – Number of Stalls. The Land Use Bylaw provides a detailed table of the number of parking stalls required for a variety of specific uses. The provision recommends a standard parking requirement of one stall per dwelling unit.

3.5.3	A Parking Lot Plan will not be required as part of the Development Permit Application. Parking will be designed in compliance with all policies of the DC District and Land Use Bylaw.	This provision is an amendment to section 248 of the Land Use Bylaw C-8270-2022 regarding Parking Lot Plans. A site plan with parking stall and landscaping details will be provided with the development permit application. Therefore, the requirement for a separate Parking Lot Plan is proposed to be removed.
3.5.4	Garbage storage or collection areas should not be located in a front yard or visible from the street, unless screened by landscaping and/or an enclosure.	This provision is an amendment to section 251 of the Land Use Bylaw C-8270-2022 regarding Garbage Storage and Collection. The original land use provision states that “ <i>Garbage storage or collection areas should not be located in a front yard or visible from the street</i> ”. As the site is likely to have interior streets the proposed amendment allows for other methods of screening where it is not practical for the garbage storage or collection area to not be visible from all streets.
3.6.0	Landscaping Requirements	
3.6.1	A minimum of 10% of lands within the DC area shall be landscaped. All forms of landscaping throughout the DC area will be counted towards this requirement.	This provision is an amendment to section 260 of the Land Use Bylaw C-8270-2022 regarding Landscaping Standards within Business/Commercial Districts. Given the large scale of the site and the slope adaptive designs that must be explored, the proposed provision is intended to provide flexibility in the landscaping of the site as a whole, rather than the individual parcels within it. The proposed exclusion of interior setbacks to facilitate a continuous streetscape goes hand in hand with this proposed provision. If there is no benefit to landscaping a specific parcel and more value could be gained by increasing landscaping in other areas of the DC, this provision will allow for greater flexibility in the distribution of landscaping across the site.

**NOTE:
SIGNIFICANT SLOPES
EXIST ON MARKET PLACE.
DEVELOPMENT PODS ARE
ENVISIONED WITH
BACKSLOPING AREAS
EXPECTED AROUND SITES.
SITES WILL BE SITUATED AT
VARYING ELEVATION.**



■ ■ ■ Market Place
- - - Municipal Boundary

— Pre-Development Contours
■ Proposed Commercial

■ Potential Backsloping and Landscaped Area
■ Proposed Flex Site (Residential or Commercial)



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Market Place



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4.0 UPDATES TO DEVELOPMENT CONCEPT

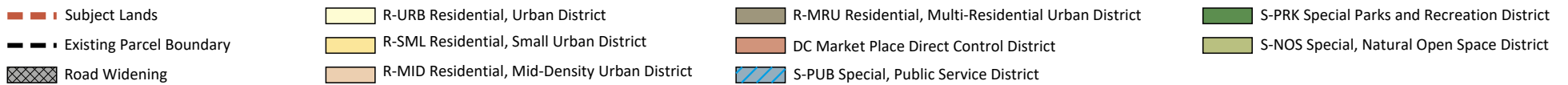
Policy 6.2.1 of the Conceptual Scheme states that *‘The land use, road and block layout should generally conform with Figure 9 - Development Concept. Specific subdivision design details may vary without requiring a Conceptual Scheme amendment provided the concept and lot specifications outlined in Table 4 - Residential Density and Population Projections are respected.’* To improve the interface between the Ascension Conceptual Scheme and the surrounding Country Residential development, and allow for a range of lot sizes, several changes to the development concept (road and block layout) are proposed as a part of this land use amendment application.

At a high level these changes include adjustment to the road layout on the west half of the plan area to accommodate larger lots along the perimeter of the site, thus improving interface conditions. These adjustments necessitated some other adjustments to the road and block layout and orientation of the parks and open space, but the general design intent of each area remains consistent with the approved Conceptual Scheme. The updated land use concept and land use map is demonstrated in **Figure 4: Revised Concept Plan**, with changes from the Conceptual Scheme Land Use Concept highlighted in **Figure 5: Revised Concept Plan Comparison**.



