



ASCENSION

LAND USE AMENDMENT APPLICATION



ASCENSION

LAND USE AMENDMENT APPLICATION

Submitted on:

December 8, 2023

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

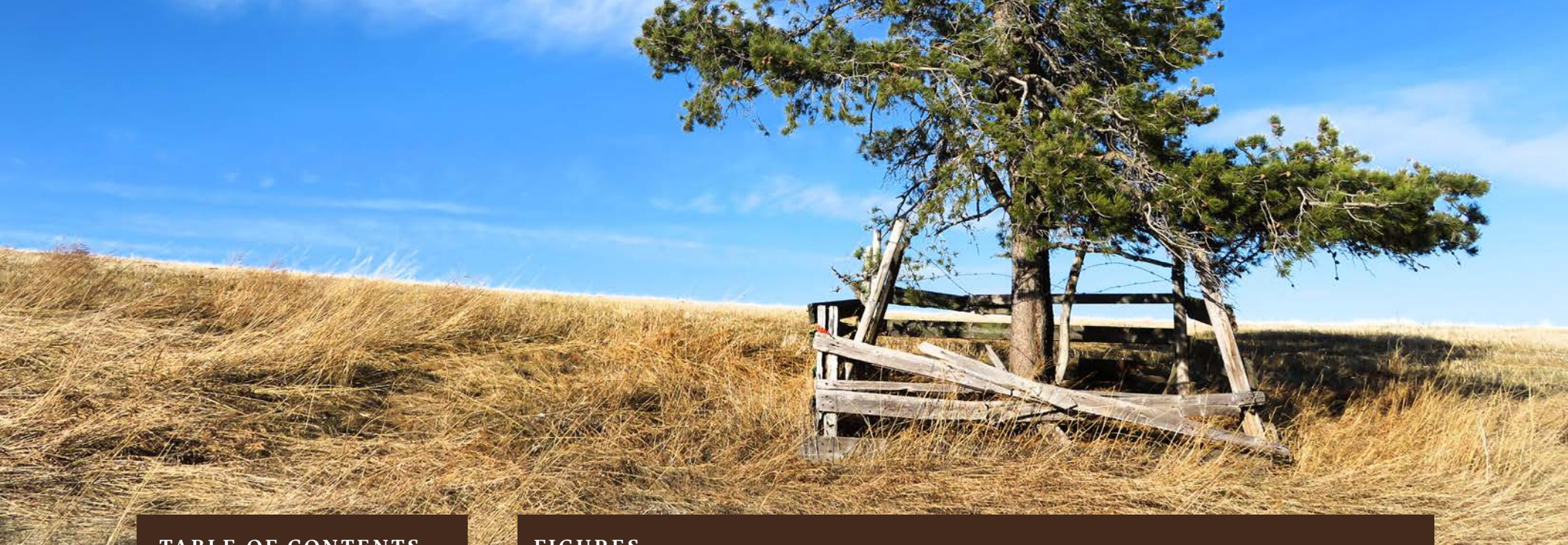


TABLE OF CONTENTS

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

FIGURES

1	EXISTING PARCEL MAP	03	8	DIRECT CONTROL DISTRICT (SCHEDULE "A")	11
2	MARKET PLACE ILLUSTRATED PLAN	07	9	ASCENSION LAND USE CONCEPT	12
3	MARKET PLACE CONCEPTUAL RENDERING 1	07	10	DIRECT CONTROL DISTRICT SITES (SCHEDULE "B")	13
4	MARKET PLACE CONCEPTUAL RENDERING 2	07	11	NEIGHBOURHOOD SITES	14
5	MARKET PLACE SECTION	08	12	PARKS AND OPEN SPACES	20
6	ASCENSION CONCEPTUAL SCHEME MARKET PLACE SECTION 6.3	09	13	DIRECT CONTROL DISTRICT SITE 6 (SCHEDULE "C")	21
7	ASCENSION CONCEPTUAL SCHEME MARKET PLACE POLICIES	10	14	ASCENSION CONCEPTUAL SCHEME LAND USE CONCEPT	31

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

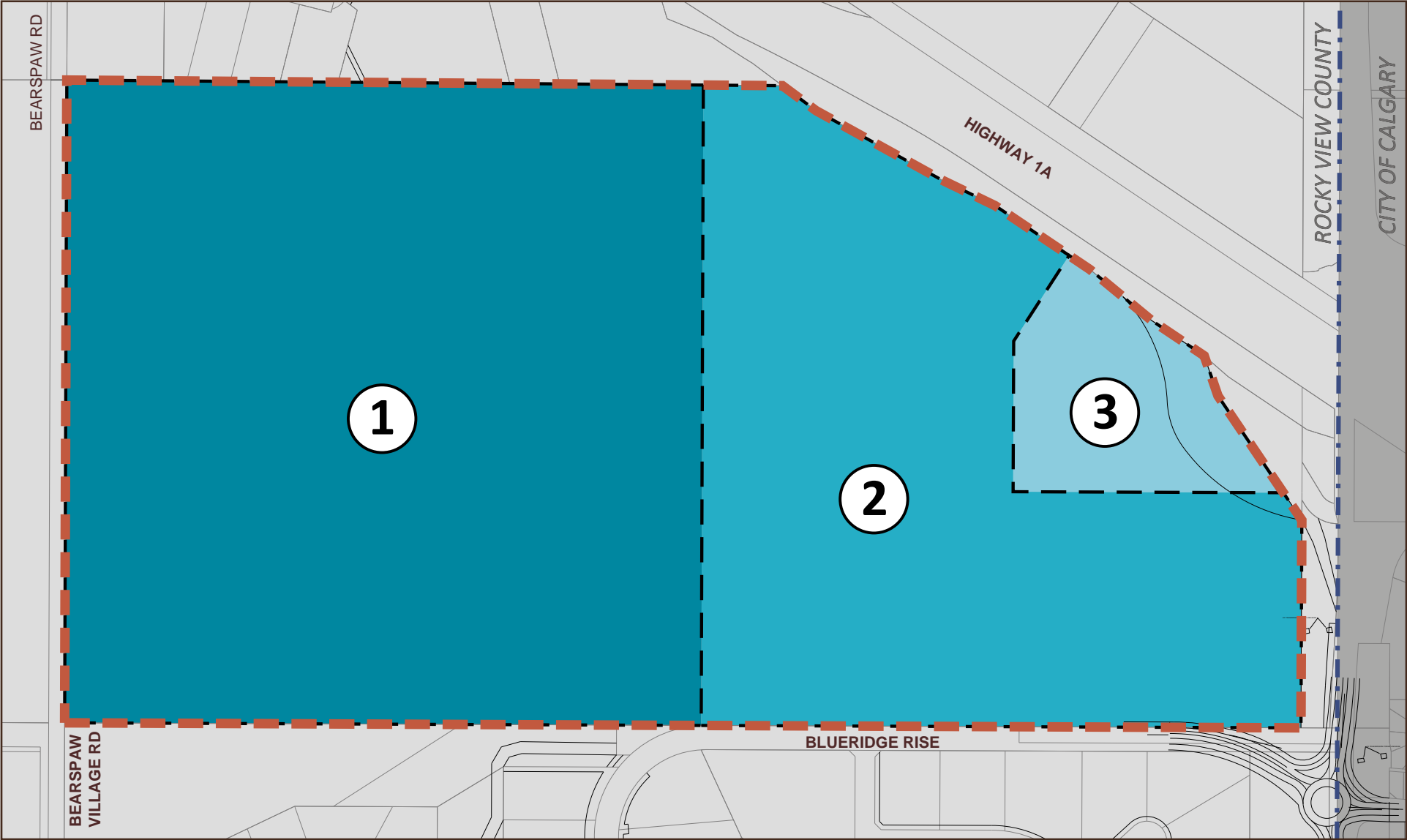
The subject lands consist of three parcels all designated Agriculture, General District (A-GEN), as outlined in Table 1 below, and demonstrated in **Figure 1: Existing Parcel Map**. The Conceptual Scheme includes reference to two additional parcels (Block 6: Plan 8710757 and Block 8: Plan 9011448) designated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



ASCENSION VISION

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.





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

Residential

As illustrated in **Figure 9: 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 **Figures 10 & 11**, with Sites 1 - 5 comprising the neighbourhood portion. 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. Further detail is provided in **Tables 2, 3, 4 & 5**.

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.



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. 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 storm water 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.

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.

Market Place Vision

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.

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 provision 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 2** which is subject to change at the detailed design stage and following completion of the grading plan.

