



Area Structure Plan
LANGDON

APPROVED MAY 10, 2016
BYLAW C-7564-2016



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7564-2016**A Bylaw of Rocky View County to adopt the Langdon Area Structure Plan,
pursuant to Section 633 of the Municipal Government Act**

The Council of Rocky View County enacts as follows:

PART I - TITLE

This Bylaw shall be known as the "Langdon Area Structure Plan".

PART II – EFFECT OF BYLAW

THAT Schedule 'A' to Bylaw C-7564-2016 is adopted as the "Langdon Area Structure Plan" to provide a policy framework for land use, subdivision, and development in a portion of east Rocky View County.

THAT Bylaw C-5049-1999, known as the "Hamlet of Langdon Area Structure Plan" is rescinded, as it is replaced with the adoption of the "Langdon Area Structure Plan".

PART III – TRANSITIONAL

Bylaw C-7564-2016 is passed when it receives third and final reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the Municipal Government Act.

Bylaw C-5049-1999 is hereby repealed.

Division: 4

File: 1013-550

<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>8th day of March , 2016</i>
READ A FIRST TIME IN COUNCIL this	8 th day of March , 2016
<i>PUBLIC HEARING WAS RE-OPENED IN COUNCIL this</i>	<i>10th day of May , 2016</i>
READ A SECOND TIME IN COUNCIL this	10 th day of May , 2016
READ A THIRD TIME IN COUNCIL this	10 th day of May , 2016



Reeve



CAO or Designate

May 10, 2016

Date Bylaw Signed

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PART I: INTRODUCTION

1.0 PLAN PURPOSE

What is an Area Structure Plan?

An area structure plan (ASP) is a statutory document approved by Council and adopted by bylaw. An ASP outlines the vision for the future development of an area with regard to such things as land use, transportation, protection of the natural environment, emergency services, general design, and utility service requirements.

An ASP provides Council with a road map when considering land use changes, subdivision, and development. When making decisions regarding development within an area structure plan, Council must consider the plan and a wide range of other factors such as the economic goals of the County, County-wide growth, and the ability to provide servicing.

An ASP does not predict the rate of development within the plan area; ultimately, growth is determined by market demand which reflects the overall economic climate of the region.

Through the process of preparing an ASP, citizens are provided with opportunities at various stages in the process to have input into the development of policy. It is important that the vision, goals, and policies contained in the plan address the interests of residents and stakeholders in the plan area, as well as the interests of those in other parts of the County.

The *Alberta Municipal Government Act* states an ASP must describe:

- the sequence of development proposed for the area,
- the land uses proposed for the area, either generally or with respect to specific parts of the area,
- the density of population proposed for the area either generally or with respect to specific parts of the area,
- the general location of major transportation routes and public utilities, and
- may contain other matters the council considers necessary.

The policies in an ASP form a bridge between the general planning policies contained in the *County Plan* and the more detailed planning and design direction contained in a local plan which may be in the form of either a conceptual scheme or a master site development plan. ASP policies must align with the *County Plan* and applicable County policies. The ASP must be based on sound planning principles and respond to the particular natural and physical development of the plan area.

Local Plans

For brevity, this document uses the term local plan to refer to a conceptual scheme or master site development plan. The County anticipates the majority of local plans within the ASP boundary will be submitted as conceptual schemes. Criteria that are to be considered for local plans are found in Section 27 of this Plan and Section 29 of the *County Plan*.

Local plans are developed within the framework provided by an area structure plan. Based on this framework, the local plan must demonstrate how development in the local area will retain the integrity of the overall area structure plan planning concept and how development will be connected and integrated with adjacent areas. Policy sections in the ASP identify the unique requirements that must be addressed in the local plan due to the location and specific development conditions of the area.

The standard technical requirements of a conceptual scheme or master site development plan are identified in the *Rocky View County Plan* (Section 29 and Appendix C).

For the hamlet of Langdon, multi-lot subdivisions (subdivisions not recognized as a first parcel out or not exempt from providing municipal reserves under the *Municipal Government Act*) would be expected to submit a local plan in the form of a conceptual scheme. Development that does not propose any subdivision would be expected to submit a local plan in the form of a master site development plan. A local plan will have unique planning requirements based on the planning direction provided in the ASP. Local plans must also address the general requirements for preparing a conceptual scheme or master site development plan identified in the *County Plan* (Section 29 and Appendix C).

A *conceptual scheme* is a non-statutory plan, subordinate to an area structure plan. It may be adopted either by bylaw or by a resolution of Council. A conceptual scheme is prepared for a smaller area within an area structure plan boundary and must conform to the policies of the area structure plan. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public.

If a conceptual scheme area is of sufficient size that further detail is required for specific areas and phases, the conceptual scheme may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as development cells.

A *master site development plan* is a non-statutory plan that is adopted by Council resolution. A master site development plan accompanies a land use redesignation application and provides design guidance for the development of a large area of land with little or no anticipated subdivision. A master site development plan addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on-site design with the intent to provide Council and the public with a clear idea of the final appearance of the development.

Plan Interpretation

The following describes the meaning of some of the key words that are contained in a policy:

- Shall/Must: a directive term that indicates the actions outlined are mandatory and therefore must be complied with, without discretion, by Administration, the developer, the development authority, and subdivision authority.
- Should: a directive term that indicates a strongly preferred course of action by Council, Administration, and/or the developer, but one that is not mandatory.
- May: a discretionary term, meaning the policy in question can be enforced by the County if it chooses to do so, dependent on the particular circumstances of the site and/or application.

2.0 PLAN ORGANIZATION

The Langdon ASP is organized in three parts followed by three appendices.

Part I: Introduction

This part outlines the Plan purpose, boundaries, policy terminology, relationship to other plans, the public engagement process, and key issues, opportunities, and design ideas that informed the plan preparation process. It also contains a description of the development of the Langdon area from its early beginnings to today. Finally, it presents a vision of what Langdon could be like 10 years into the future and provides 11 broad goals that will guide the development of the area over this period.

Part II: Plan Policies

This part is the core of the Plan, containing the policy direction to guide development in the Langdon Plan area. Part II contains sections 7 to 26 that deal with specific land uses, services, or infrastructure in the subject area. Each section contains an overall purpose statement, a list of objectives, introductory paragraphs, and a series of policies addressing the subject area. Where a purpose statement or introductory paragraph introduces a series of policies, it is provided for information to enhance the understanding of the policies.

Part III: Implementation and Monitoring

This part presents the Plan implementation process, provides information on local plan areas and development criteria, specifies requirements to ensure the Langdon ASP policies and strategies are adhered to, and provides direction regarding the process for the review and amendment of the Plan. The Langdon ASP deals with sequencing development through the development criteria listed in Section 27.

Appendix A

Identifies a future study area for the hamlet.

Appendix B

Provides a list of key Alberta Energy Regulator documents that applicants should refer to when developing near oil and gas infrastructure.

3.0 PLAN AREA

The entire hamlet of Langdon is located within the Langdon Plan area. The Langdon Plan area applies to the lands contained within Map 1: Plan Area Location and Map 2: Plan Area Air Photo. Langdon ASP policies are to reference the lands within the Langdon Plan area boundaries.

The Langdon Plan area is positioned along Centre Street, and extends approximately one mile east and west from Centre Street. The Langdon Plan area encompasses approximately 15 quarter sections for a total of 947 hectares (2,340 acres) (Table 2). The Langdon Plan area includes the following elements:

- The existing hamlet of Langdon is located at the intersection of Highway 560 (Glenmore Tr.) and Highway 797 (Centre St.) (Map 1);
- An existing elementary and junior high school, community park, community centre, fire hall, and a golf course;
- Seven adopted conceptual schemes including: Langdon Crossing West, Mornington, Langdon East, Langdon Station, Langdon Meadows, Boulder Creek, and Leland Business Park; and
- Surrounding agricultural lands.