Table 4: Gross Developable Area and Land Distribution Comparison

	Approved Conceptual Scheme		Updated Land Use Concept		Notes
	Ha	Ac	Ha	Ac	
Total Area	111.63	275.83	111.63	275.83	
Environmental Reserve	15.08	37.26	14.52	35.89	Some ER in SW of plan area reevaluated and adjusted to Municipal Reserve
Road Widening	1.60	3.95	1.60	3.95	
Undevelopable Area	16.68	41.21	16.12	39.84	
Gross Developable Area	94.95	234.62	95.51	235.99	GDA slightly higher with less ER
Internal Roads	15.22	37.61	14.25	35.21	Adjustment of roads in SW and NW to accommodate larger boundary lots reduced overall road area.
Market Place	19.34	47.80	19.43	48.02	Slight adjustment in NW corner to accommodate residential lot boundary.
Single Detached Residential	48.50	119.85	49.92	123.36	Slight increase to residential lands with adjustment of roads and ER
Comprehensively Planned Residential	1.15	2.83	1.14	2.82	
Municipal Reserve / Open Space	9.60	23.71	9.62	23.76	Slightly higher MR required with larger GDA, equals 10%
Public Utility Lots / Storm Ponds	1.14	2.82	1.14	2.82	
Gross Developable Area	94.95	234.62	95.51	235.99	

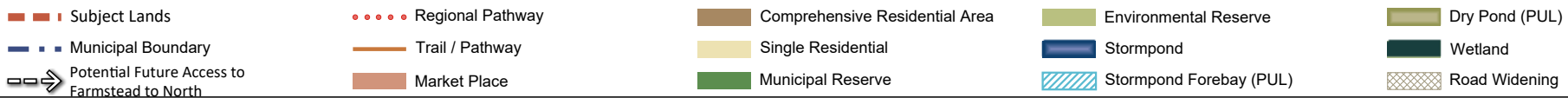
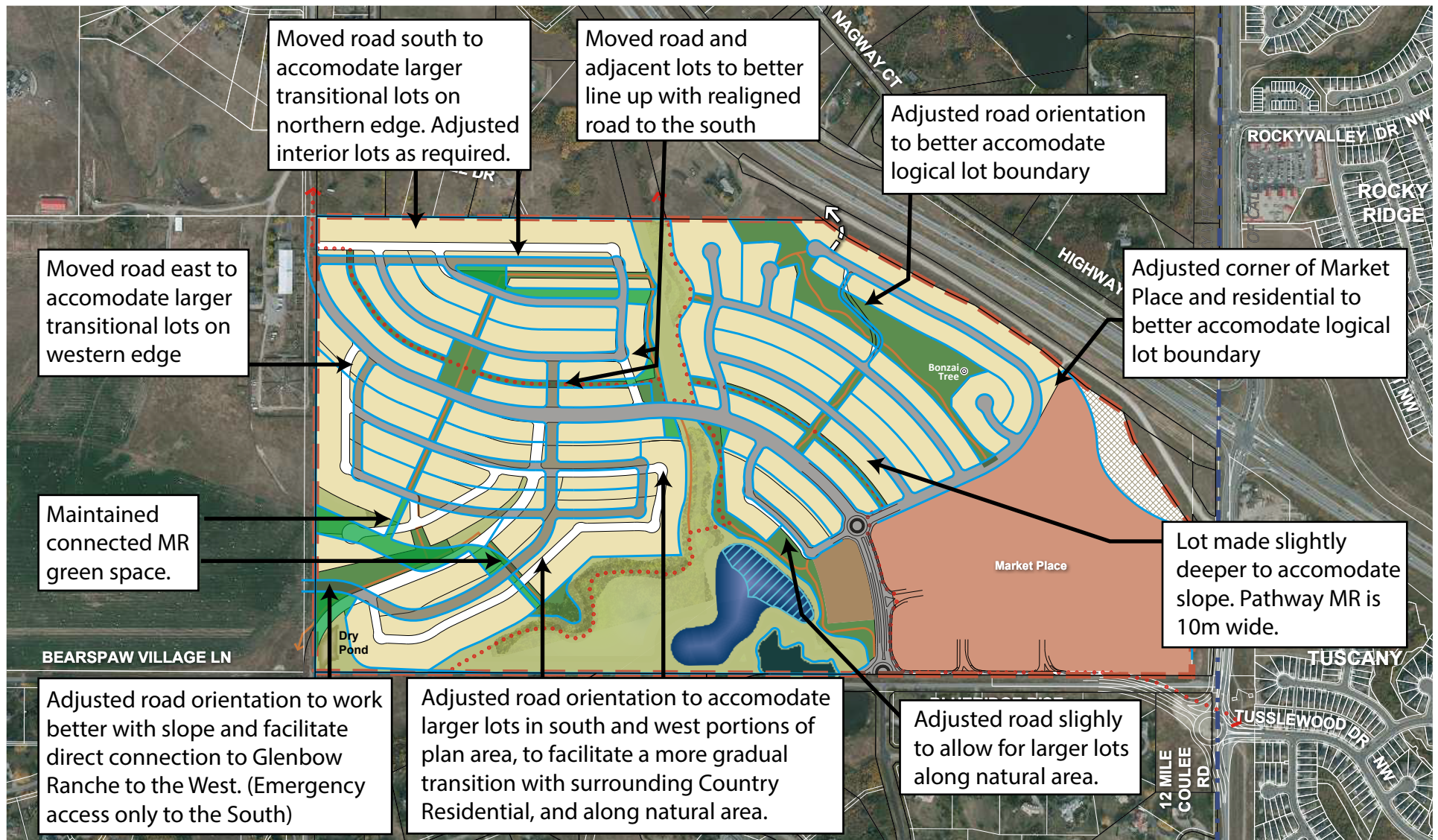