FIGURE 2 MARKET PLACE ILLUSTRATIVE PLAN



FIGURE 3 MARKET PLACE CONCEPTUAL RENDERING 1



FIGURE 4 MARKET PLACE CONCEPTUAL RENDERING 2



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.

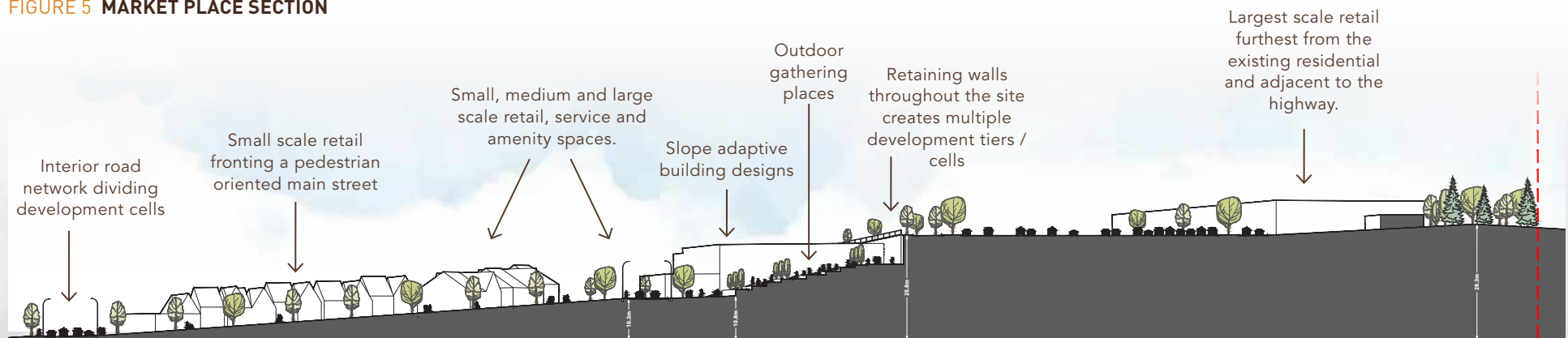
Building heights across the site will vary depending on the use, location and slopes. It should be noted that as building height is measured from the lowest point to the highest point, the building height specified in the Direct Control District is intended to accommodate slope adaptive buildings.

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 5 illustrates a conceptual section demonstrating the significant slopes and grade changes across the site, while **Figure 2** shows a conceptual site plan illustrating the vision described. Both are subject to change at the detailed design stage.

The pages from the Ascension Conceptual Scheme that describe the vision and guiding policies for the Market Place have been included as **Figures 6 & 7** for reference.

FIGURE 5 MARKET PLACE SECTION



6.3 Market Place Policy Area

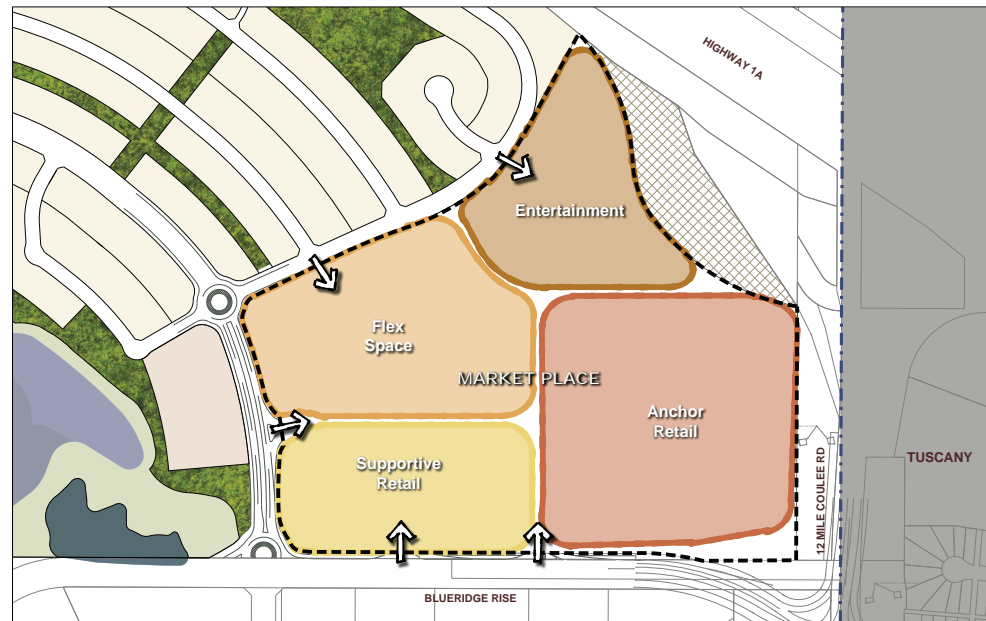
The Market Place is planned to be a unique multi-purpose, amenity, retail and entertainment destination for the Bears paw area where people can shop, live and work.

A report prepared by Global Retail Strategies Inc. foresees a mix of residential, retail and office opportunities on the site. The site has the potential to be an exciting destination that appeals to the defined trade area customer seeking convenience goods and refined merchandise, food and leisure experience. From an office perspective, the report identifies there is a demand for small to medium sized businesses in the professional and personal service fields.

The design of the Market Place will draw inspiration from the surrounding landscape, including the Rocky Mountains, foothills and local ravines. This unique natural sense of place will include a safe, walkable main street, intimate public realm and mews with seating, special lighting, terraces and vegetated boulevards. Special attention will be given to the design of the facades, storefronts, signage and way-finding through a high-quality architectural and urban design theme within the Market Place.

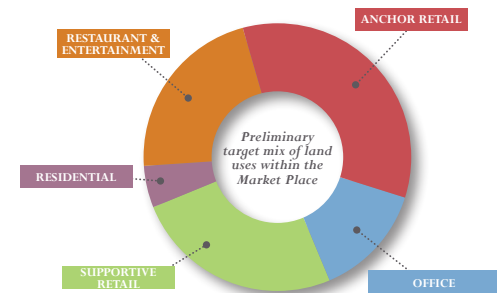
Opportunities for additional strategically located residential will add to vibrancy and viability of the Market Place. In particular, there is an opportunity to provide age-in-place housing for the Bears paw community (currently assumed to contain approximately 300 units).

Figure 10 - Market Place Conceptual Site Plan



Furthermore, the Market Place will create an enhanced shopping experience that invites patrons and community members to 'linger longer' by creating multiple reasons to visit the area. There will be a mix of anchor and smaller supportive retail, combined with attractive public gathering places, thoughtful circulation and integration of suitable tenant types.

The concept shown in **Figure 10** demonstrates the approximate service mix, and possible pockets of uses while allowing the flexibility to respond to future market conditions.



CONCEPTUAL SCHEME | SEPTEMBER 2021

Policy 6.3.1

The location of the Market Place should generally conform with **Figure 9 - Development Concept**.

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 6.3.3

Opportunities for pedestrian and cycling linkages between residential and commercial blocks shall be identified at the subdivision or development permit approval stage.

Policy 6.3.4

Development of the Market Place shall conform to the Commercial, Office and Industrial Guidelines for Rocky View County.

Policy 6.3.5

Garbage enclosure and loading areas should be appropriately screened from adjacent residential properties.

Policy 6.3.6

Architectural controls to ensure development of high quality and visual compatibility with the surrounding residential development that incorporates screening and landscaping elements shall be registered on title as a condition of subdivision endorsement.

Policy 6.3.7

All maintenance and operational obligations related to the Market Place commercial development shall be assumed by a dedicated property management team.

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.



Conceptual Renderings of Market Place



The Market Place will provide:

- A unique shopping experience with a diverse mix of retailers
- Abundantly landscaped streetscapes
- Attractive plazas and parkettes to gather
- High-quality urban design that is reflective of the Bearspaw area

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 9: Ascension Land Use Concept**. The DC sites are identified in **Figure 10: Direct Control District Sites (Schedule “B”)**.

