

Land Use Amendment Update

November 16, 2023

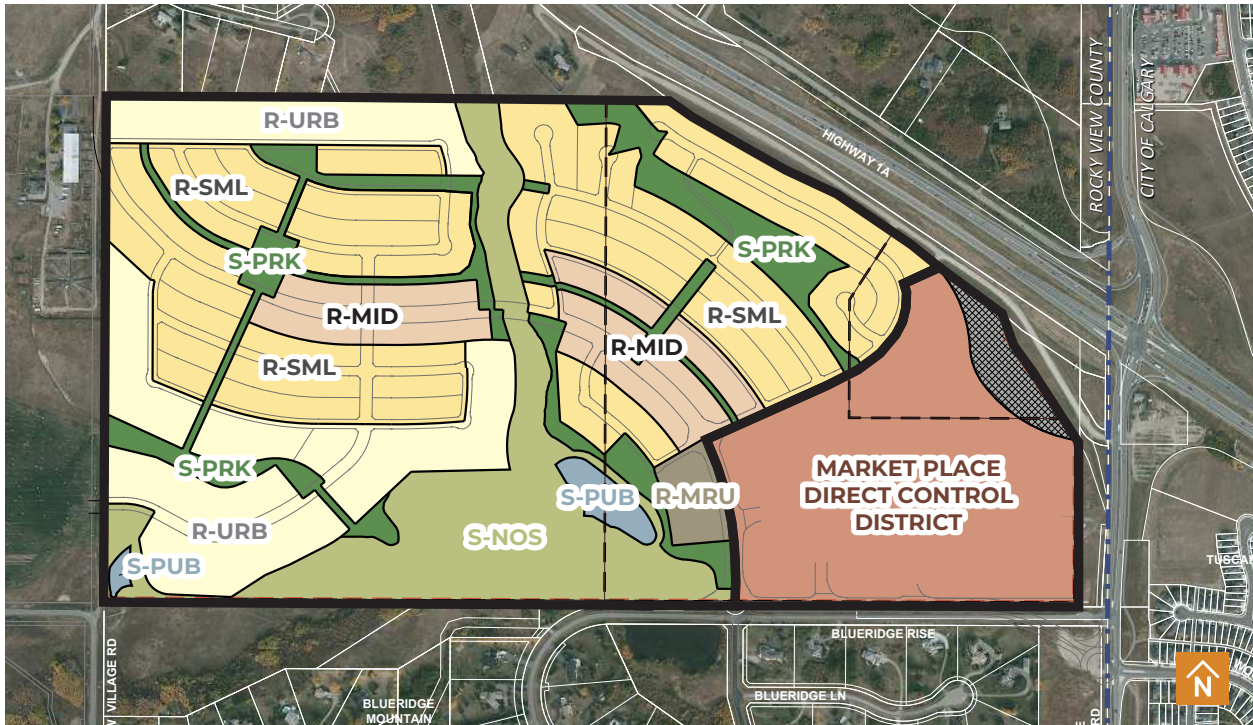
Purpose

The Ascension Land Use Amendment application was resubmitted to Rocky View County in September 2023, and was circulated to adjacent landowners and agencies from October 20 to November 10 2023. We understand from the County regarding responses received that there was some confusion among community members about the updated application and the changes that have occurred since the original October 2022 submission. This information was shared in the virtual information session held on September 12, 2023 and can be viewed on the project website (highfieldbears paw.com - resources tab), in the presentation slides and in the online recording (from approximately 5:40 – 8:05). However, to ensure a common understanding of the current application and updates from the original submission, this information package has been prepared to summarize the changes from the October 2022 application and the reasons they were made.

October 2022 Land Use Amendment Application

The Land Use Amendment Application submitted in October 2022 proposed a Direct Control District for the market place and a mix of existing districts in the Rocky View County Land Use Bylaw for the residential area, including: Residential Urban District (R-URB), Residential Small Urban District (R-SML), Residential Mid-Density Urban District (R-MID), Residential Multi-Residential Urban District (R-MRU), Special Public Service District (S-PUB), Special Parks and Recreation District (S-PRK) and Special Natural Open Space District (S-NOS).