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Revised Concept Plan

September 2022





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Revised Concept Plan Comparison



September 2022

5.0 LOTS & FEES

For the purpose of this land use amendment application and the calculation of required fees, the estimated unit numbers outlined in the Conceptual Scheme have been utilized.

Table 5 below outlines the fees required for the proposed land use redesignation application as per Rocky View County Master Rates Bylaw C-7992-2020.

Table 5: Land Use Redesignation Fees

Land Use Redesignation: Inside an ASP and Conceptual Scheme (540 Lots)			
Planning Fees	Fees	Proposed Lots	Total Fees
First six lots	\$2,100 flat fee	6	\$2100
Next 44 lots	\$455 per lot	44	\$20,020
Next 50 lots	\$330 per lot	55	\$16,500
Each additional lot	\$155 per lot	435	\$68,200
Subtotal			\$106,820
Land Use Redesignation: Inside an ASP and Conceptual Scheme (Multiple Lots, Assuming ~6)			
Planning Fees	Fees	Proposed Lots	Total Fees
DC (Inc. Subdivision of first six lots)	\$7,780 flat fee	6	\$7,780
Next 44 lots	\$280 per lot	-	
Subtotal			\$7,780
Total			\$114,600
Bylaw C-8258-2022 (Rows 419 & 430) contains the following disclaimer: <i>Fee calculations exclude municipal and/or environmental reserves, and public utility lots. Maximum fee is \$100,000.</i>			\$100,000



6.0 CONCLUSION

B&A believes this submission in combination with the Ascension Conceptual Scheme and associated technical studies provides sufficient information to initiate the County's review and processing of this Land Use Amendment application.

On behalf of Highfield Land Management., we look forward to working with administration and interested stakeholders during the circulation/referral process. Should you have any questions on the supplied information, please do not hesitate to reach out to me directly at 403.692.4531 or kmccarthy@bastudios.ca

Sincerely,

Kayla McCarthy

Senior Planner | BCom, MPlan, RPP, MCIP

B&A



APPENDIX A

Draft Direct Control District



BYLAW C-####-####**A Bylaw of Rocky View County to amend Bylaw C-8000-2020.****PART 1 – TITLE**

This Bylaw shall be known as Bylaw C-####-####

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the same meaning given to them in Land Use Bylaw C-8000-2020 and the Municipal Government Act.

PART 3 – EFFECT OF THE BYLAW

THAT Land Use Map No. 56 of Bylaw C-8000-2020 be amended to redesignate a portion of SE Sec. 19, Twp. 25, Rge. 2, W5M from Agricultural, General District to Direct Control District as shown on the attached Schedule “A” forming part of this Bylaw.

THAT A portion of SE Sec. 19, Twp. 25, Rge. 2, W5M is hereby redesignated to Direct Control District, as shown on Schedule “A” forming part of this Bylaw.

THAT The regulations of the Direct Control District comprise:

- 1.0.0 General Regulations
- 2.0.0 Land Use Regulations
- 3.0.0 Development Regulations

1.0.0 GENERAL REGULATIONS

- 1.1.0 The policies of the Ascension Conceptual Scheme shall be considered in all applications for subdivision and development.
- 1.2.0 For the purposes of this Bylaw, the Lands are as indicated in Schedule “A” attached to and forming part of this Bylaw. The size and shape of the parcel(s) to which this Bylaw applies to is approximate and will be more precisely determined by a Plan of Survey at the subdivision stage.
- 1.3.0 Parts 1, 2, 3, 4 & 5 of the Land Use Bylaw C-8000-2020 shall apply to all uses contemplated by this Bylaw except where noted as otherwise in this Bylaw.
- 1.4.0 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.5.0 All development upon the Lands shall be in accordance with all licenses, permits and approvals pertaining to the Lands required from Alberta Environment and Parks and any other Provincial Agencies.