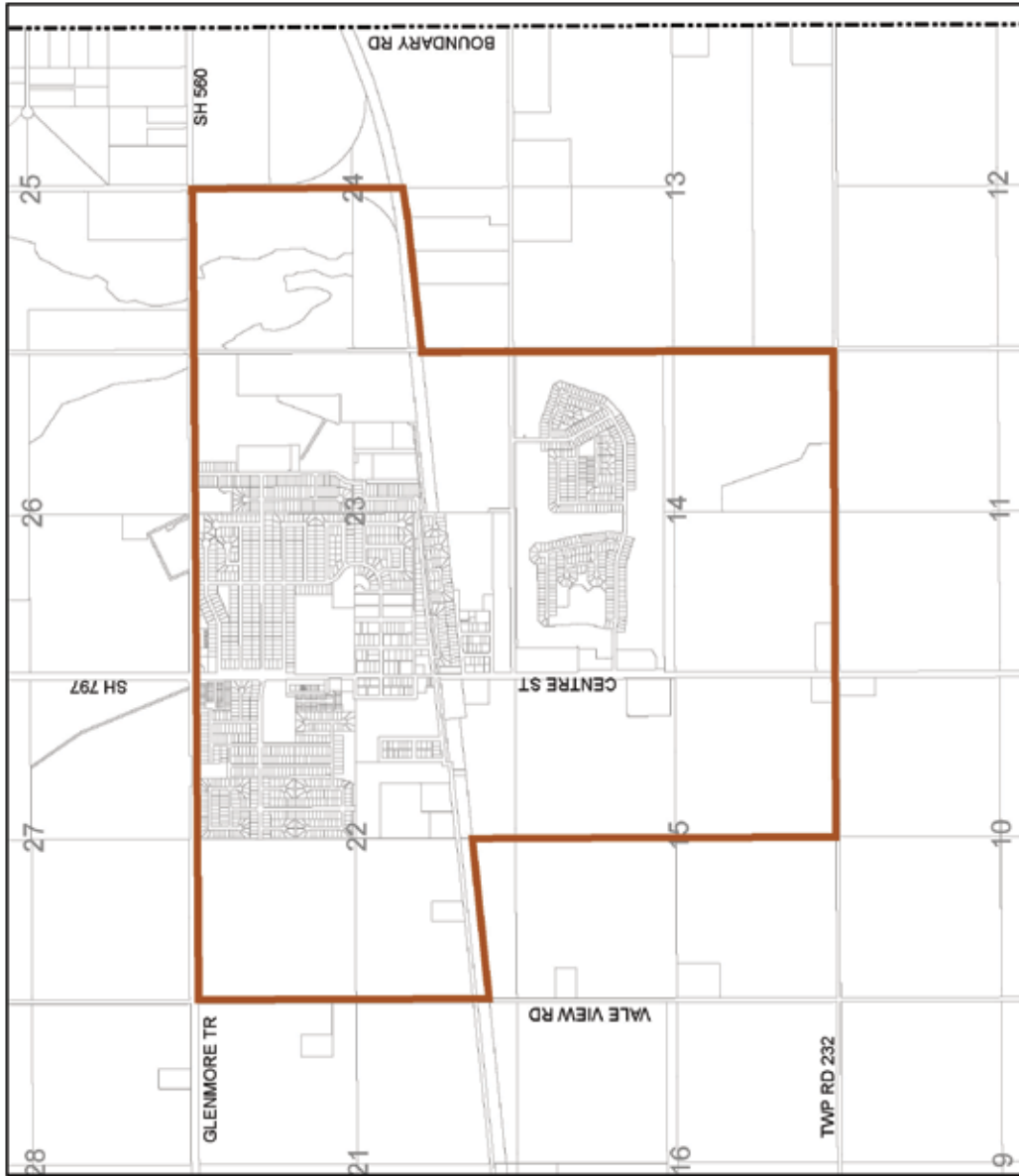
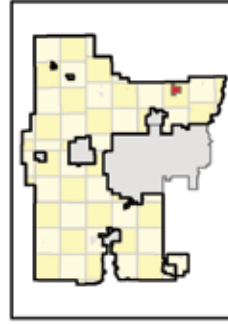
A *hamlet* is an unincorporated community, governed by the rules and regulations of the County with boundaries approved by Council.

The form of a hamlet may vary from a small cluster of houses to a mixed use community with houses, a commercial main street, a central gathering area or park, and possibly a school or a place of worship. The *County Plan* identifies the hamlet of Langdon as a full-service hamlet community with a range of land uses, housing types, rural services, and associated businesses.

Plan Area Maps

The boundaries and locations of areas shown on the maps within the Plan boundary are not intended to define exact areas except where they coincide with clearly recognizable features or fixed boundaries such as municipal boundaries, property lines, roads, or utility rights-of-way. Furthermore, the locations of symbols depicting specific features on the maps are approximate only, not absolute, and should be interpreted as such. The precise location of these boundaries and areas will be determined by the County at the time of local plan consideration and approval.

Map 1:
Plan Area
Location

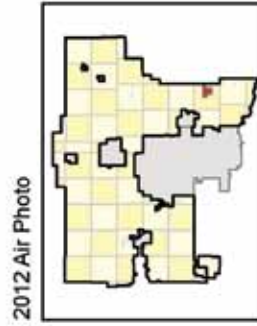


This map is conceptual in nature. No measurements or area calculations should be taken from this map.



Map 2:
Air Photo

ASP Boundary



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Area Structure Plan
LANGDON

4.0 LANGDON TODAY

History

Langdon has a rich western heritage and pioneering spirit. In 1883, a branch of the Canadian Pacific Railway station was built in Langdon to serve the needs of families who flocked to the area for rich ranch and farmland. The surname of the contractor who built the rail line was Langdon and the station was named after him.

By 1892, one store and four houses were built. During the early 1900s Langdon's population decreased significantly from 161 people in 1916 to 83 people by 1931. During the early 1900s Langdon had a bank, general and hardware store, hotel, drug store, newspaper, and a lawyer's office.

The area's high water table and poor drainage historically contributed to numerous floods, impassable roads and sewage disposal problems for the community. The construction of a rail line to Dalemead removed the community's prominence as a supply centre for the surrounding agricultural area. By the end of 1950, Langdon's population had declined to approximately 100 residents. Many of the residential lots created during Langdon's growth years were never developed and instead were consolidated into larger parcels. Of the two grain elevators that were constructed in the hamlet, one was relocated to Carseland in 1968, and the other was demolished in 1979.

In 1976 Langdon lost its village status and was designated a hamlet under the Administration of the M.D. of Rocky View No. 44 (County). In 1983, the County installed a sanitary sewer system within the hamlet. Development interest reappeared in 1995 as evidenced by a proposal to build approximately 400 residential dwelling units and an expansion to the hamlet boundary. This development is now the neighbourhood of Langdon Crossing West.

The County adopted the first ASP for Langdon in April 1999 to respond to the growth pressures facing the community. The ASP was amended twice, first in 2003 and again in 2005. Today the area is a well-established hamlet. According to the 2013 census done by Rocky View County, the current population is 4,897 residents, with the hamlet residential areas being approximately 67% built out. In 2014, County Council approved the Terms of Reference directing the preparation of a new area structure plan to replace the existing Langdon ASP, consider expansion of the current ASP's boundaries and ensure compliance with the *County Plan*.

