



ASCENSION

LAND USE AMENDMENT APPLICATION



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Submitted to:

Kaitlyn Luster, Planner 2

Rocky View County

Submitted by:

Kayla McCarthy, Senior Planner, B&A

Kathy Oberg, Partner, B&A

On behalf of:

Highfield Land Management

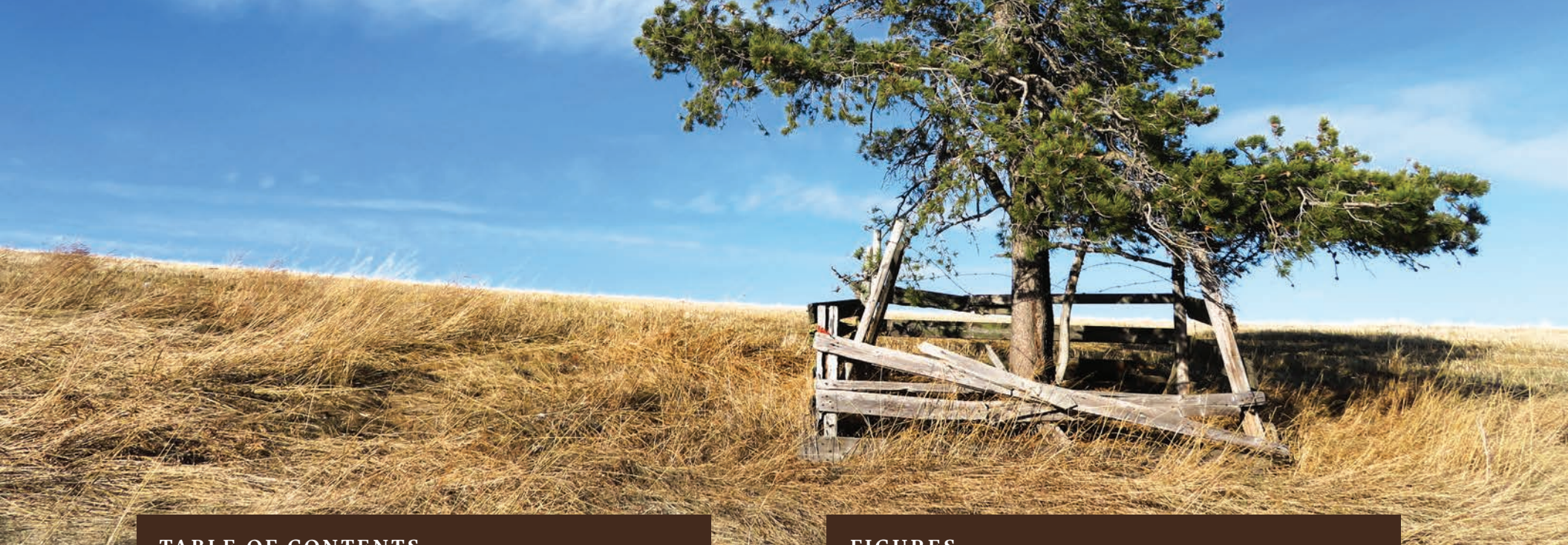


TABLE OF CONTENTS

1.0	INTRODUCTION	01
2.0	EXISTING CONTEXT	02
3.0	LAND USE AMENDMENT	04
4.0	ASCENSION NEIGHBOURHOOD	07
5.0	ASCENSION MARKET PLACE	13
6.0	POLICY ALIGNMENT	23
7.0	SUPPORTING STUDIES	26
8.0	CONCLUSION	27

FIGURES

1	EXISTING PARCEL MAP	03
2	DIRET CONTROL DISTRICT	04
3	ASCENSION LAND USE CONCEPT	05
4	DIRECT CONTROL DISTRICT SITES	06
5	MARKET PLACE CONCEPTUAL RENDERINGS	13
6	MARKET PLACE SECTION	14
7	MARKET PLACE ILLUSTRATED PLAN	15
8	MARKET PLACE DIRECT CONTROL DISTRICT DETAIL	15
9	ASCENSION CONCEPTUAL SCHEME LAND USE CONCEPT	25

INTRODUCTION

On behalf of Highfield Land Management, B&A is pleased to resubmit this Land Use Amendment application in support of the Ascension Conceptual Scheme, following circulation comments received in Spring 2023. The land use amendment application details are outlined in the summary below with the required application documents provided under separate cover.



EXISTING CONTEXT

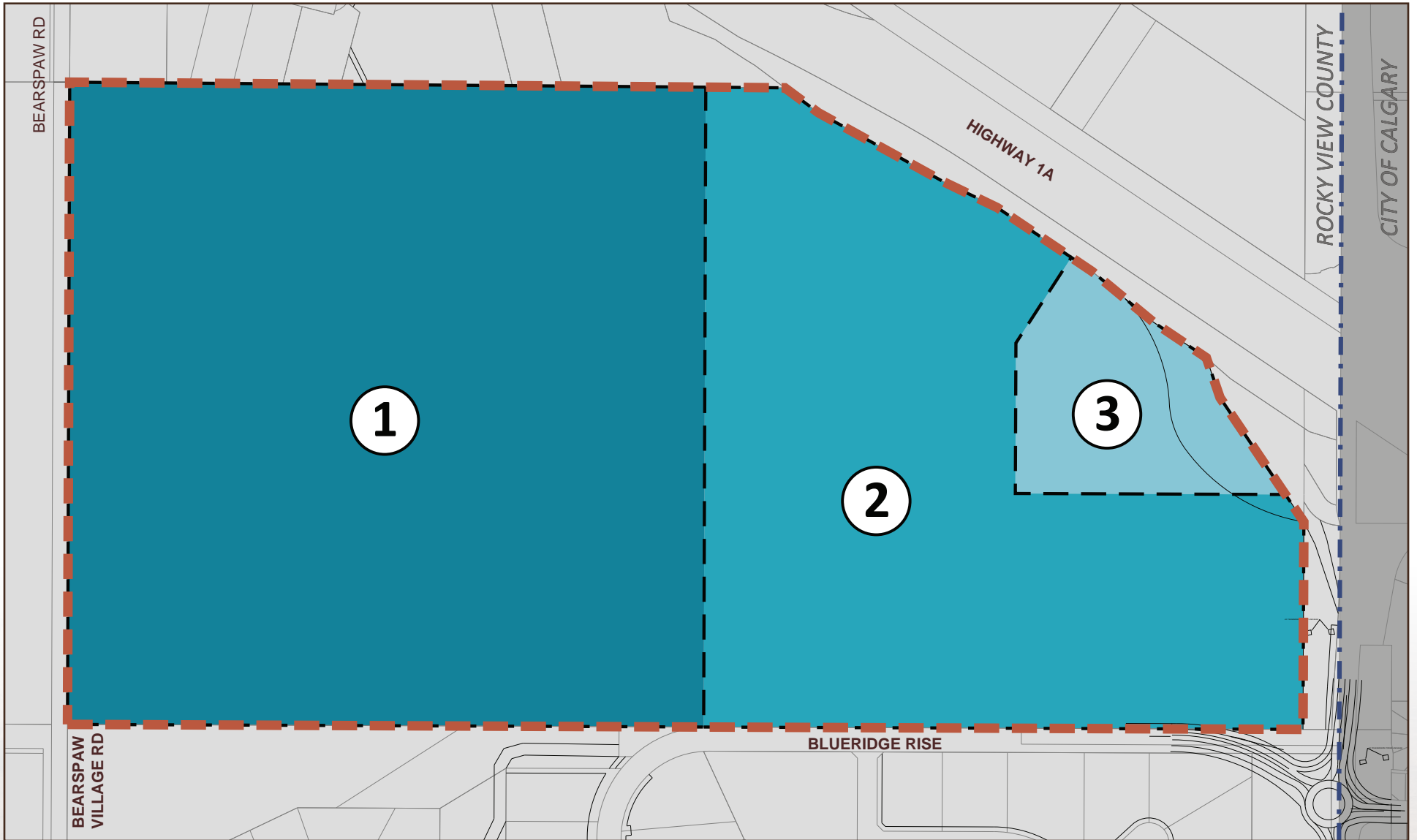
The subject lands consist of three parcels all designated Agriculture, General District (A-GEN), as outlined in Table 1 below, and demonstrated in **Figure 1: Existing Parcel Map**. The Conceptual Scheme includes reference to two additional parcels (Block 6: Plan 8710757 and Block 8: Plan 9011448) designated 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 subsequent tables due to projection differences.