BYLAW C-####-####

2.0.0 LAND USE REGULATIONS

2.1.0 Purpose and Intent

The purpose and intent of this Bylaw is to provide for medium and large format commercial and a variety of supporting retail goods and services including food, beverage, and entertainment operators to provide amenities to the area residents, in addition to office and professional employment opportunities, and some comprehensive residential, in accordance with the provisions of the Ascension Conceptual Scheme.

2.2.0 Uses

2.2.1 Permitted Uses

Accessory Building
Animal Health (Small Animal)
Beekeeping
Billboard Signs
Care Facility (Child)
Care Facility (Clinic)
Care Facility (Group)
Care Facility (Seniors)
Cannabis Retail Store
Communications Facility (Type A)
Car Wash
Dwelling Unit
Dwelling, Multiple Unit
Establishment (Eating)
Establishment (Drinking)
Farmers Market
Fascia Signs
Freestanding Signs
Hotel / Motel
Office
Recreation (Private)
Retail (General)
Retail (Grocery) (See clause 3.2.1)*
Retail (Large)
Retail (Small)
Retail (Garden Centre)
Retail (Restricted)
Special Function Business
Station (Gas/Electric)
Temporary Sales Centre

BYLAW C-####-####**2.3.0 Minimum and Maximum Requirements**

- 2.3.1 Minimum Parcel Size: 929.0 m² (9999.67 ft²)
- 2.3.2 Minimum Parcel Width: 15.0 m (49.21 ft)
- 2.3.3 Maximum Building Height: 24.0 m (78.74 ft)
- 2.3.4 Minimum Setbacks from edges of DC Area Identified in Schedule "A":
 - Front Yard 6.0 m (19.69 ft)
 - Side Yard 6.0 m (19.69 ft)
 - Rear Yard 6.0 m (19.69 ft)
- 2.3.5 No minimum Setbacks between parcels in the interior of the DC Area identified in Schedule "A":

3.0.0 DEVELOPMENT REGULATIONS**3.1.0 Regulatory Requirements**

- 3.1.1 Approval for any use contemplated by this Bylaw may be subject to approval from all relevant Federal and/or Provincial Authorities

3.2.0 Building, Structure & Use Requirements

- 3.2.1 A gross floor area of greater than 4,500.00m² will be permitted for the Retail (Grocery) use.
- 3.2.2 The floor areas specified in the specific use definitions in Part 8 of Land Use Bylaw C-8000-2020 may be varied as required.

3.3.0 Signage Requirements

- 3.3.1 A digital display must be located at least 100.0 m (328.08.25 ft.) from another digital display.
- 3.3.2 The maximum term of a Development Permit issued for a digital display sign is five (5) years except where copy only displays the date, time, temperature, motor vehicle fuel price, or Drive-Through menu board.
- 3.3.3 Freestanding signs must adhere to the following requirements:
 - Maximum 18.5m² (199.1ft²) sign area
 - Maximum 12.2 m (40.0 ft) sign height

3.4.0 Lighting Requirements

- 3.4.1 The maximum mounting height for an outdoor light fixture shall be 6.0m (19.69ft.) in any Residential District or on any structure within 6.0m (19.69ft) of a Residential District.

3.5.0 Onsite Parking and Loading Requirements

- 3.5.1 All businesses within the DC area will have a blended parking rate with a minimum of 3 stalls per 100.0 m² gross floor area.



BYLAW C-####-####

- 3.5.2 All dwelling units within the DC area will have a minimum of 1 parking stall per 1 dwelling unit.
- 3.5.3 A Parking Lot Plan will not be required as part of the Development Permit Application. Parking will be designed in compliance with all policies of the DC District and Land Use Bylaw.
- 3.5.4 Garbage storage or collection areas should not be located in a front yard or visible from the street, unless screened by landscaping and/or an enclosure.

3.6.0 Landscaping Requirements

- 3.6.1 A minimum of 10% of lands within the DC area shall be landscaped. All forms of landscaping throughout the DC area will be counted towards this requirement.

BYLAW C-####-####

PART 4 – TRANSITIONAL

Bylaw C-####-#### is passed when it receives third reading and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the Municipal Government Act.