Surrounding Context

The Langdon Plan area is approximately a ½ mile from the border of Wheatland County to the east. Adjacent land uses within Wheatland County are agricultural in nature.

Lands within Rocky View to the north, south and west of the Plan area are mainly agricultural and are governed by the agricultural policies of the *County Plan*. They comprise mainly of un-fragmented quarter sections and farmstead parcels.

Existing Land Use

Langdon offers a variety of amenities and services for its nearly 5,000 residents including schools, open space, local shops, businesses, and recreational uses (Map 3: Existing Land Use).

The hamlet has been largely developed into a residential community with some commercial development found along Highway 560 (Glenmore Trail) and Centre Street. In the southern portion of the existing hamlet is the Boulder Creek Golf Course; an 18-hole private course.

Seven conceptual schemes have been adopted within the ASP area including, Langdon Crossing West, Mornington, Langdon East, Langdon Station, Langdon Meadows, Leland Business Park, and Boulder Creek.

Existing Conditions

Langdon is part of the East Rocky View region as described in the *County Plan* (Section 25.0). It is predominantly characterized by prairie grasslands, major wetland complexes, water fowl migration areas, a high water table, and groundwater discharge. The existing conditions are shown on Map 4: Existing Conditions, and are discussed below.

Drainage and Wetlands: Lands in the Langdon Plan area are characterized by a high water table and wetlands. County and provincial policies guide wetland protection in Langdon. The lands are part of the Weed Lake catchment area that is estimated to be 130 square kilometres. Stormwater from Langdon feeds into Weed Lake through major and minor ditch systems, with the regional drainage ditch running through the hamlet along Railway Avenue. As in most parts of the County, much of the existing development has adopted rural stormwater management practices incorporating culverts, ditches, and natural conveyance systems. The Langdon ASP is able to support stormwater infrastructure upgrades within the Plan area boundary, further boundary expansion is not required to implement stormwater solutions in the hamlet.

Transportation: The transportation system outside the hamlet comprises a grid network of arterial roads consisting of township and range roads. This network connects into the provincial highway system at Highway 560 (Glenmore Trail) and Highway 797 (Centre Street). The hamlet has been developed with an internal system of collector and local roads to provide adequate access to previously developed areas.

Hamlet Development: The hamlet's primary form of development has been single family dwellings. The existing hamlet has approximately 1,587 dwellings and is home to approximately 4,897 residents. Commercial development has occurred at the junction of Highway 560 and Highway 797 and along Centre Street within the hamlet. The hamlet also contains recreational amenities such as Langdon Park, which has multiple play fields, and a public golf course located in the Boulder Creek Development. The 1999 ASP identified lands for business development in the eastern portion of the hamlet but little development has taken place to date.

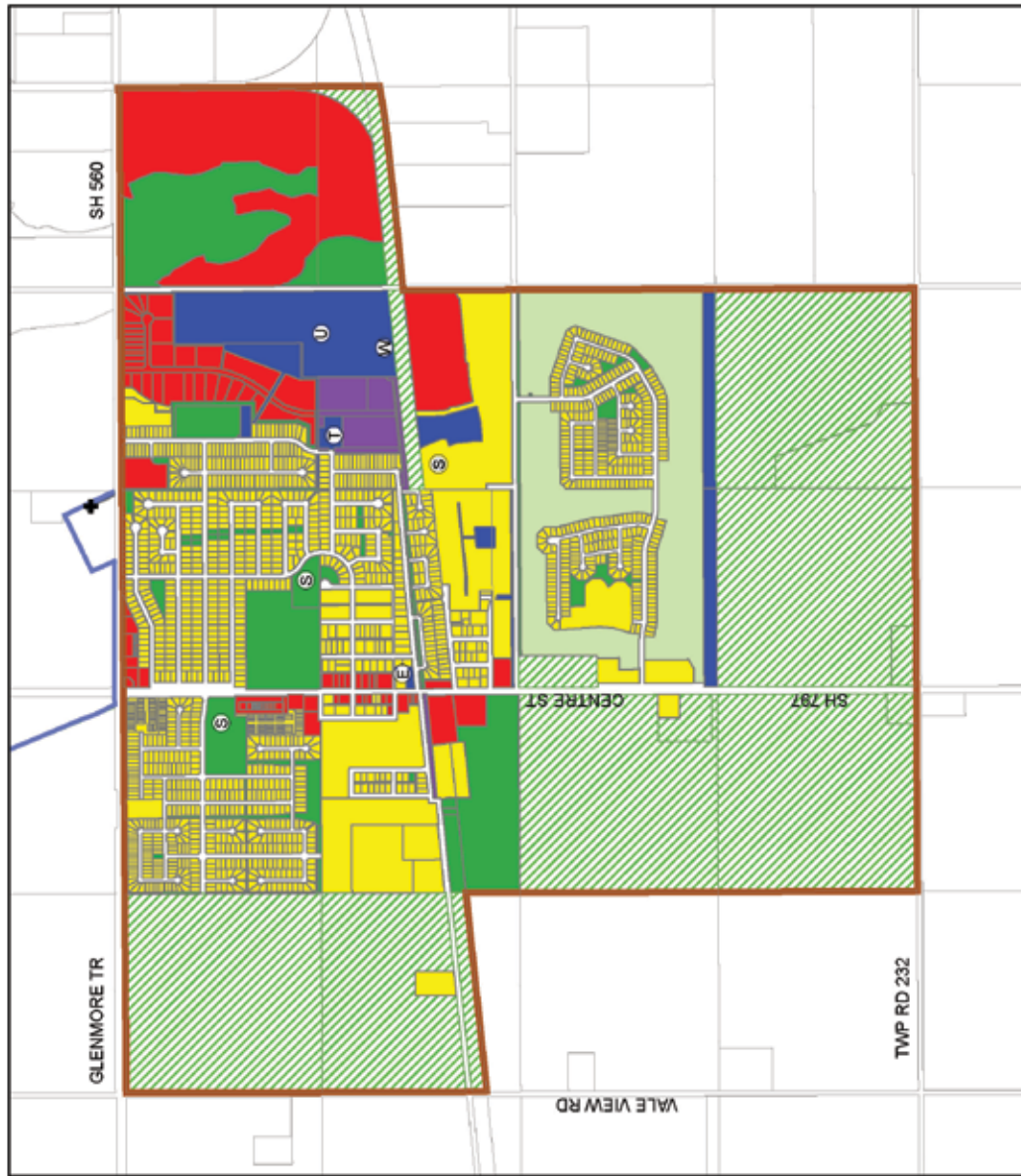
Water: Langdon Waterworks Ltd., a privately owned and operated utility company, provides potable water servicing throughout the hamlet through a franchise agreement with the County. Raw water is sourced from the underlying Paskapoo and Lacombe aquifers from five source wells. The water is then treated and distributed through the existing treatment system and distribution network consisting of two treatment plants, three potable water storage reservoirs, and the distribution pumping system. Upgrades and expansion of the water treatment system and network may need to be implemented to support the population identified in the Plan.

Wastewater: Wastewater from within the hamlet is collected, conveyed, and treated at the East Rocky View Sewage Treatment facility located in Langdon. The facility also treats wastewater from the hamlets of Balzac and Conrich. One third of future upgraded capacity of the facility shall be dedicated to future development within the hamlet of Langdon, which at full build-out of the facility, amounts to approximately 2,400 cubic metres of treatment capacity. This equates to approximately 2,710 total dwelling units (including existing dwelling units) and a population of approximately 8,400 residents. It should be noted that the number of homes and residents calculated would be less if wastewater capacity is dedicated to non-residential development. Capacity of the East Rocky View Sewage Treatment facility is dependent on the ultimate loading capacity of Weed Lake and the quality of treated effluent discharged to the lake.