FIGURE 1 EXISTING PARCEL MAP



LAND USE AMENDMENT

This land use amendment application is proposing to redesignate the three existing parcels to one Direct Control District (DC) with six sites, to realize the development vision detailed in the Ascension Conceptual Scheme.

Five Sites within the DC area encompass the neighbourhood portion of the Ascension Conceptual Scheme, which will include residential development and parks and open space, while Site 6 of the DC encompasses the market place which will include both residential and commercial uses. The land use concept reflecting this land use amendment is included in **Figure 3: Ascension Land Use Concept**. The DC sites are identified in **Figure 4: Direct Control District Sites**.

The following sections will provide additional details about the Direct Control District and the vision for the neighbourhood portion (Sites 1, 2, 3, 4 & 5) and market place portion (Site 6) respectively.

FIGURE 2 DIRECT CONTROL DISTRICT

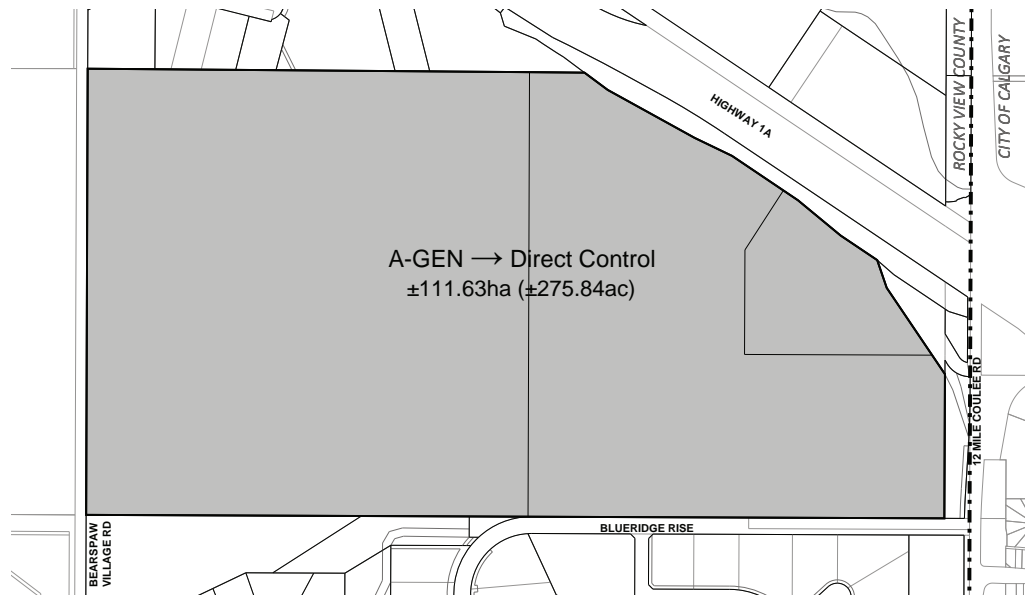
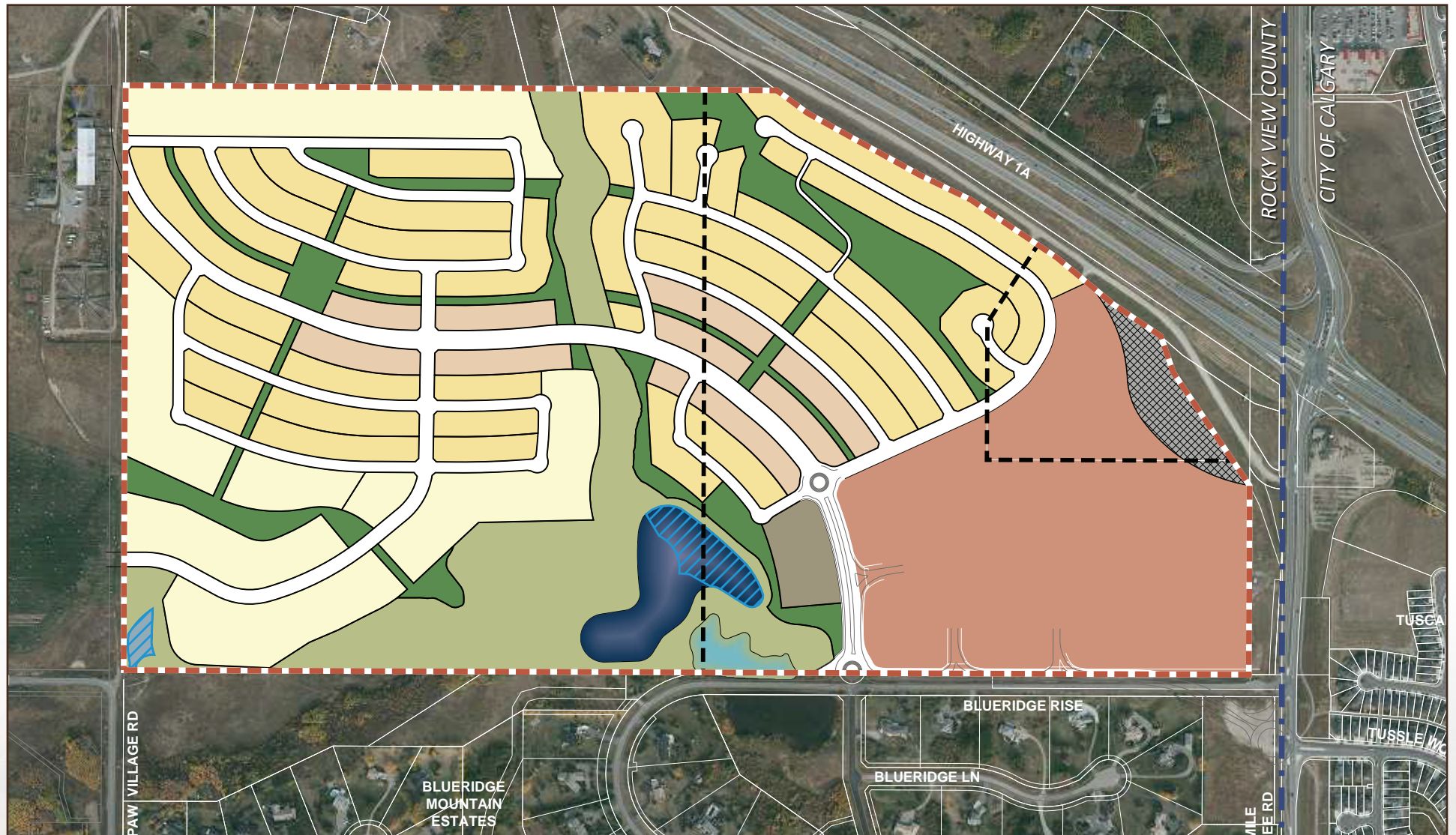
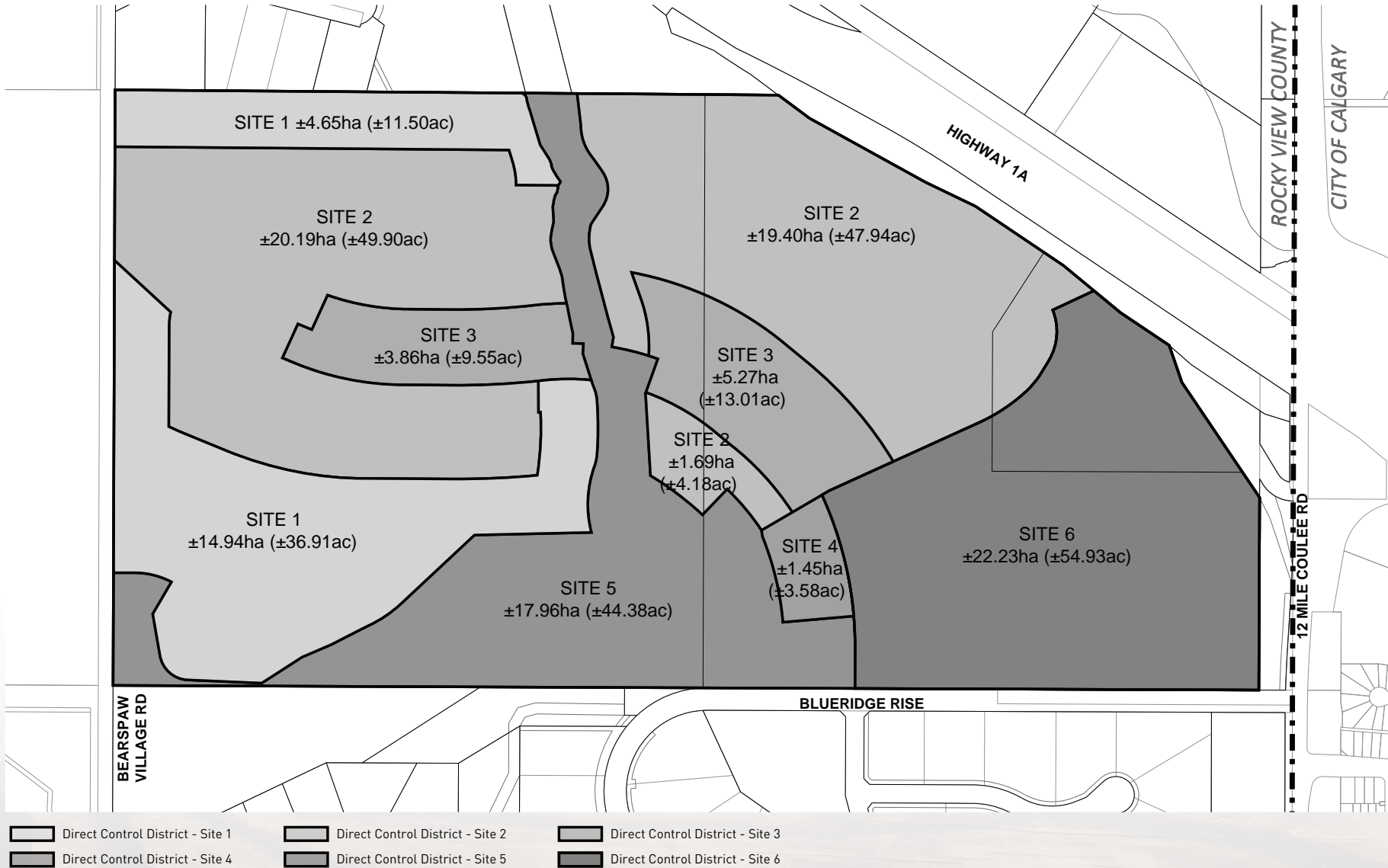