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

FIGURE 8 DIRECT CONTROL DISTRICT (SCHEDULE “A”)

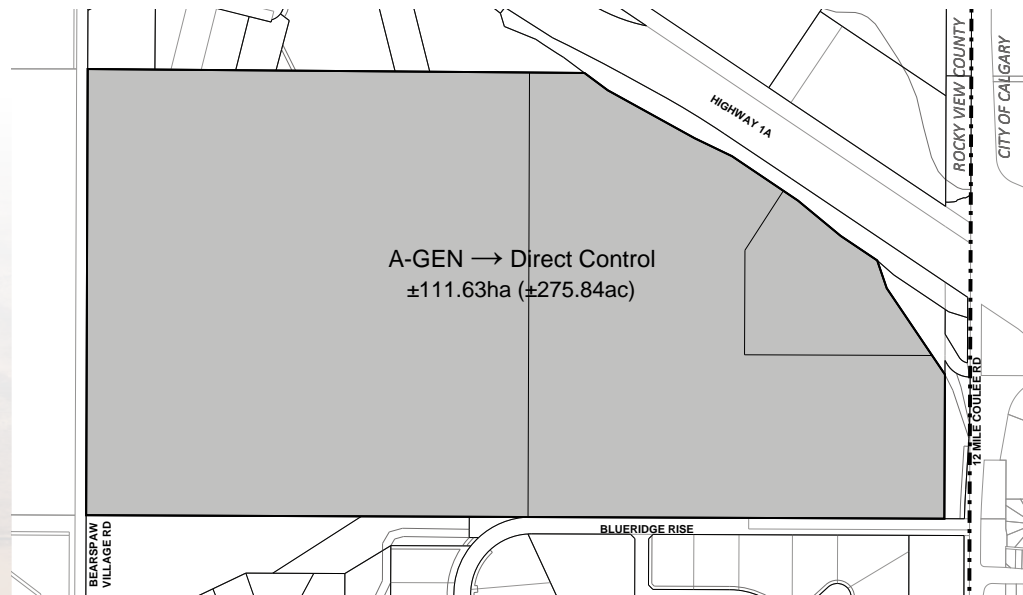
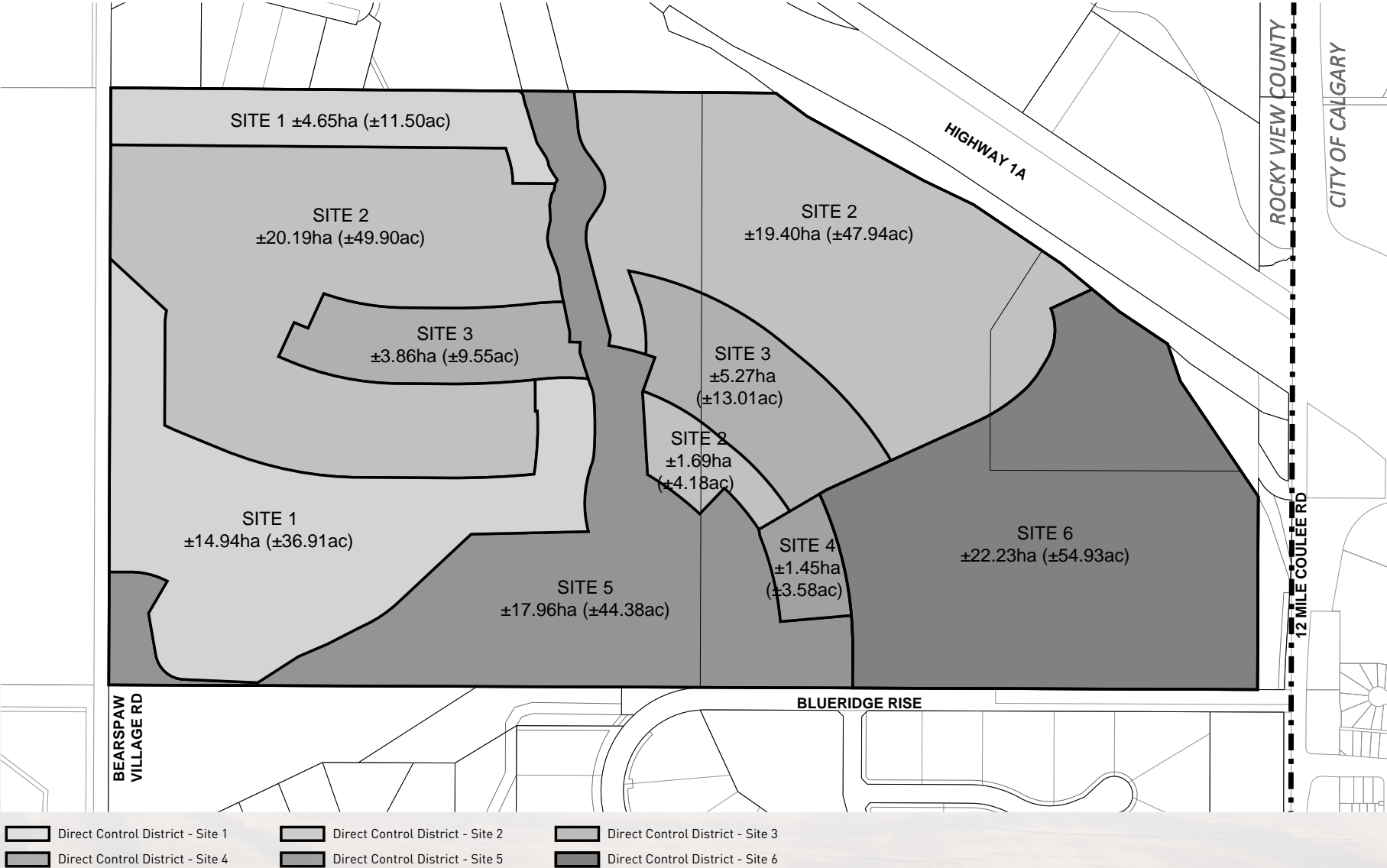


FIGURE 9 ASCENSION LAND USE CONCEPT



FIGURE 10 DIRECT CONTROL DISTRICT SITES (SCHEDULE “B”)



DC District | Residential Sites 1, 2, 3, & 4

The four residential areas identified in the Direct Control District are largely based on existing residential districts within Rocky View County Bylaw C-8000-2020. Further information about how each of the proposed sites compare to their base districts are summarized in the tables 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, based on feedback received.

It should also be noted that the DC general regulations section specifies that the following uses are permitted in all districts: Agriculture (general), Community Entrance Feature, Home Based-Business (Type 1), Park, Roads, and Utilities, most of which are specified as permitted in the existing Land Use Bylaw. In addition, the general regulations section also specifies that the following uses are discretionary in Sites 1, 2, 3, 4 & 6: Show Home and Temporary Sales Centre.