Canadian Pacific Railway: The Canadian Pacific Railway had a line running through the central portion of the Langdon Plan area in an east-west direction. The rail right-of-way is now privately owned and runs north of Dead Horse Road.

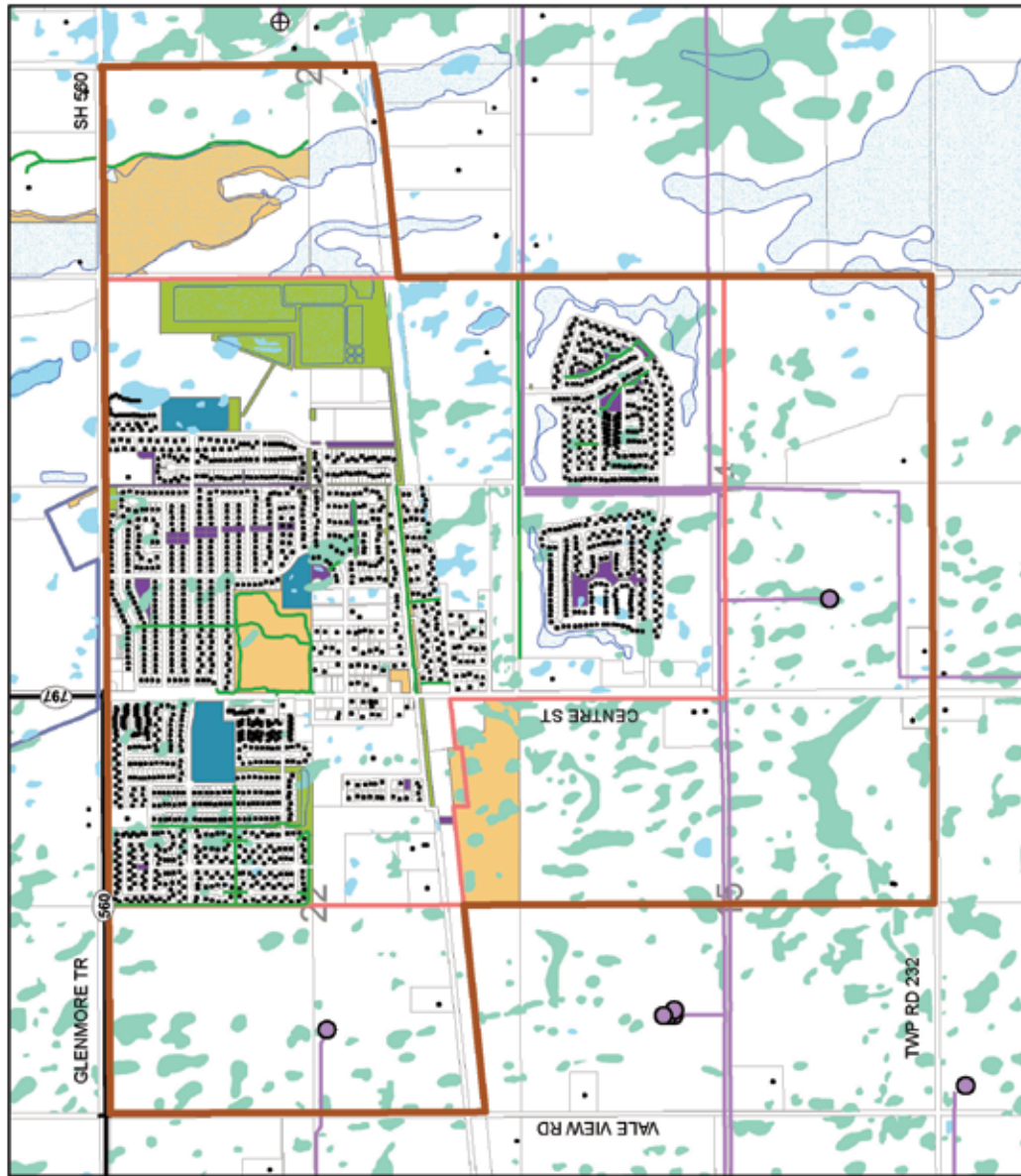
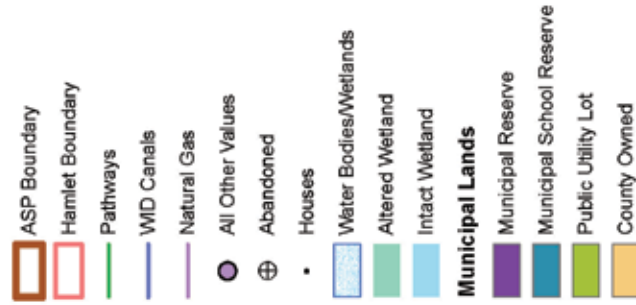
Agricultural Lands: There are agricultural lands within the Langdon Plan area. The majority of lands outside the Langdon Plan area are agricultural. They are mainly used in crop cultivation of cereal crops (wheat/barley) and oil seeds (canola).

Map 3:
 Existing Land Use



This map is conceptual in nature. No measurements or area calculations should be taken from this map.







Map 4:
 Existing Conditions



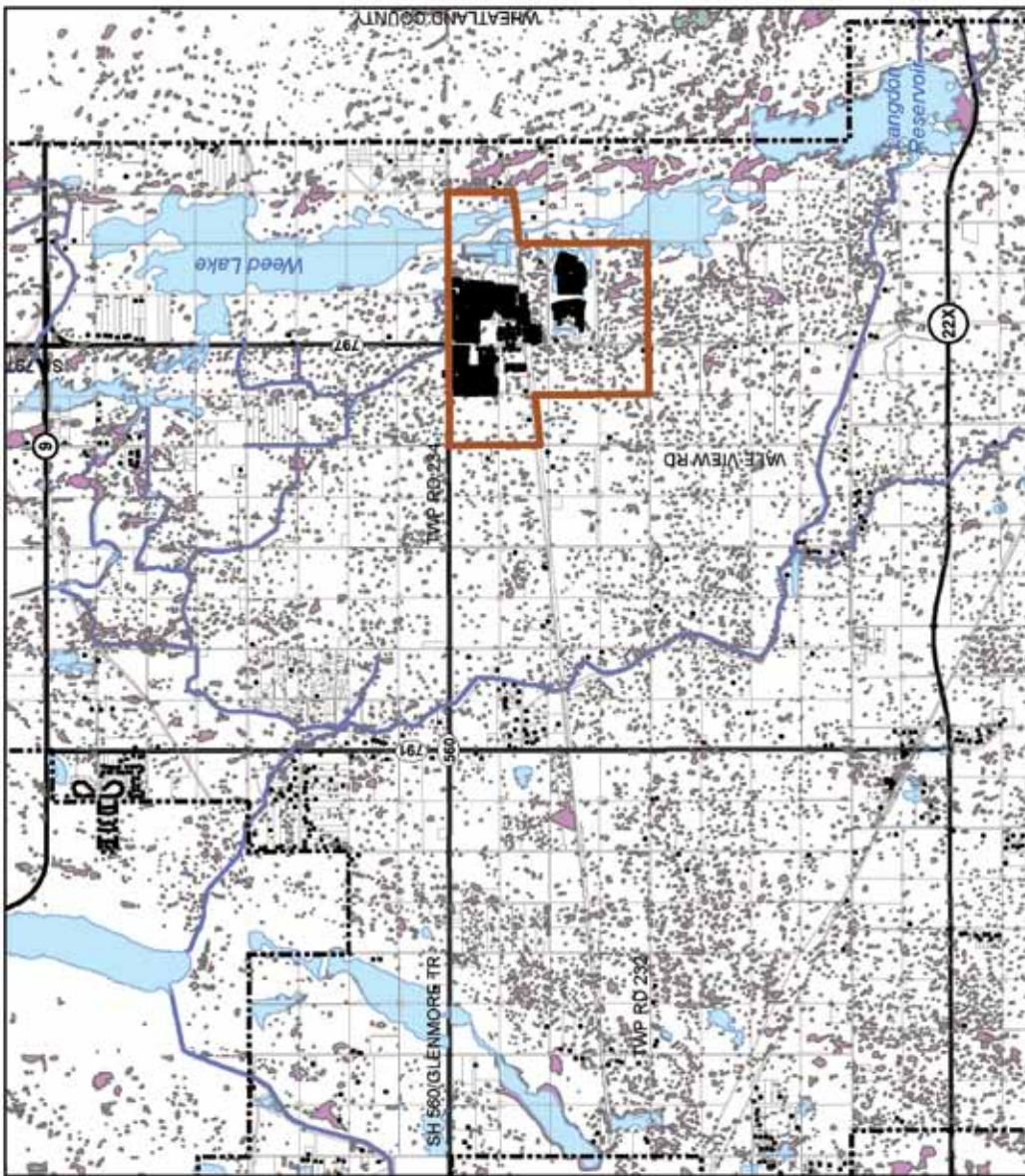
This map is conceptual in nature. No measurements or area calculations should be taken from this map.