FIGURE 3 ASCENSION LAND USE CONCEPT



- | | | | |
|--------------------------|---------------------------|------------------------|-----------------------|
| Subject Lands | Large Lot Residential | Market Place | Municipal Reserve |
| Existing Parcel Boundary | Medium Lot Residential | Dry Pond (PUL) | Environmental Reserve |
| Road Widening | Small Lot Residential | Stompond | |
| Wetlands | Comprehensive Residential | Stompond Forebay (PUL) | |

FIGURE 4 DIRECT CONTROL DISTRICT SITES



ASCENSION NEIGHBOURHOOD

The Ascension neighbourhood will be an exclusive development encapsulated by nature and spectacular views. Inspired by other Bearspaw neighbourhoods, residents will appreciate a range of quality housing types and parcel sizes, many of which back onto community pathways or take advantage of views of the Rocky Mountains. Natural features such as ponds, rolling hills and a creek that gently meanders its way into a stunning ravine and valley, are amenity spaces that will enhance resident's connection with nature.

Neighbourhood Vision

The neighbourhood portion of Ascension is comprised of three main features, residential housing of various sizes and types, parks and open spaces to support recreation and appreciation of nature for residents (both municipal reserve and environmental reserve), and supportive infrastructure including roads, pathways, and utility infrastructure (such as a storm water pond, booster station and lift station). To support this neighbourhood vision, a Direct Control District has been developed to outline the land use, subdivision and development regulations of different sites. Four residential sites will allow for a range of housing types and lot sizes with some integrated municipal reserve land, and a fifth site will allow for a larger natural area containing environmental reserve, municipal reserve and some utility infrastructure.





Residential

As illustrated in **Figure 3: Ascension Land Use Concept**, residential lot sizes and housing types have been strategically distributed throughout Ascension to provide as sensitive a transition as possible with surrounding country residential. The largest lots have been oriented around the edges of the plan area, with a transition to smaller lots in the centre of the site, and near the market place. Opportunity for multiple unit or comprehensive residential has been advantageously located in close proximity to (and within) the market place, allowing for activation of the area and access by active modes of transportation.

Residential development throughout Ascension is planned to be of high-quality design inspired by the agricultural heritage of the area. Housing will incorporate farmhouse style features and a range of natural materials. To ensure the quality and continuity of housing throughout the neighbourhood, Architectural Controls will be registered on each lot at the time of subdivision.

To ensure the transition of lot sizes and housing types as described, the proposed Direct Control District has been divided into six "Sites" as illustrated in **Figure 4**, with sites 1 - 5 comprising the neighbourhood portion and summarized in **Table 2**. The full Direct Control District has been included in **Appendix A**. The reason a DC District is required for the neighbourhood portion of the plan area is to facilitate the transitional density and specific housing type distribution envisioned for this unique plan area.

The final plan area density will be in alignment with the Ascension Conceptual Scheme which identified a total of 883 units across the whole plan area, approximately 583 within the neighborhood portion and 300 within the market place. Some redistribution of these units between the two sites may occur, but the Ascension plan area as a whole will not exceed the density identified in the Conceptual Scheme.

Note: Images are precedents of general architectural styles and housing types, not renderings of future housing.