FIGURE 11 NEIGHBOURHOOD SITES

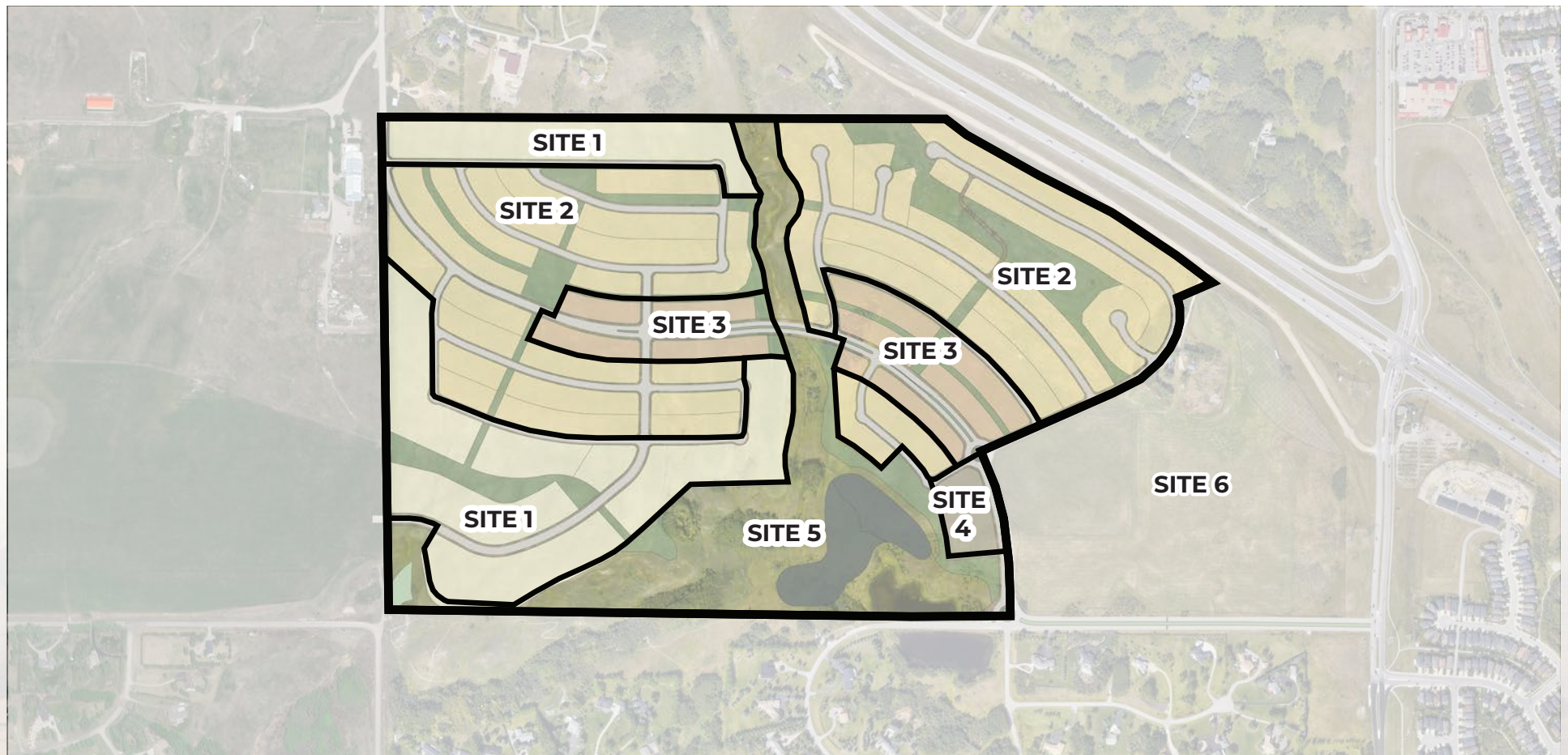


TABLE 2 DIRECT CONTROL DISTRICT - SITE 1 SUMMARY

Residential Area - SITE 1 is largely based on the “Residential, Urban District (R-URB)” in Land Use Bylaw C-8000-2020. In utilizing a DC District changes were made to specify only single detached housing as a permitted use, remove some discretionary uses and increase the minimum lot size and width to ensure a more sensitive transition with adjacent country residential.

	SITE 1	R-URB
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 semi-detached residential dwellings in Hamlets and comprehensively planned area:
Permitted Uses	Accessory Building < 65 m ² (699.65 ft ²) Beekeeping Dwelling, Single Detached	Accessory Building < 65 m ² (699.65 ft ²) Dwelling, Single Detached Dwelling, Duplex/Semi- Beekeeping
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)	Accessory Building > 65 m ² (699.65 ft ²) Accessory Dwelling Unit Bed and Breakfast Care Facility (Child) Care Facility (Group) Dwelling, Manufactured- Dwelling, Tiny- Home-Based Business (Type II) Special Function Business- Vacation Rental
Minimum Parcel Size	0.20 ha (0.49 ac)	0.09 ha (0.22 ac)
Minimum Parcel Width	35.0 m (114.83 ft)	13.5 m (44.29 ft.)
Maximum Density	A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.	A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.

Maximum Parcel Coverage	25% for principal building and 10% for total of Accessory Building.	25% for principal building and 10% for total of Accessory Building
Maximum Building Height	Accessory Buildings: 5.5 m (18.04 ft.) All others: 12.0 m (39.37 ft.)	Accessory Buildings: 5.5 m (18.04 ft.) All others: 12.0 m (39.37 ft.)
Minimum Setbacks (Principal Building)	Front Yard: 6.0 m (19.69 ft.) Side Yard: 3.0 m (9.84 ft.) Rear Yard: 8.0 m (26.25 ft.)	Front Yard: 6.0 m (19.69 ft.) Side Yard: 2.4 m (7.87 ft.) for parcels with lane access- 3.0 m (9.84 ft.) one side for parcels without lane access- 3.0 m (9.84 ft.) street side for a corner parcel Rear Yard: 8.0 m (26.25 ft.)
Minimum Setbacks (Accessory Building)	Front Yard: Not permitted in front yard Side Yard: 0.6 m (1.97 ft.) 3.0 m (9.84 ft.) street side of corner parcel Rear Yard: 1.0 m (3.28 ft.)	Front Yard: Not permitted in front yard Side Yard: 0.6 m (1.97 ft.) 3.0 m (9.84 ft.) street side of corner parcel Rear Yard: 1.0 m (3.28 ft.)
Additional Requirements	All dwelling units shall be serviced by a pipe sewer system. Commercial development shall be accessory to a primary residential use on the parcel.	Commercial development shall be accessory to a primary residential use on the parcel.

TABLE 3 DIRECT CONTROL DISTRICT - SITE 2 SUMMARY

Residential Area - SITE 2 is largely based on the “Residential, Small Urban Lot District (R-SML)” in Land Use Bylaw C-8000-2020. In utilizing a DC District changes were made to remove some discretionary uses and clarify the regulations for the Dwelling, Duplex/Semi use. Although the R-SML district includes Dwelling, Duplex/Semi as a permitted use the minimum parcel area size and setbacks are not specified separately from Dwelling, Single Detached. These regulations were added to Site 2 of the DC, drawing from the regulations specified in the R-MID district. The minimum parcel size and width for Dwelling, Single Detached was also increased.

	SITE 2	R-SML
Purpose	To provide for single and duplex / semi residential dwellings in accordance with the provisions of the Ascension Conceptual Scheme.	To provide for single and semi-detached residential dwellings on small parcels in Hamlets and comprehensively planned areas.
Permitted Uses	Accessory Building < 65 m ² (699.65 ft ²) Beekeeping Dwelling, Duplex/Semi Dwelling, Single Detached	Accessory Building < 65 m ² (699.65 ft ²) Beekeeping Dwelling, Duplex/Semi Dwelling, Single Detached
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)	Accessory Building > 65 m ² (699.65 ft ²) Accessory Dwelling Unit Bed and Breakfast Care Facility (Child) Care Facility (Group) Dwelling, Manufactured Dwelling, Tiny Special Function Business Vacation Rental
Minimum Parcel Size	Dwelling, Single Detached: 0.07 ha (0.17 ac) Dwelling, Duplex/Semi: 0.025 ha (0.06 ac)	0.06 ha (0.15 ac)
Minimum Parcel Width	Dwelling, Single Detached: 23.0 m (75.46 ft) Dwelling, Duplex/Semi: 7.92 m (25.98 ft)	13.5 m (44.29 ft.)
Maximum Density	A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.	A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.

Maximum Parcel Coverage	50% for principal building and 15% for total of Accessory Buildings.	50% for principal building and 15% for total of Accessory Buildings
Maximum Building Height	Accessory Buildings: 5.5 m (18.04 ft.) All others: 12.0 m (39.37 ft.)	Accessory Buildings: 5.5 m (18.04 ft.) All others: 12.0 m (39.37 ft.)
Minimum Setbacks (Principal Building)	Front Yard: 6.0m (19.69 ft) Side Yard (Dwelling, Single Detached): 3.0m (9.84 ft) Side Yard (Dwelling, Duplex / Semi): 1.5m (4.92 ft) Side Yard (street side of corner parcel): 3.0m (9.84 ft) Rear Yard: 6.0m (19.69 ft) There is no requirement for setbacks where a party wall separates two dwelling units.	Front Yard: 6.0 m (19.69 ft.) Side Yard: 1.5 m (4.92 f.t) with lane 3.0 m (9.84 ft.) one side for parcels without lane 3.0 m (9.84 ft.) street side for a corner parcel Rear Yard: 6.0 m (19.69 ft.)
Minimum Setbacks (Accessory Building)	Front Yard: Not permitted in front yard Side Yard: 0.6 m (1.97 ft.) 3.0 m (9.84 ft.) street side of corner parcel Rear Yard: 1.0 m (3.28 ft.)	Front Yard: Not permitted in front yard Side Yard: 0.6 m (1.97 ft.) 3.0 m (9.84 ft.) street side of corner parcel Rear Yard: 1.0 m (3.28 ft.)
Additional Requirements	All dwelling units shall be serviced by a pipe sewer system. Commercial development shall be accessory to a primary residential use on the parcel.	Commercial development shall be accessory to a primary residential use on the parcel.

TABLE 4 DIRECT CONTROL DISTRICT - SITE 3 SUMMARY

Residential Area - SITE 3 is largely based on the “Residential, Mid-Density Urban District (R-MID)” in Land Use Bylaw C-8000-2020. In utilizing a DC District changes were made to remove some discretionary uses and increase the minimum parcel size and width for Dwelling, Single Detached.