Map 4A:
 Existing Conditions

-  ASP Boundary
-  WID Canals
-  Houses
-  Water Bodies/Wetlands
-  Marsh
-  Open Water

Source: Alberta Merged Wetland Inventory
 produced by Government of Alberta



This map is conceptual in nature. No measurements or area calculations should be taken from this map.



5.0 PLANNING FOR TOMORROW

Overview

The need for a new Langdon ASP has been determined based on a number of factors. These factors, among others, have been considered through the preparation of the Langdon ASP and include:

- strategic direction and policy within the *County Plan* and other relevant County policy;
- continued development pressure in the area;
- physical constraints and attributes of the area, including servicing capacity; and
- key issues and opportunities identified by Administration, residents, landowners, and stakeholders through the public and stakeholder engagement process.

An overview of the above-mentioned key factors informing the preparation of the Langdon ASP is outlined below.

Policy Direction from Other Plans

Langdon is identified in the *County Plan* as a Hamlet – Full Service and a Hamlet Business Area. The range of population for hamlets provided in the *County Plan* is a guide and final hamlet size is determined based on a number of criteria including public consultation, technical constraints, and projected growth rates based on previous trends in Langdon. The *County Plan* encourages the location of hamlet business areas and Centre Street development in Langdon to help improve the fiscal balance for the County and provide local services and employment opportunities.

The 1999 Langdon ASP identified the Langdon hamlet as a unique, vibrant, and growing community situated in a rural setting. The community vision for the hamlet of Langdon focused on maintaining and enhancing the “rural characteristics and community attributes”, which have given the community its rural identity and define Langdon’s vibrancy and uniqueness.

Key Issues and Opportunities

A number of key issues and opportunities were identified during the preparation of this Plan, through research and analysis by County staff, public input, and communication with a variety of stakeholders. Key issues and opportunities are summarized below.

Environmental Protection and Stormwater Management: The area is generally flat, has a high water table, and contains substantial wetlands. Developing a strategy to protect these and other important environmental features, while addressing an appropriate stormwater management solution, is a key issue. Thoughtful and comprehensive management of water discharging to Weed Lake is integral in controlling the changes in lake chemistry and water balance fluctuations.

Infrastructure Servicing: There are limits to the expandability of the existing servicing infrastructure in the Plan area. The costs for the expansion of infrastructure systems shall be addressed through the development approval process through either the collection of levies or shall be the responsibility of the developer. As Weed Lake is a key factor to growth within East Rocky View, without a viable outfall solution, the carrying capacity of Weed Lake and its ability to accept stormwater and treated effluent from the wastewater treatment facility is limited.

Centre Street Development: The *County Plan* indicates that enhancements to the “main street” of a hamlet should be identified through the ASP process. The Langdon ASP includes Centre Street commercial policies that support increased development along Centre Street that builds on the historical hamlet area by providing local commercial development, mixed use, and a park and pathway system that connects the surrounding residences to the hamlet core. The Centre Street Corridor

Design Guidelines has been established as a document for reference when development proposals for Centre Street come in to the County, and to provide a cohesive vision and set of goals to the area in order to create an attractive destination that provides hamlet services for Langdon residents and the surrounding area.

Land Use: There was strong support for the hamlet to be developed as a residential community with opportunities for residents to live, work, and play. Light industrial uses, providing for some live/work units, and local commercial development were supported in the southern portion of the Langdon Plan area. Key land issues or opportunities were; maintaining primarily single-family homes in the hamlet while allowing for some diversity in housing choices, creating a well-planned community that provides safer pedestrian and traffic connections through the hamlet and on Centre Street, managing stormwater through low impact development, and focusing development in drier areas, and creating a hamlet that provides local employment and shopping opportunities for residents and the surrounding area.

Development Progression: Servicing constraints and market conditions will determine the lands that are able to develop. Based on these conditions, all lands within the Langdon Plan area may not be able to develop at once. Development will progress in an orderly manner based on predetermined criteria in Section 27.

Population: The *County Plan* supports a local community planning process to determine hamlet form, amenities, and population size. Ultimately population growth in Langdon will depend on the servicing that is available and how quickly development occurs. Full upgrades of the wastewater treatment plant may accommodate a population up to 8,700 at full build-out (dependent on non-residential development that uses wastewater capacity), this takes into consideration that the wastewater treatment plant capacity is shared with Balzac and Conrich.

Public Engagement Process

Rocky View County's commitment to an open, transparent, and inclusive process included the implementation of a communications and engagement strategy to actively engage stakeholders in meaningful discussion throughout the Plan preparation process. This strategy provided opportunities for landowners, stakeholders, adjacent municipalities, and the general public to provide input and to inform the outcome of the Plan. A summary of this process is found below:

Phase 1 – Awareness, Issues, and Goals: This was the initial start-up phase of stakeholder engagement that extended from January to March, 2015. In this phase, the County led an engagement process with a workshop to help define the vision and goals for the Langdon area. Engagement focused on raising awareness about the planning process, identifying issues, and setting priorities for the Langdon Plan area. A door-to-door questionnaire was administered during this phase which received 659 responses out of an approximate total of 2,000 (33% response rate).

Phase 2 – Evaluating Options and Setting Direction: This phase extended from April to June, 2015. In this phase, public engagement activities through a workshop and online survey helped confirm the vision for the Plan, and identify opportunities and constraints. During this phase a workshop for Langdon's Centre Street was also held. There were approximately 50 people in attendance for each of the public consultations sessions held.

Phase 3 – Draft Plan: In this phase, extending from July to September, 2015, the vision and directions for the Plan were confirmed through the development of draft policies and actions, and preparation of the first draft of the Plan. The first draft was introduced to stakeholders at an open house at the end of September.

Phase 4 – Plan Completion and Public Hearing: In this phase, extending from October, 2015 to March, 2016, the draft Plan was refined based on public comment, agency circulation, and technical review. An open house for the proposed Plan was held in early February, 2016 and a public hearing held later in March, 2016.