TABLE 2 NEIGHBOURHOOD DIRECT CONTROL DISTRICT SITES

	SITE 1	SITE 2	SITE 3	SITE 4	SITE 5
Purpose	To provide for single detached residential dwellings in accordance with the provisions of the Ascension Conceptual Scheme, while providing for appropriate transitions from existing adjacent country residential development.	To provide for single and duplex / semi residential dwellings in accordance with the provisions of the Ascension Conceptual Scheme.	To accommodate a diverse range of low to medium density fee simple residential housing types in accordance with the provisions of the Ascension Conceptual Scheme.	To accommodate a diverse range of medium density multi-dwelling condominium or fee simple residential housing types in accordance with the provisions of the Ascension Conceptual Scheme.	To provide for the development of active and passive recreational areas, to create conservation areas or protect environmentally sensitive areas by limiting development and providing access to the public in a manner that programs and preserves the land, and to allow for the development of utility infrastructure in accordance with the provisions of the Ascension Conceptual Scheme.
Permitted Uses	Accessory Building ≤ 65 m ² (699.65 ft ²) Beekeeping Community Sign Dwelling, Single Detached	Accessory Building ≤ 65 m ² (699.65 ft ²) Beekeeping Dwelling, Duplex/Semi Dwelling, Single Detached	Accessory Building ≤ 75 m ² (807.29 ft ²) Beekeeping Dwelling, Duplex/Semi Dwelling, Single Detached Dwelling, Rowhouse	Accessory Building ≤ 75 m ² (807.29 ft ²) Beekeeping Community Sign Dwelling, Rowhouse Dwelling, Multiple Unit	Accessory Building ≤ 90 m ² (968.75 ft ²) Community Sign Park Utilities
Discretionary Uses	Accessory Building > 65 m ² (699.65 ft ²) Accessory Dwelling Unit Bed and Breakfast Care Facility (Child) Home-Based Business (Type II) Show Home Special Function Business Temporary Sales Centre	Accessory Building > 65 m ² (699.65 ft ²) Accessory Dwelling Unit Bed and Breakfast Care Facility (Child) Home-Based Business (Type II) Show Home Special Function Business Temporary Sales Centre	Accessory Building > 65 m ² (699.65 ft ²) Accessory Dwelling Unit Bed and Breakfast Care Facility (Child) Communications Facility (Type A) Home-Based Business (Type II) Show Home Special Function Business Temporary Sales Centre	Accessory Building > 75 m ² (807.29 ft ²) Accessory Dwelling Unit Bed and Breakfast Care Facility (Child) Care Facility (Group) Care Facility (Senior) Communications Facility (Type A) Dwelling, Duplex/Semi Dwelling, Single Detached Home-Based Business (Type II) Show Home Special Function Business Temporary Sales Centre	Accessory Building > 90 m ² (968.75 ft ²) Accessory Structure Communications Facility (Type A) Communications Facility (Type B) Communications Facility (Type C) Recreation (Culture & Tourism) Recreation (Outdoor) Recreation (Public) Special Function Business
Minimum Parcel Size	Single Detached: 0.20 ha (0.49 ac)	Single Detached: 0.07 ha (0.17 ac) Duplex / Semi: 0.025 ha (0.06 ac)	Single Detached: 0.05 ha (0.12 ac) Duplex/Semi: 0.025 ha (0.06 ac) Rowhouse: 0.02 ha (0.05 ac) Other: 0.09 ha (0.22 ac)	Single Detached: 0.05 ha (0.12 ac) Duplex/Semi: 0.025 ha (0.06 ac) Rowhouse: 0.02 ha (0.05 ac) Other: 0.09 ha (0.22 ac)	All parcel and development regulations shall be at the discretion of the Development Authority.
Minimum Parcel Width	Single Detached: 35.0 m (114.83 ft)	Single Detached: 23.0 m (75.46 ft) Duplex/Semi: 7.92 m (25.98 ft)	Single Detached: 15.24 m (50.00 ft) Duplex/Semi: 7.92 m (25.98 ft) Rowhouse: 6.09 m (19.98 ft) Other: None	Single Detached: 15.24 m (50.00 ft) Duplex/Semi: 7.92 m (25.98 ft) Rowhouse: 6.09 m (19.98 ft) Other: None	All parcel and development regulations shall be at the discretion of the Development Authority.

The four residential areas identified in the Direct Control District are largely based on existing residential districts within Rocky View County Bylaw C-8328-2022. Further information about how each of the proposed sites compare to their base districts are summarized below. Many of the refinements made were to improve the clarity of the future proposed development, as well as to ensure more sensitive development adjacent to the existing country residential.

It should also be noted that as per clause 294 of Rocky View County Land Use Bylaw C-8328-2022 and duplicated in the DC Bylaw, Home Based Business (Type 1), Parks and Utilities are permitted uses in all districts, and each residential area is anticipated to contain some municipal reserve dedication in accordance with the Municipal Government Act and Ascension Conceptual Scheme, as illustrated in **Figure 3: Ascension Land Use Concept**.

Residential Area - SITE 1 is largely based on the “Residential, Urban District (R-URB)” in Land Use Bylaw C-8328-2022. Changes (beyond simplification updates) from the provisions of this district have been summarized below:

Permitted Uses	Removed Dwelling, Duplex/Semi
Discretionary Uses	Removed Care Facility (Group), Dwelling Manufactured, Dwelling Tiny and Vacation Rental. Added Community Sign, Show Home and Temporary Sales Centre.
Minimum Parcel Size	Increased from 0.09 ha (0.22 ac) to 0.20 ha (0.49 ac)
Minimum Parcel Width	Increase from 13.5m (44.29 ft) to 35.0m (114.83 ft)
Maximum Density	No change from R-URB.
Maximum Parcel Coverage	No change from R-URB.
Maximum Building Height	No change from R-URB.
Setbacks	No change from R-URB.
Additional Requirements	Two clauses were added. One to specify that all dwelling units will be serviced by a piped sewer system, as this is tied to the lot size clauses. The second regarding Municipal Reserve dedications.

Residential Area - SITE 2 is largely based on the “Residential, Small Urban Lot District (R-SML)” in Land Use Bylaw C-8328-2022. Changes (beyond simplification updates) from the provisions of this district have been summarized below:

Permitted Uses	No change from R-SML.
Discretionary Uses	Removed Care Facility (Group), Dwelling Manufactured, Dwelling Tiny and Vacation Rental. Added Home Based Business (Type II), Show Home and Temporary Sales Centre.
Minimum Parcel Size	Minimum parcel size for all uses in R-SML is 0.06 ha (0.15 ac). DC district specifies 0.07 ha (0.17ac) for single detached and 0.025 ha (0.06 ac) for duplex/semi (same as R-MID)
Minimum Parcel Width	Minimum parcel width for all uses in R-SML is 13.5m (44.29ft). DC district specifies 23.0m (75.46 ft) for single detached and 7.92m (25.98 ft) for duplex/semi (same as R-MID).
Maximum Density	No change from R-SML.
Maximum Parcel Coverage	No change from R-SML.
Maximum Building Height	No change from R-SML.
Setbacks	Specified unique side yard setbacks for single detached and duplex/semi. Added a note that there is no requirement for setbacks where a party wall separates two dwelling units.
Additional Requirements	Two clauses were added. One to specify that all dwelling units will be serviced by a piped sewer system, as this is tied to the lot size clauses. The second regarding Municipal Reserve dedications.

Residential Area - SITE 3 is largely based on the “Residential, Mid-Density Urban District (R-MID)” in Land Use Bylaw C-8328-2022. Changes (beyond simplification updates) from the provisions of this district have been summarized below:

Permitted Uses	No change from R-MID.
Discretionary Uses	Removed Care Facility (Group), Dwelling Manufactured, Dwelling Tiny and Vacation Rental. Added Home Based Business (Type II), Show Home and Temporary Sales Centre.
Minimum Parcel Size	Increased single detached from 0.03 ha (0.07 ac) to 0.05 ha (0.12 ac). No change from R-MID for duplex/semi, rowhouse or other.
Minimum Parcel Width	Increased single detached from 9.14 m (29.99 ft) to 15.24 m (50.00 ft) No change from R-MID for duplex/semi, rowhouse or other.
Maximum Density	No change from R-MID.
Maximum Parcel Coverage	No change from R-MID.
Maximum Building Height	No change from R-MID.
Setbacks	No change from R-MID.
Additional Requirements	Two clauses were added. One to specify that all dwelling units will be serviced by a piped sewer system, as this is tied to the lot size clauses. The second regarding Municipal Reserve dedications. The clause about being located within a Comprehensively Planned Area was removed since this whole area is within the Ascension Conceptual Scheme.