	SITE 3	R-MID
Purpose	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 low to medium density fee simple residential housing types in an urban setting, such as Hamlets and comprehensively planned area.
Permitted Uses	Accessory Building ≤ 75 m ² (807.29 ft ²) Dwelling, Single Detached Dwelling, Duplex/Semi Dwelling, Rowhouse Beekeeping	Accessory Building ≤ 75 m ² (807.29 ft ²) Dwelling, Single Detached Dwelling, Duplex/Semi Dwelling, Rowhouse Beekeeping
Discretionary Uses	Accessory Building > 75 m ² (807.29 ft ²) Accessory Dwelling Unit Bed and Breakfast Care Facility (Child) Communications Facility (Type A) Home-Based Business (Type II)	Accessory Building > 75 m ² (807.29 ft ²) Accessory Dwelling Unit Bed and Breakfast Care Facility (Child) Care Facility (Group) Communications Facility (Type A) Dwelling, Manufactured Dwelling, Tiny Special Function Business Vacation Rental
Minimum Parcel Size	Dwelling, Single Detached: 0.05 ha (0.12 ac) Dwelling, Duplex/Semi: 0.025 ha (0.06 ac) Dwelling Rowhouse: 0.02 ha (0.05 ac) All Other: 0.09 ha (0.22 ac)	Dwelling, Single Detached: 0.03 ha (0.07 ac) Dwelling, Duplex/Semi: 0.025 ha (0.06 ac) Dwelling Rowhouse: 0.02 ha (0.05 ac) All Other: 0.09 ha (0.22 ac)
Minimum Parcel Width	Dwelling, Single Detached: 15.24 m (50.00 ft.) Dwelling, Duplex/Semi: 7.92 m (25.98 ft.) Dwelling Rowhouse: 6.09 m (19.98 ft.) All Other: None	Dwelling, Single Detached: 9.14 m (29.99 ft.) Dwelling, Duplex/Semi: 7.92 m (25.98 ft.) Dwelling Rowhouse: 6.09 m (19.98 ft.) All Other: None

Maximum Density	A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.	A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached
Maximum Parcel Coverage	Dwelling, Single Detached: 50% Dwelling, Duplex/Semi: 50% Dwelling Rowhouse: 65% Accessory Building: 15% per bldg* The total area of all Accessory Buildings shall not exceed the principal building coverage or 90.0 m ² (968.75 ft ²), whichever is less.	Dwelling, Single Detached: 50% Dwelling, Duplex/Semi: 50% Dwelling Rowhouse: 65% Accessory Building: 15% per bldg* The total area of all Accessory Buildings shall not exceed the principal building coverage or 90.0 m ² (968.75 ft ²), whichever is less.
Maximum Building Height	Accessory Buildings: 5.5 m (18.04 ft.) All others: 12.0 m (39.37 ft.)	Accessory Buildings: 5.5 m (18.04 ft.) All others: 12.0 m (39.37 ft.)
Minimum Setbacks (Principal Building)	Front Yard: 6.0m (19.69 ft) Side Yard: 1.5m (4.92 ft) Side Yard (street side of corner parcel): 3.0m (9.84 ft) Side Yard (on one side without lane): 3.0m (9.84 ft) Rear Yard: 6.0m (19.69 ft) *There is no requirement for setbacks where a party wall separates two dwelling units.	Front Yard: 6.0 m (19.69 ft.) 4.0 m (13.12 ft.) with lane Side Yard: 1.5 m (4.92 ft.) 3.0 m (9.84 ft.) street side of corner parcel 3.0 m (9.84 ft.) on one side without lane Rear Yard: 6.0 m (19.69 ft.)
Minimum Setbacks (Accessory Building)	Front Yard: Not permitted in front yard Side Yard: 0.6 m (1.97 ft.) 3.0 m (9.84 ft.) street side of corner parcel Rear Yard: 0.6 m (1.97 ft.)	Front Yard: Not permitted in front yard Side Yard: 0.6 m (1.97 ft.) 3.0 m (9.84 ft.) street side of corner parcel Rear Yard: 0.6 m (1.97 ft.)
Additional Requirements	All dwelling units shall be serviced by a pipe sewer system. Commercial development shall be accessory to a primary residential use on the parcel.	Developments shall be located within a Hamlet or Comprehensively Planned Area. Commercial development shall be accessory to a primary residential use on the parcel.

TABLE 5 DIRECT CONTROL DISTRICT - SITE 4 SUMMARY

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-8000-2020. This combination is intended to allow for flexibility in the development form on this comprehensively planned site, or allow for the opportunity for potential fee simple subdivision. The minimum parcel size and area were increased for Dwelling, Single Detached. The remainder of the regulations are consistent with either the R-MRU or R-MID District.

	SITE 4	R-MID	R-MRU
Purpose	To accommodate a diverse range medium density multi-dwelling condominium or fee simple residential housing types 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 an urban setting, such as Hamlets and comprehensively planned area:	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:
Permitted Uses	Accessory Building ≤ 75 m ² (807.29 ft ²) Dwelling, Multiple Unit Dwelling, Rowhouse Beekeeping	Accessory Building ≤ 75 m ² (807.29 ft ²) Dwelling, Single Detached* Dwelling, Duplex/Semi* Dwelling, Rowhouse Beekeeping	Accessory Building ≤ 75 m ² (807.29 ft ²) Dwelling, Multiple Unit Beekeeping
Discretionary Uses	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)	Accessory Building > 75 m ² (807.29 ft ²) Accessory Dwelling Unit Bed and Breakfast Care Facility (Child) Care Facility (Group) Communications Facility (Type A) Dwelling, Manufactured Dwelling, Tiny Special Function Business Vacation Rental	Accessory Building > 75 m ² (807.29 ft ²) Bed and Breakfast Care Facility (Child) Care Facility (Group) Care Facility (Senior) Communications Facility (Type A) Special Function Business Vacation Rental
Minimum Parcel Size	Dwelling, Single Detached: 0.05 ha (0.12 ac) Dwelling, Duplex/Semi: 0.025 ha (0.06 ac) Dwelling Rowhouse: 0.02 ha (0.05 ac) All Other: 0.09 ha (0.22 ac)	Dwelling, Single Detached: 0.03 ha (0.07 ac) Dwelling, Duplex/Semi: 0.025 ha (0.06 ac) Dwelling Rowhouse: 0.02 ha (0.05 ac) All Other: 0.09 ha (0.22 ac)	All Other: 0.09 ha (0.22 ac)
Minimum Parcel Width	Dwelling, Single Detached: 15.24 m (50.00 ft.) Dwelling, Duplex/Semi: 7.92 m (25.98 ft.) Dwelling Rowhouse: 6.09 m (19.98 ft.) All Other: None	Dwelling, Single Detached: 9.14 m (29.99 ft.) Dwelling, Duplex/Semi: 7.92 m (25.98 ft.) Dwelling Rowhouse: 6.09 m (19.98 ft.) All Other: None	
Maximum Density	Dwelling, Single Detached, Duplex/Semi, Rowhouse: A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached. Dwelling, Multiple Unit: 50 units per hectare	A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached	50 units per ha

Residential Area - SITE 4 continued...

	SITE 4	R-MID	R-MRU
Maximum Parcel Coverage	Dwelling, Single Detached: 50% Dwelling, Duplex/Semi: 50% Dwelling Rowhouse: 65% Dwelling, Multiple Unit: 65% Accessory Building: 15% per bldg* The total area of all Accessory Buildings shall not exceed the principal building coverage or 90.0 m ² (968.75 ft ²), whichever is less.	Dwelling, Single Detached: 50% Dwelling, Duplex/Semi: 50% Dwelling Rowhouse: 65% Accessory Building: 15% per bldg* The total area of all Accessory Buildings shall not exceed the principal building coverage or 90.0 m ² (968.75 ft ²), whichever is less.	65%
Maximum Building Height	Accessory Buildings: 5.5 m (18.04 ft.) Dwelling, Single Detached, Duplex/Semi, Rowhouse: 12.0 m (39.37 ft.) Dwelling, Multiple Unit: 14.0m (45.93 ft) All Others: 12.0m (39.37 ft)	Accessory Buildings: 5.5 m (18.04 ft.) All others: 12.0 m (39.37 ft.)	Accessory Buildings: 5.5 m (18.04 ft.) All others: 14.0 m (45.93 ft.)
Minimum Setbacks (Principal Building, Dwellings, Single Detached, Duplex/ Semi, Rowhouse)	Front Yard: 6.0m (19.69 ft) Side Yard: 1.5m (4.92 ft) Side Yard (street side of corner parcel): 3.0m (9.84 ft) Side Yard (on one side without lane): 3.0m (9.84 ft) Rear Yard: 6.0m (19.69 ft) *There is no requirement for setbacks where a party wall separates two dwelling units.	Front Yard: 6.0 m (19.69 ft.) 4.0 m (13.12 ft.) with lane Side Yard: 1.5 m (4.92 ft.) 3.0 m (9.84 ft.) street side of corner parcel 3.0 m (9.84 ft.) on one side without lane Rear Yard: 6.0 m (19.69 ft.)	
Minimum Setbacks (Principal Building , Dwelling, Multiple Unit)	Front Yard: 6.0 m (19.69 ft.) Side Yard: 6.0 m (19.69 ft.) Rear Yard: 6.0 m (19.69 ft.) * There is no requirement for setbacks where a party wall separates two dwelling units		Front Yard: 6.0 m (19.69 ft.) Side Yard: 6.0 m (19.69 ft.) Rear Yard: 6.0 m (19.69 ft.) * There is no requirement for setbacks where a party wall separates two dwelling units
Minimum Setbacks (Accessory Building)	Front Yard: Not permitted in front yard Side Yard: 0.6 m (1.97 ft.) 3.0 m (9.84 ft.) street side of corner parcel Rear Yard: 0.6 m (1.97 ft.)	Front Yard: Not permitted in front yard Side Yard: 0.6 m (1.97 ft.) 3.0 m (9.84 ft.) street side of corner parcel Rear Yard: 0.6 m (1.97 ft.)	
Additional Requirements	All dwelling units shall be serviced by a pipe sewer system. Commercial development shall be accessory to a primary residential use on the parcel.	Developments shall be located within a Hamlet or Comprehensively Planned Area. Commercial development shall be accessory to a primary residential use on the parcel.	Developments shall be located within a Hamlet or Comprehensively Planned Area Commercial development shall be accessory to a primary residential use on the parcel.