6.0 LANGDON VISION AND GOALS

Langdon Vision

The following vision statement provides an idea of what the hamlet could look like 10 plus years into the future:

By 2025, Langdon will be a charming hamlet nestled in its surrounding wetlands and agricultural lands. The community's character is rooted in its railway and early-settler heritage, while supporting modern lifestyles through a range of housing, employment, and amenity options. Centre Street provides a focus for meeting the daily needs of people in all stages of life. Residents and visitors travel a network of sidewalks and pathways throughout the community, and enjoy Langdon's parks, recreation facilities, and outdoor gathering spaces.

Goals

There are 11 goals that guide the development of the Langdon ASP. These goals are based on policy direction of the *County Plan*, the existing physical characteristics of the area, and the key issues, constraints, and opportunities identified during the planning process. The goals are as follows:

Community Design/Character

1. Maintain the look and feel of Langdon as a rural community where new development blends into the character of existing neighbourhoods.
2. Create an attractive community that preserves and promotes Langdon's history and unique Centre Street character.

Hamlet Size

3. Establish a community through sustainable growth while continuing to maintain a strong sense of hamlet values and citizen involvement.
4. Support an appropriate amount of growth in order to have improved recreational amenities, safe and attractive roads and sidewalks.
5. Continued support for local shops and services in the community that also provides employment opportunities for people living in the hamlet and surrounding area.

Housing

6. Continue to support existing housing forms and character that appeal to residents, while allowing housing stock to diversify to meet the needs of residents in all stages of their lives (singles, young families, and seniors).

Connected Streets/Trails and Pathways

7. Increase safety on Centre Street by directing heavy truck traffic to Vale View Road in order to focus Centre Street as a core for the hamlet where it is safe for residents to walk, bike, and drive to local shops and services.
8. Encourage a safe and well connected network of streets, sidewalks, and multi-use trails that connect to key locations throughout the community.

Parks/Recreation

9. Encourage safety on trails and pathways through lighting and clear signage.
10. Support a park and recreation system that encourages exercise and socialization for people of all ages within the community, and is designed to meet the passive and active recreational needs of the local community.
11. Establish outdoor spaces that support cultural and community events, like concerts, celebrations, and outdoor farmers markets.

PART II: PLAN POLICIES

A. LAND USE

7.0 LANGDON LAND USE STRATEGY

Purpose

The land use strategy implements the vision for the Langdon ASP by detailing the physical organization of land uses in the Langdon Plan area as identified on Map 5. The strategy identifies general land uses, the approximate boundaries of the land use areas, and the policies that inform the development in each area. The policies for this strategy are found in Sections 7 to 26.

The land use strategy provides for a comprehensively planned area, including Centre Street development, to provide services to the hamlet. Residential portions of the hamlet will be located to the east and west of Centre Street. Further to the east, a new business park area will be developed and to the south of the existing Boulder Creek development will be a future development area expected to contain a mix of commercial, light industrial, and some residential development.

The main types of land uses identified in this strategy are outlined below as well as an overview of other key policies that support the strategy.

Residential

The majority of residents will live in areas comprised mainly of single-family and multi-family dwellings (low and medium density development), neighbourhood parks, and a system of sidewalks, pathways, and roadways that provide easy access to Centre Street.

The approximate estimated population density for the hamlet is shown in Table 1. Although the *County Plan*, in Section 5.5 identifies that hamlet populations should range between 5,000-10,000, this population target is not listed in the criteria to be considered for hamlet development. The Langdon ASP plans for an approximate population of 13,400 and this target was arrived at through planning and engineering reviews, stakeholder consultation and feedback. Final densities will be determined with the preparation of local plans.

Table 1. Langdon population and density at full build-out.

Development Area	Gross Area Hectares (ac)	Gross Residential Area Hectares (ac)	Units per hectare (ac)	Population (build-out of Langdon Plan Area)	Population density per hectare (ac)
Langdon	947.58 (2,340.52)	544.98 (1,346.09)	9.88 (4.0)	13,400	25 (10)

* Units and population density per hectare are based on gross residential area.

Business

Commercial areas across the County provide a wide range of services to Rocky Viewers, while contributing to the fiscal sustainability of the County. Langdon is expected to grow and develop into a complete community with a wide range of land uses and services over the next 10 plus years. The hamlet centre will continue to develop over time and will include commercial, institutional, and residential development. Centre Street acts as the social hub for the community; it is centrally located within the hamlet, which provides ease of access and walkability. Development along Centre Street will

celebrate and honour the historic architecture and character of Langdon. The Langdon Plan area comprises three types of business development:

- Business Park
- Highway Commercial
- Centre Street

Table 2: Future Land Use Scenario – Land Use Category

Land Use Type	Gross area	
	hectares	acres
Residential	544.98	(1,346.09)
Commercial	100.44	(248.08)
Business Park	83.60	(206.48)
Highway Commercial	2.29	(5.67)
Centre Street	14.55	(35.93)
Mixed Use	146.30	(361.36)
Light Industrial	10.32	(25.50)
Langdon Secondary School Site and Recreational Park	19.86	(49.05)
Public Utility Lot	24.60	(60.75)
Park/Open Space	22.34	(55.17)
Commercial Recreation	78.75	(194.52)
Total	947.58	(2,340.52)

Table Notes:

1. Reference Map 5 – Land Use Strategy.
2. All areas are approximate and should be considered as “more or less”.
3. Total area in hectares may vary from total area in acres due to conversion factors.
4. Percentage may not total 100% due to rounding of figures.

Supporting Policy Areas

Agriculture will continue to be supported within the Langdon Plan area until such time as the desired development occurs. Interim land uses or servicing strategies will not be supported in the Langdon Plan area.

Interface areas are those where different types of land uses meet. The Plan includes policies that address issues related to the residential, commercial and agricultural land use interfaces.