DIVISION: 03

FILE: _____

PUBLIC HEARING WAS HELD IN COUNCIL this

READ A FIRST TIME IN COUNCIL this

READ A SECOND TIME IN COUNCIL this

UNANIMOUS PERMISSION FOR THIRD READING

READ A THIRD TIME IN COUNCIL this

REEVE

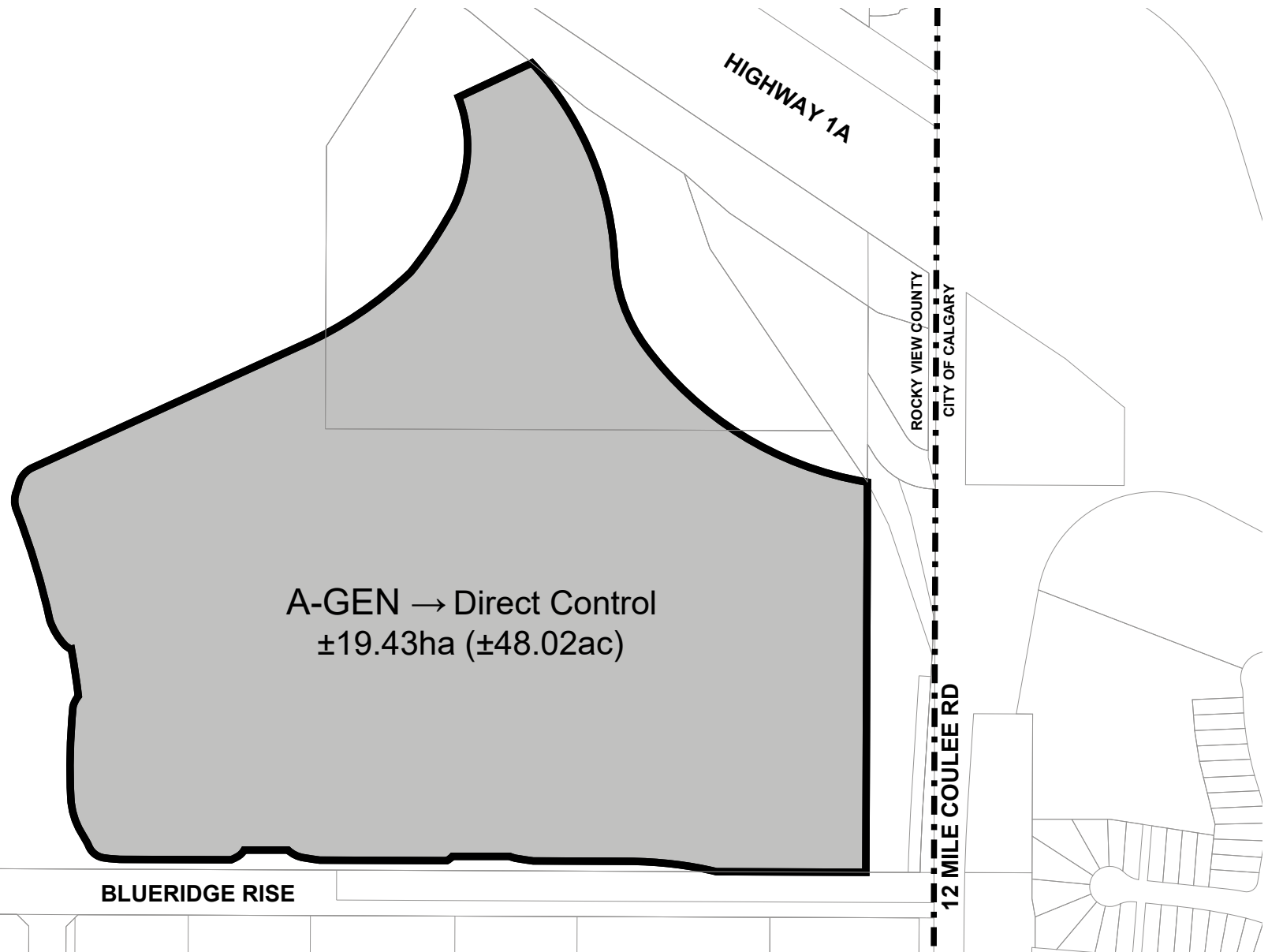
CAO or Designate

DATE BYLAW SIGNED

SCHEDULE "A"

DC ##

BYLAW: C-####-####



 Direct Control District



1:4000



ASCENSION
Direct Control District



September 2022