DC District | Parks and Open Spaces Site 5

Parks and Open Spaces - SITE 5 is largely based on the “Special, Parks and Recreation District (S-PRK)” in Land Use Bylaw C-8000-2020. In utilizing a DC District changes were made to remove some uses that are not contemplated within the Conceptual Scheme plan area and to better define the vision for its use.

FIGURE 12 PARKS AND OPEN SPACES

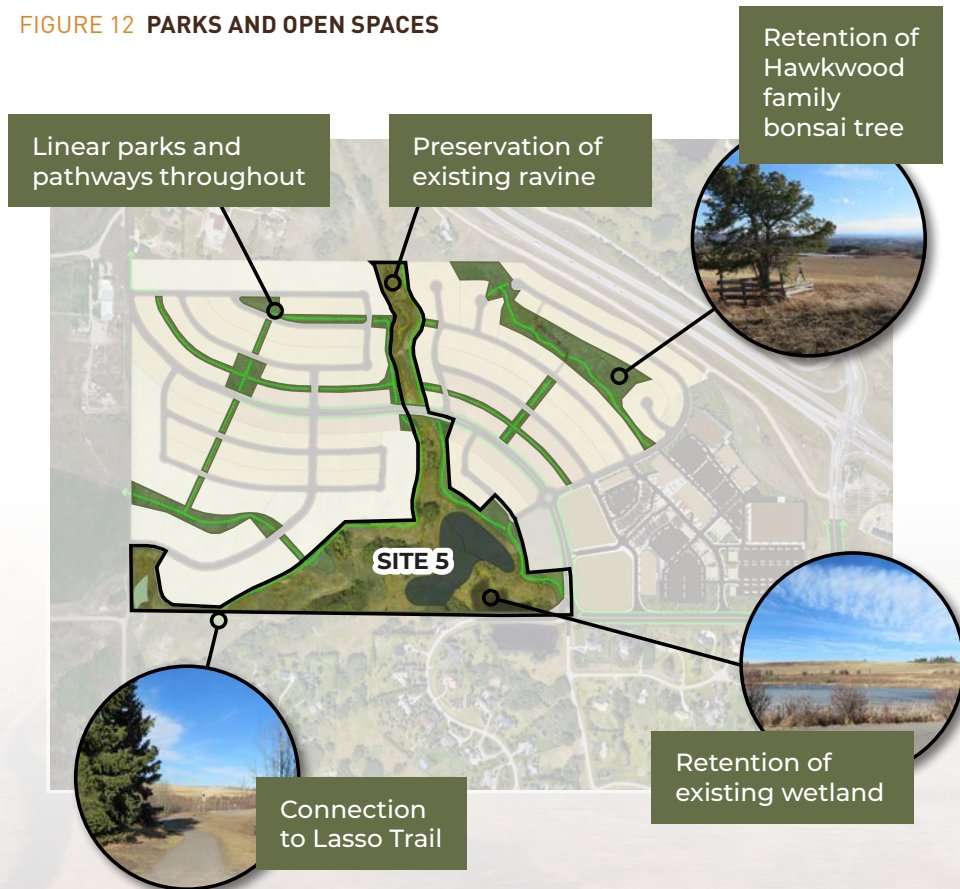


TABLE 6 DIRECT CONTROL DISTRICT - SITE 5 SUMMARY

	SITE 5	R-PRK
Purpose	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	To provide for the development of active and passive recreational areas at the local, neighbourhood and regional levels.
Permitted Uses	Accessory Building ≤ 90 m ² (968.75 ft ²)	Accessory Building ≤ 90 m ² (968.75 ft ²) School
Discretionary Uses	Accessory Building > 90 m ² (968.75 ft ²) Communications Facility (Type A) Communications Facility (Type B) Communications Facility (Type C) Recreation (Public) Recreation (Outdoor) Recreation (Culture & Tourism)	Accessory Building > 90 m ² (968.75 ft ²) Campground Communications Facility (Type A) Communications Facility (Type B) Communications Facility (Type C) Establishment (Eating) Recreation (Public) Recreation (Outdoor) Recreation (Culture & Tourism) Special Function Business
Additional Requirements	All parcel and development regulations shall be at the discretion of the Development Authority. Parks and recreation areas may include play spaces, walkways, trails, nature interpretation areas, picnic areas, boardwalks, athletic fields, lighting, wayfinding signage and similar uses in accordance with the provisions of the Ascension Conceptual Scheme.	All parcel and development regulations shall be at the discretion of the Development Authority

DC District | Market Place Site 6

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, 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**.

Within the DC bylaw the provisions in Site 6 in combination with the subdivision and development regulations 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 provision for the Market Place have been included in **Tables 7, 8 & 9**.

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

- 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, taller buildings and digital displays to restrict their location in close proximity to existing country residential.
- Including additional provisions to support the policy interpretation and implementation of provisions that refer to the DC area as a whole, as subdivision and development permit applications will be submitted in phases.

FIGURE 13 DIRECT CONTROL DISTRICT SITE 6 (SCHEDULE "C")

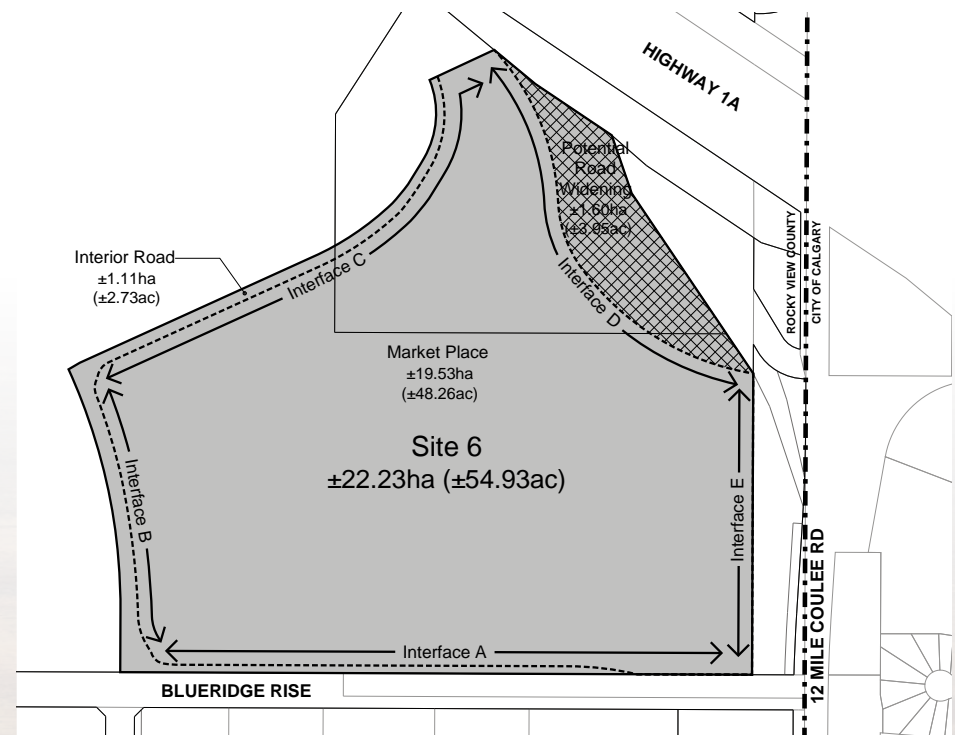


TABLE 7 DIRECT CONTROL DISTRICT - SITE 5 SUMMARY

	SITE 6	EXPLANATION
Purpose	The purpose and intent of this Bylaw is to provide for small, 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>This purpose is consistent with the vision outlined in the Ascension Conceptual Scheme.</p> <p>Policy 6.3.2</p> <p>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.</p>
Permitted Uses	Accessory Building ≤ 190m ² (2045.14 ft ²) Animal Health (Small Animal) Care Facility (Child) Care Facility (Clinic) Communications Facility (Type A) Dwelling, Duplex/Semi Dwelling, Rowhouse Dwelling, Single Detached Establishment (Eating) Farmers Market Retail (General) 1,000 - 2,000m ² (10,764 - 21,528ft ²) Retail (Groceries) ≤ 4,500m ² (48,438 ft ²) Retail (Small)	This permitted uses are consistent with the vision outlined in the Ascension Conceptual Scheme.