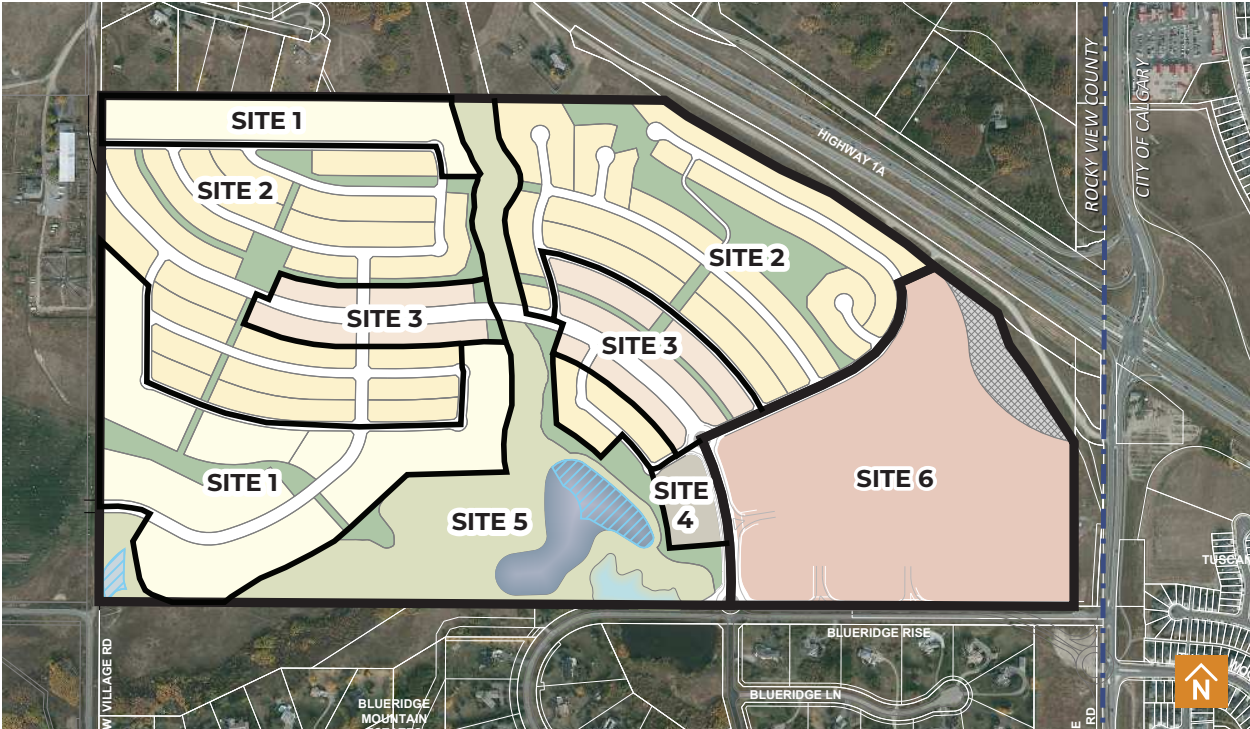
OCTOBER 2022 LAND USE AMENDMENT APPLICATION MAP



September 2023 Updated Land Use Amendment Application

The Land Use Amendment Application resubmitted in September 2023 was updated in response to feedback received from Rocky View County, external agencies and community members on the original submission. The underlying road network and land use concept are the same as the October 2022 application, but the current application proposes a land use redesignation of the whole Ascension plan area to a Direct Control District (DC). The DC is subdivided into six 'sites' in a similar manner as the October 2022 application. Provisions in the DC are specific to each individual site, so the application is still in alignment with the vision outlined in the Council approved Conceptual Scheme. Only Site 6 will support market place uses, Site 5 will remain in its natural state with some recreation and utility uses, and Sites 1, 2, 3 & 4 will support a range of residential housing and internal park spaces.