Development Sequencing

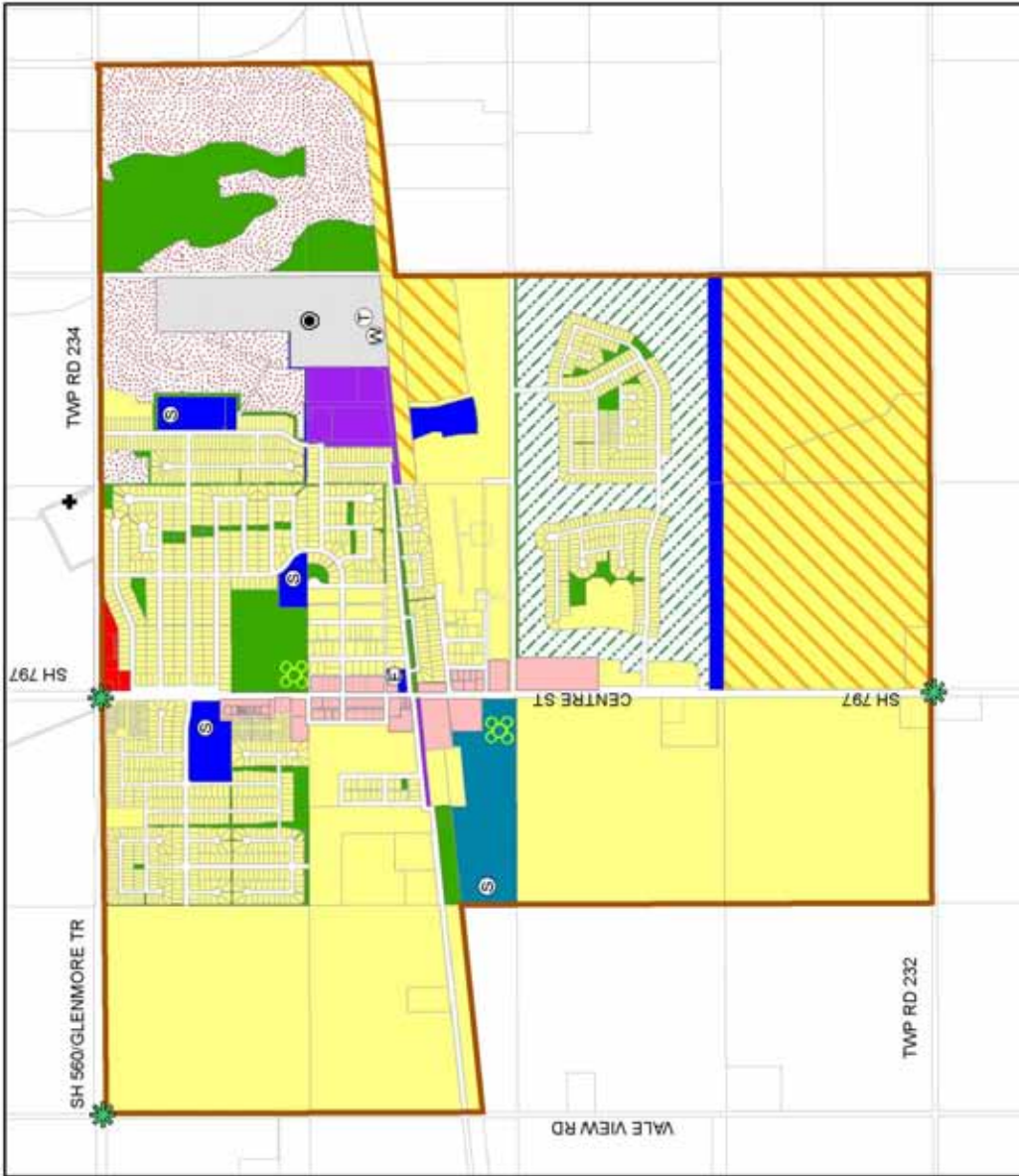
The Plan recognizes that development within the Langdon Plan area should progress in a logical and efficient manner, recognizing future land requirements, and logical extensions of servicing. The *Municipal Government Act* requires that an ASP must describe the sequence of development proposed for the area. The Langdon ASP lists development criteria in Section 27, that development proposals will be required to meet prior to submitting local plan applications. The development criteria identifies that the first lands to build-out should be:

- lands with existing approvals in place, and
- lands that meet the criteria outlined in Section 27.

The Plan also provides policies with regard to all other essential components of Langdon including: emergency services, schools, recreation, institutional and community services, transportation, stormwater, utility servicing, open space, trails and pathways, and the natural environment.

Map 5:
 Land Use Strategy

- ASP Boundary
- Residential
- Mixed Use
- Schools
- Park/Open Space
- Langdon Secondary School Site and Park
- Centre Street Commercial
- Highway Commercial
- Public Utility Lot
- Business Park
- Commercial Recreational
- Light Industrial
- Cemetery(Historic)
- Emergency Services
- School
- Community Node
- Gateway
- School
- Waste Transfer
- Waste Water Treatment Plant
- Water Treatment Plant



This map is conceptual in nature. No measurements or area calculations should be taken from this map.



8.0 RESIDENTIAL

Residential development will accommodate future population growth while maintaining hamlet charm and rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and in keeping with the rural character of Langdon. Community engagement while preparing the Langdon ASP has suggested that there is a desire for seniors housing within the hamlet; policies in this section provide further guidance and support on seniors housing proposals.

Residential uses will be found primarily in areas identified on Map 5. There will be some opportunity for residential uses along Centre Street and in the mixed-use area identified in the southern portion of the Langdon Plan area, south of the Boulder Creek development.

Local plans will ensure consideration is given to providing compatible uses such as parks and pathways, as well as schools, where appropriate.

OBJECTIVES

- Support the development of comprehensively designed residential neighbourhoods that promote interaction between residents.
- Provide for a range of lot sizes and housing types to accommodate the varying needs and incomes of Rocky View County residents.
- Encourage seniors residential development within the hamlet.
- Provide for human scale design and attractive hamlet residential areas through the use of architectural design guidelines.

POLICIES

General

- 8.1 Residential development within the hamlet of Langdon shall be supported in the areas identified as residential on Maps 5 and 6.
- 8.2 The County supports innovative neighbourhood design within new residential areas provided the proposed design supports the residential objectives.
- 8.3 Where new residential neighbourhoods are developed in proximity to existing residential neighbourhoods, the design for the new residential neighbourhoods should provide an acceptable transition to the existing areas through a residential building form that is similar in height, massing, and architectural design to the surrounding community.
- 8.4 The predominant land use within the residential area shall be single detached residences; multi-family residences such as semi-detached homes, row houses and multi-unit buildings may also be considered.
- 8.5 The following uses in the residential area may be allowed where they are determined to be compatible and appropriate:
 - a. seniors housing;
 - b. public, recreational, and institutional uses such as schools, child care facilities, special care facilities, churches; and
 - c. neighbourhood commercial.

Seniors housing can be independent living, supportive housing/assisted living, and long-term care. There is a desire within the hamlet for people of all ages to be able to remain in their community as they age. The Langdon ASP is supportive of senior housing proposals provided the development is sensitive to the rural identity of the hamlet and is located near local shops and services to provide ease of access for this demographic.

Neighbourhood commercial is intended to provide services to the local residential community that is immediately in the vicinity of the commercial area. Neighbourhood commercial is intended to be small to medium sized development ranging from 600 m² (6458 ft²) to approximately 6,000 m² (64,583 ft²). The type of development will be required to submit a market demand study to show the demand for the use and to provide evidence that the neighbourhood commercial development would not be competing with the Centre Street commercial services.

Residential developments that are located off provincial highways may be able to provide for some highway business uses in their neighbourhood commercial developments; this would have to be supported through a market demand study.

Local Plans

- 8.6 Local plans shall be required to support applications (see Section 27 and Map 12) for residential development. The local plan should provide:
- a. architectural design guidelines that promote neighbourly interaction by:
 - i. promoting front yard aesthetics; and
 - ii. providing street trees and street-oriented porches or patios.
 - b. rural identity through the use of:
 - i. street names;
 - ii. architectural design guidelines that emphasize a rural look and feel; and
 - iii. landscaping that uses local/native plant species.
 - c. an analysis of open space and recreational needs and opportunities to determine the amount and location of land to be dedicated to parks and open space within a residential area.
 - d. a transportation analysis addressing the need for an efficient vehicular and pedestrian network within, and external to, the residential area.
 - e. a market demand study, if neighbourhood commercial is proposed, to show that:
 - i. the current supply of the proposed commercial land use is approaching build-out, and there is a demonstrated need for the use; and
 - ii. the proposal will contribute to the fiscal balance of the municipality.

Architectural design guidelines will provide a reference standard for built form and the style of buildings in order to have a cohesively designed community that meets the points listed in Section 8.6 a & b.

Rural identity is a phrase that hamlet of Langdon residents identified as being important to them. This style of development means 1900s-themed architecture and dwellings located on larger lots.

Gross residential density calculations include land for residential lots and local uses such as hamlet commercial businesses, local parks, elementary schools, local roads, and small institutional sites such as child care facilities.