Discretionary Uses	Accessory Building > 190m ² (2045.14 ft ²) Accessory Dwelling Unit Alcohol Production Beekeeping Cannabis Retail Store Car Wash Care Facility (Group) Care Facility (Seniors) Communications Facility (Type B) Communications Facility (Type C) Dwelling, Accessory to a Principal Use Dwelling, Multiple Unit Establishment (Drinking) Establishment (Entertainment) Hotel / Motel Office Recreation (Private) Recreation (Public) Retail (General) 2,000 - 4,000 m ² (21,528 - 43,056 ft ²) Retail (Groceries) > 4,500m ² (48,438 ft ²) Retail (Large) Retail (Restricted) Retail (Garden Centre) Religious Assembly School, Commercial Special Function Business Station (Gas/Electric)	<p>This discretionary uses are consistent with the vision outlined in the Ascension Conceptual Scheme.</p> <p>They have been listed as discretionary to allow discretion by the development authority in their implementation.</p>
--------------------	--	--

7.4.0 Minimum and Maximum Requirements		
Minimum Parcel Size	929.0 m ² (9999.67 ft ²)	This is consistent with the C-MIX District.
Minimum Parcel Width	15.0 m (49.21 ft)	This is consistent with the C-MIX District.
Maximum Building Height	<p>Maximum Building Height:</p> <p>a) 12.0 m (39.37 ft)</p> <p>b) A variance to the maximum building height may be allowed by the development authority up to a maximum of 20.0 m (65.62 ft) in consideration of the proposed use, the architectural character, the grading of the site and/or the impacts of shadows.</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. A clause has been included to allow discretion by the development authority in consideration of taller buildings where appropriate.</p> <p>The maximum building height in the C-MIX District is 14.0 m (49.21 ft).</p>
External Setbacks	<p>Minimum setbacks from the exterior edges of the parcels adjacent to the Interfaces identified in Schedule "C":</p> <p>a) Interface A: 10.0 m (32.81 ft)</p> <p>b) Interface B: 6.0 m (19.69 ft)</p> <p>c) Interface C: 6.0 m (19.69 ft)</p> <p>d) Interface D: No minimum setback</p> <p>e) Interface E: No minimum setback</p>	<p>The minimum setbacks on all edges in the C-MIX District is 6.0 m (19.69 ft)</p> <p>This clause has increased the setback for the southern Interface A adjacent to existing Country Residential and decreased the setbacks adjacent to Interfaces D & E fronting Highway 1A and a utility corridor.</p>
Internal Setbacks	No minimum setbacks are required between parcels in the interior of the DC Area identified in Schedule "A" and Schedule "B".	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.

Specific Use Setbacks	No individual "Retail Use" greater than 4,000 m ² (43,056.64 ft ²) shall be allowed within 125.0 m (410.11 ft) 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 large scale retail from being located in the southern portion of the site.
Specific Use Limit	No more than two (2) individual uses within the area identified in Schedule "A" shall exceed more than 12,000.0 m ² (129,167.93 ft ²) each in floor area	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.
Multi-Use Buildings	A building may be occupied by a combination of one or more of the uses listed.	This clause allows for greater flexibility of uses within the development, and the mixing of complementary uses within buildings.
Residential Regulations	The minimum and maximum requirements for the Dwelling, Single Detached, Dwelling Semi/Duplex, Dwelling, Rowhouse and Dwelling, Multiple Unit uses are the same as those specified in Section 4.4.0.	This provides guidance on how dwelling units may be developed within Site 6.

DC District | Subdivision & Development Regulations

The subdivision and development regulations provide additional guidance for the implementation of development across all sites. Table 7 details the provisions in the Direct Control District and an explanation of their intent.

TABLE 8 DIRECT CONTROL DISTRICT - SUBDIVISION REGULATIONS

	SUBDIVISION REGULATIONS	EXPLANATION
8.1.0	The parcel widths within Sites 1, 2, 3 & 4 as identified in Schedule "B" shall be measured 9.0m (29.53 ft) back from the front property line (ie. the property line that abuts the road), when evaluating compliance with the minimum parcel width clauses.	Due to the curved roads within the plan area and the inclusion of some pie shaped lots, this provision is intended to allow for some lots with smaller frontage abutting the road, while still facilitating appropriate setbacks where the dwelling is located on the parcel.
8.2.0	<p>With each phased subdivision application within Sites 1, 2, 3, 4 & 5 as identified in Schedule "B", a site plan and summary table will be required that identify the:</p> <p>(a) existing municipal reserve and environmental reserve dedications within the plan area.</p> <p>(b) the additional municipal reserve and environmental reserve areas being proposed within the plan area; and</p> <p>(c) the remaining amount of municipal reserve and environmental reserve required under the Municipal Government Act and/or the Ascension Conceptual Scheme, on lands yet to be further subdivided. Municipal Reserve cannot be deferred to lands outside the Ascension Conceptual Scheme plan area.</p>	As municipal reserve and environmental reserve are distributed through Sites 1, 2, 3, 4 & 5 this provision is intended to demonstrate to the Subdivision Authority how the overall reserve dedications will meet the requirements of the Municipal Government Act.

8.3.0	<p>With each phased subdivision application, within Sites 1, 2, 3, 4 & 6 as identified in Schedule "B", a site plan and/or summary table will be required that identify the:</p> <p>(a) existing residential parcels and/or units within the plan area.</p> <p>(b) the additional residential parcels and/or units being proposed within the plan area; and</p> <p>(c) the remaining residential parcels and/or units and units allowed under the Ascension Conceptual Scheme, on lands yet to be further subdivided.</p>	As subdivision will occur in phases, this provision is intended to demonstrate to the Subdivision Authority the allocation of parcels/units within the plan area relative to the Ascension Conceptual Scheme and proposed overall density. As some parcels will contain one dwelling unit and some comprehensively planned parcels may contain more than one dwelling unit the provision has been framed with respect to parcels and/or units.
8.4.0	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.	These provisions are in alignment with the Ascension Conceptual Scheme. Policy 6.3.6 Architectural controls to ensure development of high quality and visual compatibility with the surrounding residential development that incorporates screening and landscaping elements shall be registered on title as a condition of subdivision endorsement.
8.5.0	Architectural guidelines shall be registered on each lot as a condition of subdivision endorsement.	
8.6.0	Site 6 as identified in Schedule "C" 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.
8.7.0	Site 6 as identified in Schedule "C" 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.

TABLE 9 DIRECT CONTROL DISTRICT - DEVELOPMENT REGULATIONS

	DEVELOPMENT REGULATIONS	EXPLANATION
9.1.0 Regulatory Requirements		
9.1.1	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 provision.
9.1.2	Within Site 6 as identified in Schedule "B", the Development Authority may approve a phased Development Permit. The Development Authority may approve one or more phases within an overall Development Permit and impose conditions in respect of that phasing.	This provision is intended to allow for the approval of Development Permits by the Development Authority in a phased approach. In this way, a Development Permit for a large area may have a portion ('Phase') approved prior to approval of the whole Development Permit Area. The Development Authority has the Authority to impose conditions on each of the phased approvals.
9.2.0 Signage Requirements		
9.2.1	Within Site 6 as identified in Schedule "B", a digital display must be located at least 100.0 m (328.08 ft) from another digital display.	This is an amendment to an existing provision in the Land Use Bylaw (212.1c). To adjust the separation distance from 300.0m to 100.0m to allow flexibility in the location of digital displays on this site which will contain a variety of uses. To ensure no negative impact to neighbouring properties, no amendment was made to LUB provision 212.1.e which states "The lighting or orientation of a digital display shall not adversely affect any neighbouring residential areas".