Residential Area - SITE 4 is largely based on a combination of the “Residential, Mid-Density Urban District (R-MID)” and “Residential, Multi-Residential Urban District (R-MRU)” in Land Use Bylaw C-8328-2022. Differences from the R-MRU District (beyond simplification updates) from the provisions of this district have been summarized below:

Permitted Uses	Added Community Sign and Dwelling, Rowhouse.
Discretionary Uses	Removed Vacation Rental. Added Accessory Dwelling Unit, Dwelling, Duplex/Semi, Dwelling, Single Detached, Home Based Business (Type II), Show Home and Temporary Sales Centre.
Minimum Parcel Size	The minimum parcel sizes were carried over from the R-MID district to reflect the additional dwellings added as permitted and discretionary uses (Duplex/Semi & Rowhouse). Single Detached were increased to the same as Site 3.
Minimum Parcel Width	The minimum parcel widths were carried over from the R-MID district to reflect the additional dwellings added as permitted and discretionary uses (Duplex/Semi & Rowhouse). Single Detached were increased to the same as Site 3.
Maximum Density	The maximum density was carried over from the R-MID district to reflect the additional dwellings added as permitted and discretionary uses (Duplex/Semi, Single Detached & Rowhouse).The maximum density for Dwelling, Multiple Unit was not changed from the R-MRU District.
Maximum Parcel Coverage	The maximum parcel coverage was carried over from the R-MID district to reflect the additional dwellings added as permitted and discretionary uses (Duplex/Semi, Single Detached & Rowhouse).The maximum parcel coverage for Dwelling, Multiple Unit was not changed from the R-MRU District.
Maximum Building Height	The maximum building height was carried over from the R-MID district to reflect the additional dwellings added as permitted and discretionary uses (Duplex/Semi, Single Detached & Rowhouse).The maximum building height for Dwelling, Multiple Unit was not changed from the R-MRU District.
Setbacks	The setbacks were carried over from the R-MID district to reflect the additional dwellings added as permitted and discretionary uses (Duplex/Semi, Single Detached & Rowhouse). The setbacks for Dwelling, Multiple Unit were not changed from the R-MRU District.
Additional Requirements	Two clauses were added. One to specify that all dwelling units will be serviced by a piped sewer system, as this is tied to the lot size clauses. The second regarding Municipal Reserve dedications. The clause about being located within a Comprehensively Planned Area was removed since this whole area is within the Ascension Conceptual Scheme.



Parks and Open Spaces - SITE 5 is a custom district was created by combining some of the uses and clauses from “Special, Parks and Recreation District (S-PRK)” and “Special, Natural Open Space District (S-NOS)” in Land Use Bylaw C-8328-2022. The custom district is intended to better reflect the future parks, open space and utility uses in the area. Additional parks and open space will also be dedicated as municipal reserve in the residential areas.

Permitted Uses	Although Park and Utilities are permitted uses in all districts as per clause 292 of Land Use Bylaw C-8328-2022, they have been listed here for clarity, along with Accessory Building and Community Sign.
Discretionary Uses	Discretionary uses have been selected from those listed in S-PRK, with the addition of Accessory Structure.
Additional Requirements	The clause about development regulations being at the discretion of the development authority from S-PRK and S-NOS was included. Three additional clauses were added referring to the Ascension Conceptual Scheme, Municipal Reserve dedications and Environmental Reserve dedications.

Parks and Open Spaces

The parks and open spaces within Ascension are comprised of a large natural ravine with natural vegetation and an intermittent watercourse bisecting the plan area from north to south, complemented by a network of linear parks and pocket parks woven throughout the residential neighbourhood to allow for ample connections to green space and pedestrian connectivity throughout the neighbourhood. As identified in the Conceptual Scheme, approximately 20% of the total plan area is open space comprised of both Environmental Reserve (ER) and Municipal Reserve (MR). The natural ravine will be dedicated as an Environmental Reserve, with the linear parks and pocket parks woven through the residential areas dedicated as Municipal

Reserve. The park system will include an extensive network of pathways and trails, and be complemented by benches, interpretive features, signage and recreational amenities.

In addition to providing for active and passive recreational areas the parks and open space network will also allow for the development of storm water management and utility infrastructure in accordance with the Ascension Conceptual Scheme and associated technical studies. Specifically, a new storm water pond is proposed to be constructed in the ravine adjacent to the existing wetland (which will be preserved). The storm pond will be naturalized and will form a part of the environmental reserve dedication with the forebay to be subdivided as a public utility lot. In addition, a small dry pond is also proposed in the southwest corner of the plan area to collect stormwater that cannot otherwise drain to the main pond due to grading. This dry pond may also be subdivided as a public utility lot. Finally, the Ascension Conceptual Scheme identifies a proposed water reservoir / booster station adjacent to the market place and a lift station in the southwest corner of the plan area, both these facilities will be within the overall parks and open space area but will be on individual public utility lots at the discretion of Rocky View County.

A portion of the parks and open spaces, specifically Municipal Reserve dedications will be included in the four residential “Sites” of the Direct Control District. The remainder of the Municipal Reserve Dedication and all the Environmental Reserve dedication will be within Site 5 of the Direct Control District which will also include public utility lots and a potential community entrance sign.

Features within the park spaces will be in accordance with the policies of the Ascension Conceptual Scheme and will include four (4) types of parks: internal corridor parks, ravine corridor green spaces, wetland green spaces and gathering nodes. These will be connected by three key trail/pathway types: Regional Pathway, Internal Corridor Pathway / Trail, and Lasso, Ravine & Wetland Trails.

ASCENSION MARKET PLACE

Due to the unique size, landscape, context and ownership of the site, the market place is proposed to be designated as “Site 6” of the 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 approximately 300 units of additional residential.

Market Place Vision

The Market Place will include a range of large, medium and small-scale retail distributed across the site. It is estimated that the site will accommodate approximately 350,000 to 450,000 square feet of retail in total. Larger scale retail, such as an anchor grocery store will be oriented to the north of the site to capitalize on visibility from Highway 1A. While medium and small-scale retail will be closer to the existing and future adjacent residential. This separation of the large-scale retail from the existing country residential to the south has been specified in a setback clause in the Direct Control District. Preliminary designs propose to include a pedestrian oriented walkable main street including small scale retailers, street trees and outdoor public gathering spaces. A tentative illustrative site plan has been included in **Figure 7: Market Place Illustrative Plan** which is subject to change at the detailed design stage and following completion of the grading plan.

FIGURE 5 MARKET PLACE CONCEPTUAL RENDERINGS



This vision is consistent with the following policies from the Ascension Conceptual Scheme, and will be further refined at detailed design:

- *Policy 6.3.2 - The Market Place should be developed to accommodate 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 policies of this Plan.*
- *Policy 6.3.5 - Garbage enclosure and loading areas should be appropriately screened from adjacent residential properties.*
- *Policy 6.3.8 - Consideration should be given to the lighting details in the development of the Market Place to prevent light spill or waste light, and be dark-sky compliant.*
- *Policy 6.3.9 - Principles of Crime Prevention Through Environmental Design (CPTED) shall be incorporated in the design and development of the Market Place.*

Due to the significant grade changes that occur across the site (approximately 40m from north to south) the site will be developed in multiple cells separated by back sloping, retaining walls and/or slope adaptive buildings. The cells will also be divided by a range of interior roads, both public and private.

Landscaping within the marketplace will be strategically incorporated across the site between the development cells, in the sloped areas, along the edges of

the site for a more sensitive transition with the adjacent residential and within the site itself along the interior streets and in public spaces. As detailed in the Conceptual Scheme, specific care will be given to the interface treatments between the marketplace and existing residential with the inclusion of sloped and tiered landscape buffers and vegetation.

Building heights across the site will vary depending on the use, location and slopes. It should be noted that as building height is measured from the lowest point to the highest point, the building height specified in the Direct Control District is intended to accommodate slope adaptive buildings.

Residential within the marketplace is proposed to be located primarily in the southern portion of the site and include row housing and/or “dwelling, multiple unit” defined in the land use bylaw as “a dwelling with three (3) or more Dwelling Units. This use includes condominium style housing types such as Townhouses, Stacked-Townhouses and Four-plexes or Apartments. Accessory Dwelling Units are not permitted in Multiple Unit Dwellings.”.

Figure 6 illustrates a conceptual section demonstrating the significant slopes and grade changes across the site, while **Figure 7** shows a conceptual site plan illustrating the vision described. Both are subject to change at the detailed design stage.