SEPTEMBER 2023 UPDATED LAND USE AMENDMENT APPLICATION MAP



SEPTEMBER 2023 DIRECT CONTROL DISTRICT SCHEDULES



Reason for the Updates

As noted above, the updates made to the application were in response to feedback received from Rocky View County, external agencies and community members on the original submission. Some of this feedback indicated that a more customized DC district would be more effective in articulating the unique vision for the Ascension plan area. There were two main reasons for the update to a DC District with 'sites'. First, to be more specific in guiding the housing types and lot sizes across the plan area to facilitate a transition of density. Second, to provide flexibility in the precise extents of the new stormwater management pond and dry pond within the ravine and to provide flexibility in the exact location of the linear and pocket park spaces in the residential area. The overall park space area and approximate locations will still need to be in alignment with the Council approved Conceptual Scheme.

A summary of the land use bylaw districts and their equivalent sites are summarized below as well as some of the main changes that were made to the provisions in response to feedback received. If you are interested in a more detailed comparison, the full applications from both October 2022 and September 2023 can be found on the project website (highfieldbears paw.com).

Oct 2022	Sep 2023	Changes Made in Response to Feedback
R-URB & S-PRK >	SITE 1	Duplex / semi were removed from the permitted uses, leaving single detached as the only permitted dwelling type. The minimum parcel width and area were both increased by more than double. The Site 1 area will also include some park spaces.
R-SML & S-PRK >	SITE 2	The permitted uses remained the same, allowing either single detached or semi detached housing. The minimum parcel width and area were specified for the two permitted housing types, larger for single detached and smaller for semi-detached. The Site 2 area will also include some park spaces.
R-MID & S-PRK >	SITE 3	The permitted uses remained the same, allowing either single detached, semi detached or row housing. The minimum parcel width and area were increased for single detached dwellings and left the same as the R-MID district for semi-detached and row housing. The Site 3 area will also include some park spaces.
R-MRU >	SITE 4	R-MRU only specifies Dwelling, Multiple Unit as a permitted use. In Site 4, Dwelling Rowhouse was added as a permitted use, and single detached and semi detached dwellings were added to the discretionary uses. The minimum parcel areas and widths for single detached, semi-detached and row housing were specified the same as Site 3.
S-PUB, S-NOS & S-PRK >	SITE 5	Site 5 combines provisions from the S-PUB and S-NOS districts to better reflect the vision for the area. There is no change to this vision from the approved Conceptual Scheme or October 2022 submission.

DC	> SITE 6	Site 6 includes Direct Control (DC) provisions for the market place. There were several edits made to this DC based on feedback received, and the full DC districts can be found on the project website. Some notable changes include: The shifting of some uses to discretionary rather than being all permitted. The addition of a 125 metre setback from the southern boundary of the site where large scale retail and digital displays will not be permitted, and the limitation of only two large scale retail uses on the site to ensure the mix of retail sizes described in the Conceptual Scheme. Multiple provisions were also added to provide greater clarity on the vision for the market place in alignment with the approved Conceptual Scheme.
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Next Steps

The application was recirculated to external agencies and community members from October 20 to November 10, 2023. The circulation comments received as well as internal feedback from Rocky View County will be compiled and provided to the project team (anticipated in November 2023). Minor final edits may occur to this application as a result of the feedback.

A public hearing for Council to consider the application is anticipated to be scheduled in January 2024. Once the public hearing is scheduled, Rocky View County administration will advertise it and will mail a letter to adjacent landowners. Information about how to provide feedback at a public hearing can be found on the County website, [here](#).

Any questions or comments, can be directed to the project team by reaching out to Darby Henshaw at: dhenshaw@bastudios.ca, or on the Get In Touch tab of the project website (<https://highfieldbears paw.com/get-in-touch/>)