9.2.2	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 is an amendment to an existing provision in the Land Use Bylaw (212.2b). Due to the financial and time investment required to install a digital display sign and apply for a DP, this provision increases the DP term from three (3) years to five (5) years.
9.2.3	Within Site 6 as identified in Schedule "B", no individual "Digital Display" shall be allowed within 125.0 m (410.11 ft) of the southern boundary of the lands identified as "Interface A" in Schedule "C".	For greater sensitivity to existing 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.
9.2.4	Within Site 6 as identified in Schedule "B", freestanding signs must adhere to the following requirements: <ul style="list-style-type: none"> • Maximum 18.5 m2 (199.13 ft2) sign area • Maximum 12.2 m (40.03 ft) sign height 	<p>This is an amendment to an existing provision in the Land Use Bylaw (217). The provision proposes the following amendments:</p> <ul style="list-style-type: none"> • Non-Residential Sign Area: from 7.0 m2 to 18.5 m2 • Non-Residential Sign Height: from 12.0 m to 12.2 m <p>The proposed dimensions are consistent with Freestanding Signs - Class C in the City of Calgary Land Use Bylaw.</p>
9.2.5	Community Entrance Features <ul style="list-style-type: none"> a) do not require a development permit. b) must not contain any third-party advertising. c) must be located on a private parcel. 	These provisions allow for the development of one or more community entrance features within Ascension to display the name of the community, and may form part of an entranceway feature.

9.3.0 Lighting Requirements		
9.3.1	Within Site 6 as identified in Schedule "B" the maximum mounting height for an outdoor light fixture shall be 6.0 m (19.69 ft.) in any Residential District or on any structure within 6.0 m (19.69 ft) of a Residential District.	This is an amendment to an existing provision in the Land Use Bylaw (227). The original provision applies the limit to all residential parcels or all non-residential parcels abutting residential parcels. However, parcels within the market place may be large, and 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.
9.3.2	All on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorist.	<p>This provision is in alignment with the Ascension Conceptual Scheme.</p> <p>Policy 6.3.8</p> <p>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.</p>
9.4.0 Onsite Parking Requirements		
9.4.1	Within Site 6 as identified in Schedule "B", the minimum number of parking stalls required for all non-residential uses will be 3 stalls per 100.0 m ² (1,076.39 ft ²) gross floor area.	This is an amendment to an existing provision in the Land Use Bylaw (236). Table 5 in the LUB details the minimum required parking stalls for each individual use. These generally range between 1 and 7.5 stalls per 100.0 m ² . To allow for flexibility in the distribution of stalls across the site as a whole and to allow more flexibility in the changing of uses over time, an average parking stall requirement is proposed.

9.4.2	Within Site 6 as identified in Schedule "B", the allocation of parking stalls required under provision 9.4.1 may be distributed across multiple development permits or parcels. This distribution of parking stalls is subject to approval by the development authority in consideration of the parking table submitted with each development permit, described in provision 9.4.3.	The Market Place will be developed in multiple phases and each consisting of a mix of uses, built forms and place types. This provision allows the developer and Development Authority discretion in the redistribution of parking stalls across development permits or parcels to meet the minimum parking stall requirements.
9.4.3	<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> <p>(a) existing parking stalls relative to the gross floor area of existing development;</p> <p>(b) approved parking stalls relative to the gross floor area of approved development;</p> <p>(c) the additional parking stalls being proposed relative to the gross floor area of proposed development; and</p> <p>(d) the remaining required parking stalls or surplus of parking stalls as per provision 9.4.1.</p>	The submission of a parking table with each Development Permit will be a tool for the Development Authority to evaluate the redistribution of parking stalls across development permits or parcels specified in provision 9.4.2. This is to ensure an appropriate and logical distribution across the site over time.
9.4.4	Within Site 6 as identified in Schedule "B", all dwelling units will have a minimum of 1 parking stall per 1 dwelling unit.	This is an amendment to an existing provision in the Land Use Bylaw (236 - Table 5). As provision 9.4.1 only applies to non-residential uses, this provision provides guidance for residential uses.
9.4.5	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>This provision is in alignment with the Ascension Conceptual Scheme.</p> <p>Policy 6.3.5</p> <p>Garbage enclosure and loading areas should be appropriately screened from adjacent residential properties.</p>

9.5.0 Landscaping Requirements		
9.5.1	<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>Required Landscaping Area: A minimum of 10% of the land area within the overall Site 6 – DC area, excluding public road and utility areas, shall consist of Landscaping.</p> <p>Landscaping of Parking Lots: For a Parking Lot with 100 or more parking spaces, a landscaped island 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>Trees: One tree for every 40.0 m² (430.56 ft²) of Required Landscaping Area, to a minimum of four trees.</p> <p>Shrubs: One shrub for every 60.0 m² (645.84 ft²) 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>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 was added 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>The intent of the revisions is to:</p> <ul style="list-style-type: none"> clarify that the landscaping provision should be applied to the developable area of Site 6. provide more detail about the form of landscaping within parking lots and the number of required stalls. provide clarity that the tree requirement applies to the required landscaped area and not the total provided landscaped area. 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. adjust the required height of coniferous trees.
9.5.2	<p>Within Site 6 as identified in Schedule “B”, the allocation of landscaped area, trees and shrubs may be distributed across multiple development permits or parcels. This distribution of landscaped area, trees and shrubs is subject to approval by the development authority in consideration of the landscaping plan submitted with each development permit, described in provisions 9.5.3 and 9.5.4.</p>	<p>The Market Place will be developed in multiple phases and each consisting of a mix of uses, built forms and place types. This provision allows the developer and Development Authority discretion in the redistribution of landscaped areas, trees and shrubs across development permits or parcels to meet the minimum requirements. This will allow for the development of more effective or usable landscaped spaces within the market place.</p>

9.5.3	<p>Within Site 6 as identified in Schedule “B”, with each development permit application, a landscaping plan and/or table will be required that identifies the:</p> <p>(a) existing landscaping area;</p> <p>(b) approved landscaping area;</p> <p>(c) the additional Required Landscaping Area being proposed; and</p> <p>(d) the remaining amount of Required Landscaping Area required under provision 9.5.1.</p>	<p>The submission of a landscaping plan with each Development Permit will be a tool for the Development Authority to evaluate the redistribution of landscaped areas across development permits or parcels specified in provision 9.5.2. This is to ensure an appropriate and logical distribution across the market place over time.</p>
9.5.4	<p>Within Site 6 as identified in Schedule “B”, with each development permit application, a landscaping plan and/or table will be required that identifies the:</p> <p>(a) existing number of trees and shrubs within the DC area;</p> <p>(b) approved number of trees and shrubs;</p> <p>(c) the additional number of trees and shrubs being proposed; and</p> <p>(d) the remaining number of trees and shrubs required under section 9.5.1.</p>	<p>The submission of a landscaping plan with each Development Permit will be a tool for the Development Authority to evaluate the redistribution of trees and shrubs across development permits or parcels specified in provision 9.5.2. This is to ensure an appropriate and logical distribution across the market place over time.</p>
9.5.5	<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 landscaping areas to the satisfaction of the Development Authority.</p>	<p>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.</p>

9.6.0 Special Function Business Requirements		
9.6.1	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 is an amendment to an existing provision in the Land Use Bylaw (154a). The word “cumulative” was changed to “consecutive” to allow the opportunity to host multiple special functions such as markets throughout the year, but with a limitation on each individual event.
9.6.2	The maximum area of a Special Function Business shall not exceed 400.0 m ² (4,305.56 ft ²) or 1% of the parcel area, whichever is less.	This provision is the same as the existing Land Use Bylaw provision 155a.
9.6.3	A Development Permit application will respond to provisions 9.6.1 and 9.6.2.	This provision is the same as provision 156a in Land Use Bylaw version 8328-2022, which was recently amended.
9.6.4	A Development Permit for a Special Function Business shall not exceed three (3) years.	This provision is the same as provision 156b in Land Use Bylaw version 8328-2022, which was recently amended.

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 Bearspaw 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, its 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 3.1.10.3 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.

Policy 3.1.10.1	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.
Policy 3.1.10.3	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.

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 14** for reference, and may be compared with the current land use concept forming the land use amendment application included as **Figure 9**.

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 14 ASCENSION CONCEPTUAL SCHEME LAND USE CONCEPT



FIGURE 9 ASCENSION LAND USE CONCEPT



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