FIGURE 6 MARKET PLACE SECTION

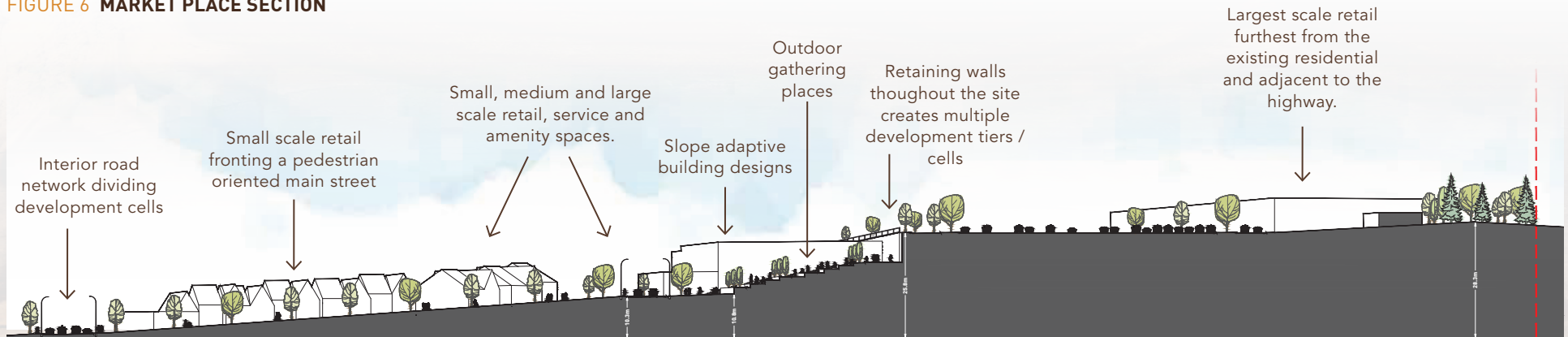
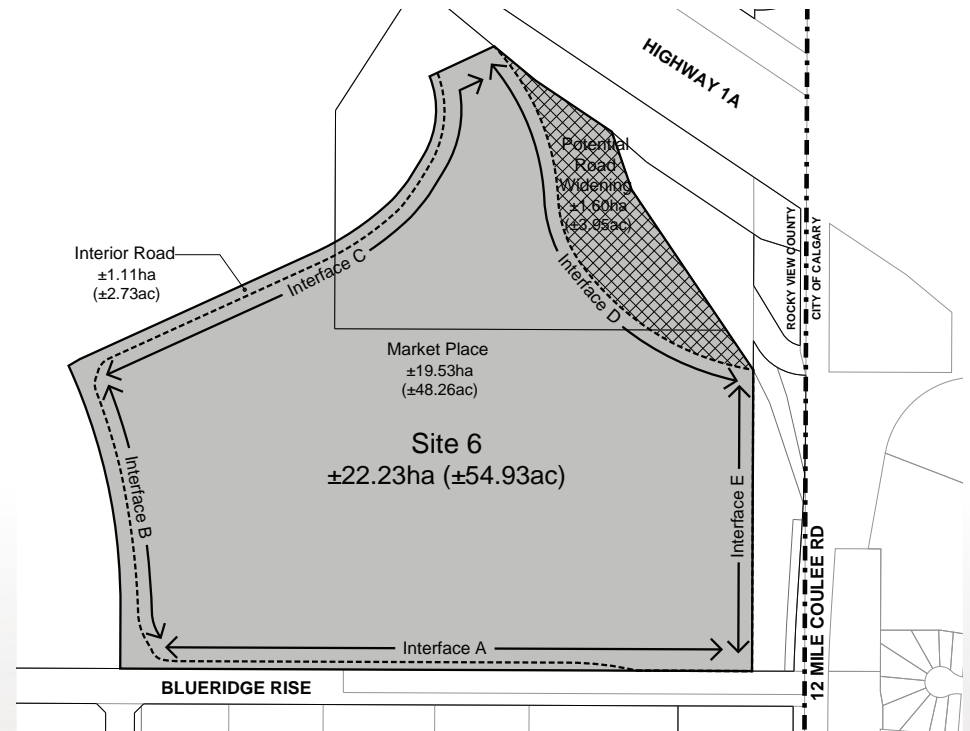


FIGURE 7 MARKET PLACE ILLUSTRATIVE PLAN

Conceptual market place site plan: Building and parking area sizes and orientations are subject to change upon detailed design and finalization of grading plan.



FIGURE 8 MARKET PLACE DIRECT CONTROL DISTRICT DETAIL



Market Place Direct Control District

Upon review of the existing commercial districts within Bylaw C-8328-2022, none of the existing districts permit the range of uses contemplated within this area, or the unique requirements based on its vision and context. Therefore, Site 6 within the DC District has been proposed for the Market Place, and has been attached in **Appendix A: Direct Control District**.

The proposed Site 6 of the 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.

The full Direct Control District has been included in **Appendix A**, and an explanation of the Site 6 clauses for the Market Place have been included in **Table 3**.

In response to circulation comments received from the County and public, additional clauses have been included in the DC to provide clarity around the development vision and require sensitive interface treatments with adjacent country residential. Some clauses of note include:

- Adding additional use definitions to provide clarity around specific uses, add definitions missing from the bylaw or modify existing definitions.
- Shifting of some uses to a discretionary category to provide additional control to the development authority for their inclusion.
- Specifying custom setbacks for the five unique interfaces of the market place with the surrounding context.
- Including a 125m setback from the southern property line for large scale retail and digital displays to restrict their location in close proximity to existing country residential.
- Including direction about the inclusion of both public and private roads, as well as identifying lands to accommodate future road widening associated with the Highway 1A and 12 Mile Coulee Road ultimate interchange design, which will be at the discretion of Alberta Transportation.
- Providing additional detail about architectural and landscaping guidelines within the market place.
- Providing additional detail about pedestrian infrastructure, landscaping and interface treatments.
- Including additional clauses to support the policy interpretation and implementation of clauses that refer to the DC area as a whole, as subdivision and development permit applications will be submitted in phases.

TABLE 3 SITE 6 DIRECT CONTROL DISTRICT LAND USE PROVISIONS

Site 6 Direct Control District Provision	Explanation
<p>Purpose and Intent</p> <p>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.</p>	<p>This purpose is consistent with the vision outlined in the Ascension Conceptual Scheme.</p>
<p>Permitted Uses</p> <ul style="list-style-type: none"> Accessory Building ≤ 190m² (2045.14 ft²) Accessory Structure Animal Health (Small Animal) Care Facility (Child) Care Facility (Clinic) Care Facility (Group) Care Facility (Seniors) Communications Facility (Type A) Car Wash Dwelling, Accessory to a Principal Use Dwelling, Duplex/Semi Dwelling, Multiple Unit Dwelling, Rowhouse Dwelling, Single Detached Establishment (Eating) Establishment (Drinking) Farmers Market Government Services Office Park Recreation (Private) Recreation (Public) Retail (General) Retail (Grocery) Retail (Large) Retail (Small) Retail (Garden Centre) School, Commercial Show Home Signs Special Function Business Station (Gas/Electric) Temporary Sales Centre 	<p>The permitted uses proposed allow for a range of possible development opportunities across the site, to facilitate the diverse vision identified for the area.</p> <p>The definitions for community sign, landscaping, parking lot, retail (groceries), retail use, signs and special function business were either added or modified in the direct control district.</p>

<p>Discretionary Uses</p> <p>Alcohol Production Beekeeping Cannabis Retail Store Communications Facility (Type B) Communications Facility (Type C) Hotel / Motel Retail (Restricted) Religious Assembly</p>	<p>Some uses have been identified as discretionary to allow for Council discretion in their inclusion at the development permit stage.</p>
<p>Minimum and Maximum Requirements</p>	
<p>Minimum Parcel Size: 929.0 m² (9999.67 ft²)</p>	<p>This provision is in alignment with the serviced lots provision in the C-MIX district.</p>
<p>Minimum Parcel Width: 15.0 m (49.21 ft)</p>	<p>This provision is in alignment with the C-MIX district.</p>
<p>Maximum Building Height: 24.0 m (78.74 ft)</p>	<p>This building height is intended to support a variety of building heights across the site 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 to the highest point, then the addition to the maximum height will accommodate buildings that tier up the slope.</p>
<p>Minimum setbacks from the exterior edges of the parcels adjacent to the Interfaces identified in Schedule "B":</p> <p>a) Interface A: 10.0 m (32.81 ft) b) Interface B: 6.0 m (19.69 ft) c) Interface C: 6.0 m (19.69 ft) d) Interface D: No minimum setback e) Interface E: No minimum setback</p>	<p>Minimum setbacks for each interface have been identified based on the adjacent uses. Interface A will have the largest setback due to adjacent country residential, Interface B & C interior to the plan area will have setbacks consistent with the C-MIX district, and Interfaces D & E have no minimum setback identified due to existing setbacks imposed by the adjacent road and utility corridors.</p>
<p>No minimum setbacks are required between parcels in the interior of the DC area identified in Schedule "A" and Schedule "C".</p>	<p>No minimum setbacks have been identified interior to the site to allow for the small human scaled spaces envisioned, as well as for the continuation of buildings across property lines, in accordance with building code.</p>
<p>No individual "Retail Use" greater than 4000m² shall be allowed within 125 metres of the southern boundary of the lands identified as "Interface A" in Schedule "C".</p>	<p>For greater sensitivity to country residential development to the south, a setback has been included to restrict large scale retail from being located in the southern portion of the site.</p>
<p>No more than two (2) uses within the area identified in Schedule "A" shall exceed more than 12,000m² each in floor area.</p>	<p>To provide greater clarity around the mix of retail sizes across the site, a clause has been included to limit the number of large scale retail uses.</p>
<p>A building may be occupied by a combination of one or more of the uses listed.</p>	<p>This clause allows for greater flexibility of uses within the development, and the mixing of complementary uses within buildings.</p>

Architectural and Landscaping Guidelines	
At the time of subdivision, within Site 6 as identified in Schedule “B”, Architectural and Landscaping guidelines will be established to regulate specific residential and commercial building criteria. These guidelines shall address exterior building finishing and colours, landscaping, water conservation, building size, exterior illumination, and any additional considerations deemed necessary to uphold the commitment to provide high quality, valued built form.	In alignment with the Conceptual Scheme policy this clause reinforces the future requirement for architectural guidelines at the time of subdivision to ensure consistent high quality design.
Architectural and landscaping guidelines shall be registered on each lot as a condition of subdivision endorsement.	This clause reiterates a policy in the Ascension Conceptual Scheme.
Interior Roads & Road Widening	
Site 6 as identified in Schedule “B” will include both public and private interior roads, which will be identified at the time of subdivision.	This clause provides clarity about the road network within the market place. Due to the large area and division of development cells, some roads are envisioned to be public Rocky View County owned roads, while other more urban style sections will be private.
Site 6 as identified in Schedule “B” includes lands required to accommodate a future interchange at the intersection of 12 Mile Coulee Road and Highway 1A. The specific boundaries will be identified at the time of subdivision and may be subject to adjustment based on Alberta Transportation right-of-way requirements for the ultimate design.	This clause provides clarity that a portion of the market place in the north east will be dedicated to accommodate future road widening associated with the ultimate interchange design. This land dedication will be at the discretion of Alberta Transportation following their detailed design. Land will be allocated for this at the time of subdivision based on preliminary designs.
Regulatory Requirements	
Approval for any use contemplated by this Bylaw may be subject to approval from all relevant Federal and/or Provincial Authorities.	This is a standard DC clause.
Signage Requirements	
Within Site 6 as identified in Schedule “B”, 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-8328-2022. 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 “not adversely affecting any neighbouring residential areas”.
Within Site 6 as identified in Schedule “B”, 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-8328-2022. 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.
Within Site 6 as identified in Schedule “B”, No individual “Digital Display” shall be allowed within 125 metres of the southern boundary of the lands identified as “Interface A” in Schedule “C”.	For greater sensitivity to country residential development to the south, a setback has been included to restrict digital displays from being located in the southern portion of the site.

<p>Within Site 6 as identified in Schedule “B”, freestanding signs must adhere to the following requirements:</p> <ul style="list-style-type: none"> • Maximum 18.5 m2 (199.1 ft2) 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-8328-2022 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>
Lighting Requirements	
<p>Within Site 6 as identified in Schedule “B” 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.</p>	<p>This provision is an amendment to section 227 of the Land Use Bylaw C-8328-2022 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.</p>
<p>Exterior lighting should be designed to conform to Rocky View County Dark Sky Policies and be designed in a manner that is sensitive to adjacent subdivisions.</p>	<p>This clause is in alignment with the Conceptual Scheme policies to preserve dark skies.</p>
Onsite Parking and Loading Requirements	
<p>Within Site 6 as identified in Schedule “B”, all businesses will have a blended parking rate with a minimum of 3 stalls per 100.0 m2 gross floor area.</p>	<p>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.</p>
<p>Within Site 6 as identified in Schedule “B”, with each development permit application, a parking table will be required that identifies the total number of:</p> <ul style="list-style-type: none"> (a) existing parking stalls relative to the gross floor area of existing development within the DC area; (b) approved parking stalls relative to the gross floor area of approved development within the DC area; (c) the additional parking stalls being proposed relative to the gross floor area of proposed development within the DC area; and (d) the remaining required parking stalls or surplus of parking stalls within the overall DC area as per section 3.4.1. 	<p>This provision has been added to support implementation of the above clause to ensure the parking balance is maintained across the site as a whole with each phased development permit.</p>
<p>Within Site 6 as identified in Schedule “B”, all dwelling units will have a minimum of 1 parking stall per 1 dwelling unit.</p>	<p>This provision is an amendment to section 236 of the Land Use Bylaw C-8328-2022 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.</p>

<p>Within Site 6 as identified in Schedule “B”, 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</p>	<p>This provision is an amendment to section 251 of the Land Use Bylaw C-8328-2022 regarding Garbage Storage and Collection. The original land use provision states that “Garbage storage or collection areas should not be located in a front yard or visible from the street”. 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.</p>
<p>Landscaping Requirements</p>	
<p>Within Site 6 as identified in Schedule “B”, landscaped areas are subject to the following landscape standards, in replacement of Table 7 in Land Use Bylaw C-8328-2022.</p>	<p>This provision is in response to the circulation comments to provide more clarity around proposed landscaping in reference to Table 7 of the Land Use Bylaw.</p>
<p>Required Landscaping Area: A minimum of 10% of the land area within the overall DC area, excluding public road and utility areas, shall consist of Landscaping.</p>	<p>This provision has been slightly adjusted from Table 7 of Land Use Bylaw C-8328-2022 to clarify that the landscaping provision should be applied to the developable DC area as a whole.</p>
<p>Landscaping of Parking Lots: For a Parking Lot with 100 or more parking spaces, a landscaped island a with no dimension smaller than 2.0 metres in width shall be provided at the end of every parking spine for visual relief.</p>	<p>This provision has been slightly adjusted from Table 7 of Land Use Bylaw C-8328-2022 to provide more detail about the form of landscaping within parking lots and the number of required stalls.</p>
<p>Trees: One tree for every 40.0 m² of Required Landscaped Area, to a minimum of four trees.</p>	<p>This provision has been slightly adjusted from Table 7 of Land Use Bylaw C-8328-2022 to provide clarity that the tree requirement applies to the required landscaped area and not the total provided landscaped area.</p>
<p>Shrubs: One shrub for every 60.0 m² of Required Landscaping area shall be provided, to a minimum of six shrubs. For clarity, ornamental grasses shall be considered as shrubs within the DC area.</p>	<p>This provision has been slightly adjusted from Table 7 of Land Use Bylaw C-8328-2022 to provide clarity that the shrub requirement applies to the required landscaped area and not the total provided landscaped area. As well as to clarify the definition of a shrub.</p>
<p>Minimum Tree Size: Deciduous trees shall be a minimum 63.0 mm (2.48 inches) caliper measured 450.0 mm (17.72 inches) from ground level. Coniferous trees shall be 2.0 m (6.56ft) in height.</p>	<p>This provision has been adjusted from Table 7 of Land Use Bylaw C-8328-2022 regarding the height of coniferous trees.</p>
<p>Within Site 6 as identified in Schedule “B”, with each development permit application, a landscaping plan and table will be required that identifies the:</p> <ul style="list-style-type: none"> (a) existing landscaped area; (b) approved landscaped area; (c) the additional Required Landscaping area being proposed; and (d) the remaining amount of Required Landscaping area required under section 3.5.1. 	<p>This provision has been added to support implementation of the above clauses to ensure the required landscaped area is maintained across the site as a whole with each phased development permit.</p>
<p>Within Site 6 as identified in Schedule “B”, with each development permit application, a landscaping plan and table will be required that identifies the:</p> <ul style="list-style-type: none"> (a) existing number of trees and shrubs within the DC area; (b) approved number of trees and shrubs within the DC area; (c) the additional number of trees and shrubs being proposed within the DC area; and (d) the remaining number of trees and shrubs required within the DC area under section 3.5.1. 	<p>This provision has been added to support implementation of the above clauses to ensure the trees and shrubs required are maintained across the site as a whole with each phased development permit.</p>

Within Site 6 as identified in Schedule “B”, lands adjacent to “Interface A”, identified in Schedule “C” shall be landscaped with trees and/or screened in landscaped areas to the satisfaction of the Development Authority.	This provision has been added to provide clarity that the southern interface adjacent to the existing country residential will receive sufficient landscape treatments and screening.
Open Space and Pedestrian Network Requirements	
Within Site 6 as identified in Schedule “B” pedestrian movement throughout the development area shall be facilitated through a well-developed network of sidewalks, pathways, and public gathering areas with at least one connection to the main building entrance.	This provision was added based on the circulation comments received to provide clarity around the inclusion of pedestrian infrastructure.
Within Site 6 as identified in Schedule “B” pedestrian infrastructure in the form of sidewalks, pathways, public gathering areas or hardscaping should connect to the regional pathway network identified in the Ascension Conceptual Scheme.	This provision was added based on the circulation comments received to provide clarity around the inclusion of pedestrian infrastructure.
Special Function Business Requirements	
Within Site 6 as identified in Schedule “B”, the Special Function Business Use may only be located on a parcel for 15 consecutive days in a calendar year, excluding the time used to erect or dismantle any temporary structures.	This provision was revised slightly from Land Use Bylaw C-8328-2022 to adjust “cumulative” to “consecutive” to allow the opportunity to host multiple special functions such as weddings or markets throughout the year, but with a limitation on each individual event.
Slope Adaptive Design	
Slope adaptive development is a form of development that is designed to complement and accommodate existing sloped lands. Where feasible, development should take into consideration opportunities to incorporate the aesthetic qualities of sloped lands, emphasize visual quality, and implement the use of innovative design and construction techniques that simulate the natural topography of sloped areas.	This provision has been included to provide clarity around the vision for some slope adaptive building designs within the market place due to the significant grade changes.

POLICY ALIGNMENT

The Ascension Conceptual Scheme was processed through the Interim Regional Evaluation Framework and received support from the Calgary Metropolitan Region Board under the Interim Growth Plan. The plan was approved as a statutory plan by Rocky View County Council on September 21, 2021 , as an amendment to the Bears paw Area Structure Plan. The land use amendment being proposed is the next step in realizing the vision of the Ascension Conceptual Scheme.

Calgary Metropolitan Region Growth Plan

The Calgary Metropolitan Region Board Growth Plan came into effect on August 15, 2022. As outlined in the implementation section of the Growth Plan, it’s vision is achieved through several mechanisms including the Regional Evaluation Framework (REF) for statutory plans. Land use amendment applications are not subject to CMRB approval.

As the Conceptual Scheme was approved under the Interim Growth Plan and Interim Regional Evaluation Framework, Policies 3.1.10.1 and 3.1.20.3 apply. These policies state that the Conceptual Scheme approval remains in effect under the new plan, and that densities within approved plan areas shall not increase beyond those specified in the plans.

The land use amendment and subsequent subdivision applications are proposed to be in alignment with the overall density specified in the Ascension Conceptual Scheme, and therefore this land use amendment remains in alignment with the Growth Plan.

<p>Policy 3.1.10.1</p>	<p>Existing Area Structure Plans and Area Re-development Plans that were adopted in accordance with the Municipal Government Act prior to the date this Growth Plan comes into force, will remain in effect.</p>
<p>Policy 3.1.10.3</p>	<p>Area Structure Plan or Area Redevelopment Plan amendments outside of a Preferred Growth Area shall not increase the overall projected population within the plan area.</p>

Ascension Conceptual Scheme

The Ascension Conceptual Scheme received third at final reading from Rocky View County Council on September 21, 2021. The approval was “To amend the Bears paw Area Structure Plan and adopt the Ascension Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within SW/SE-19-25-02-W05M”. As per the Rocky View County County Plan, “When an area structure plan is amended to include a conceptual scheme, the conceptual scheme becomes a part of the statutory area structure plan.” Therefore, the Ascension Conceptual Scheme was approved on September 21, 2021 as a statutory plan.

To improve the interface between the Ascension Conceptual Scheme and the surrounding Country Residential development, and allow for a range of lot sizes, some minor refinements from the development concept (road and block layout) are proposed as a part of this land use amendment application.

These refinements 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 creating a more gradual transition with surrounding country residential, and adjustment of the SW road connection to better align with future Glenbow Ranch development instead of Bears paw Village Road, as requested by Council and specified in the Conceptual Scheme.

These changes are minor and the general design intent of the plan area remains consistent with the approved Conceptual Scheme. Policy 6.2.1 of the Conceptual Scheme states: “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.”

The land use concept from the approved Ascension Conceptual Scheme has been included as **Figure 9** for reference, and may be compared with the current land use concept forming the land use amendment application included as **Figure 3**.

Table 4 - Residential Density and Population Projections				
	# of units	Population	ha	ac
Single-detached Residential	540	1620 (3 ppl/unit)	48.50	119.85
Comprehensively Planned Residential @15 UPA	43	95 (2.2 ppl/unit)	1.15	2.83
Market Place Residential (*Seniors)	300	660 (2.2 ppl/unit)	N/A	N/A
Totals	883	2375	49.65	122.68
Gross Developable Area			94.95	234.62
Overall Site Density	9.30 units per hectare / 3.76 units per acre			

Interpretation: The above table has been included for convenience and purposes of determining expected density and housing type range. Final lot widths, housing type distribution, and lot counts will be determined at the subdivision stage in accordance with the residential policies of this conceptual scheme.
 *Excluding the Market Place Seniors Residential from the calculation the density is anticipated to be approximately 6.14 units per hectare / 2.49 units per acre



FIGURE 9 ASCENSION CONCEPTUAL SCHEME LAND USE CONCEPT



- | | | |
|---|--------------------------------|-------------------------|
| Subject Land | Market Place | Stormpond |
| Municipal Boundary | Comprehensive Residential Area | Stormpond Forebay (PUL) |
| Potential Future Access to Farmstead to North | Single Residential | Dry Pond (PUL) |
| Regional Pathway | Municipal Reserve | Wetland |
| Trail / Pathway | Environmental Reserve | Road Widening |

SUPPORTING STUDIES

In accordance with the Ascension Conceptual Scheme and based on feedback from Rocky View County and the City of Calgary, several technical studies have also been completed in support of the land use amendment application. These have been finalized in collaboration with Rocky View County and City of Calgary administration and submitted under separate cover.

CONCLUSION

B&A believes this revised submission, in response to the circulation comments received, in combination with the Ascension Conceptual Scheme and associated technical studies provides sufficient information to initiate the County's 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