Density

- 8.7 The gross residential density of the residential area should be 9.88 units per hectare (4.0 units per acre).
- 8.8 Proposals for densities more than 9.88 units per hectare (4.0 units per acre) may be considered in residential areas based on the following criteria:
- the character and physical design of the development is similar to what is already existing in the hamlet; and
 - water and wastewater servicing capacity has been determined by the County to be available.
- 8.9 Medium density residential land use should comprise at least 10 percent of the net developable area within a residential area.
- 8.10 Medium density residential development should:
- be oriented to the public street with parking located in the rear or side; and
 - be located in proximity to community amenity areas such as open space, a park, Centre Street, institutional, or neighbourhood commercial.
- 8.11 Medium density residential land use shall be allowed in new residential areas only, and shall be planned within the context of a local plan prepared for the overall residential area.
- 8.12 All private lighting, including security and parking area lighting, shall be designed to respect the County's "dark sky" Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.

Medium density residential is a higher density form of housing compared to single-detached housing units, consisting of three or more attached dwelling units that may be town homes, row houses, and multi-unit complexes. Medium density residential will provide a variety of housing options for people in all stages of life while continuing to maintain the hamlet of Langdon's rural look and feel through design.

Community Design

- 8.13 A residential area should provide:
- street-oriented residential design;
 - a variety of lot widths and home sizes;
 - parks and pedestrian connections to adjacent areas;
 - sidewalks on one side of the street at the minimum;
 - vehicular connections to other neighbourhoods within the hamlet; and
 - "dark sky" street lighting.
- 8.14 Design of institutional uses should be compatible with the design of surrounding residential uses.

Street-oriented design affects the character of the street and how neighbours interact with each other. A vital street with good design encourages activity by providing a safe and inviting pedestrian environment, a home design that encourages interaction, and a road design that calms traffic movement.

9.0 BUSINESS

The expansion of business land uses in the Langdon Plan area is an important planning issue for the hamlet. Business activities provide essential goods and services to the community and can offer valuable employment opportunities for Langdon residents. Non-residential development in the hamlet supports the County's strategic plans of diversifying its assessment base. The location of non-residential land use within the community can directly contribute to the success of a business venture, potential land use conflicts with non-commercial land uses can be avoided by taking into consideration the policies in Section 15 of this Plan.

The land use strategy identifies three types of business land uses that are acceptable within the hamlet of Langdon:

- a. Business Park Commercial
- b. Highway Commercial
- c. Centre Street

A. Business Park Commercial

This Plan envisions business park development in the eastern portion of the Langdon Plan area as identified on Map 5: Land Use Strategy. Business parks will contain a broad range of business activities and may involve light industrial activities and processing, and address a marketplace that is not restricted to local goods and services.

Business park development on lands adjacent to existing or future residential areas must be sensitive to existing residential uses (Section 15).

Leland Business Park (identified as business park on Map 5) has an approved local plan and land use designation. Future development of these lands will have to meet the Commercial, Office and Industrial Design Guidelines and the infrastructure policies of this Plan (Part C).

OBJECTIVES

- Provide for attractive and high quality business park development to support commerce and local and regional employment opportunities.
- Ensure commercial and office uses are compatible with existing and future land uses.

POLICIES

General

- 9.1 Business park development within the hamlet of Langdon shall be supported in the areas identified on Map 5.
- 9.2 The preferred land uses for the business park area should be institutional and light industrial; the business park area is intended to be a high quality district that provides for a wide range of local and regional employment opportunities.
- 9.3 Development should proceed in an orderly and efficient manner and be supported by cost-effective and efficient changes to the County's existing infrastructure and transportation networks.
- 9.4 All private lighting, including security and parking area lighting, shall be designed to respect the County's "dark sky" Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.
- 9.5 Business park uses located adjacent to existing or future residential areas shall comply with the appropriate interface area policies (Section 15 and Map 6) of this Plan.

Local Plans

- 9.6 A local plan shall be required to support applications (see Section 27) for business park development. The local plan should:
- provide detailed planning policies and guidelines;
 - address the County's Commercial, Office and Industrial Design Guidelines and document how the local plan meets those guidelines;
 - provide architectural design guidelines in order to provide a consistent, thematic design to the commercial area;
 - where necessary, provide for current and future access requirements to Highway 560; and
 - where necessary, ensure vehicle and pedestrian connections with other local plan areas are in general accordance with Maps 7 and 8.

B. Highway Commercial

Highway commercial is located along Highway 560, in the northern portion of the Langdon Plan area (Map 5) and is largely built out. Highway commercial is meant to service the hamlet of Langdon and the surrounding area. The existing highway commercial is oriented towards Highway 560 in order to provide access to the travelling public along the highway. Presently this location supports a gas station, restaurant, dental office, personal service businesses, a liquor store, fast food restaurants and a car wash. These types of uses are considered appropriate for the identified highway commercial area.

OBJECTIVES

- Provide services to the hamlet and travelling public that is easily accessible by vehicles.
- Create a welcoming gateway into the community.
- Provide a range of services that support the hamlet of Langdon and surrounding areas.

POLICIES

General

- 9.7 Highway commercial development within the hamlet of Langdon shall be supported along Highway 560 in the areas identified as highway commercial on Map 5.
- 9.8 The use of fencing in highway commercial areas should not be permitted, other than for buffering adjacent lands in non-residential/residential interface areas, screening of outside storage, screening of garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.
- 9.9 Highway commercial development shall be attractively designed and address Rocky View County's Commercial, Office and Industrial Design Guidelines, and the Langdon Centre Street Corridor Design Guidelines.
- 9.10 Highway business lands adjacent to Highway 560, as shown on Map 6: Non-Residential/Residential Interface shall be subject to the gateway policies of this Plan (Section 13).

C. Centre Street

Centre Street is the social hub and centre of the Langdon community, with a range of local commercial and institutional land uses to meet community needs. It provides local shops and services on a pedestrian-oriented streetscape, as well as community nodes for residents and visitors to hold formal or informal gatherings. Residential development and live/work units may be incorporated into Centre Street where appropriate.

OBJECTIVES

- Support the continued development of a Centre Street that adds to the social fabric of the hamlet and provides a wide variety of services to residents.
- Incorporate residential uses where appropriate.
- Create a formal community node that encourages formal gatherings such as a farmers market within the Langdon secondary school site and park.
- Ensure development of attractive, high quality local commercial development that contributes to an active Centre Street.

POLICIES

General

- 9.11 Centre Street development within the hamlet of Langdon shall be supported in the areas identified as Centre Street on Map 5.
- 9.12 Centre Street shall provide a mix of uses, including:
- a. local commercial;
 - b. mixed residential;
 - c. community nodes and sidewalks; and
 - d. institutional uses.

Institutional uses identified as appropriate within the Centre Street corridor include, but are not limited to, child care facilities, community centres, special care facilities, and places of worship.

A *community node* is a formal space that holds events such as farmers markets, bake sales, craft shows, and music events. A community node can also be an informal space with street furniture such as seating areas with planter boxes that promote a sense of community and encourage activity and community presence in the core of the hamlet.

- 9.13 The Centre Street area shall provide a range of local commercial services for residents that contribute to an attractive pedestrian environment and meeting places for residents.
- 9.14 Small and medium sized commercial developments should be encouraged on Centre Street.

Small to medium sized commercial development can range from 600 m² (6458 ft²) to approximately 2400 m² (25,833 ft²).

- 9.15 Large scale or “big box” commercial developments should not be permitted in the Centre Street area.
- 9.16 All private lighting including security and parking area lighting shall be designed to respect the County’s “dark sky” policies.
- 9.17 New non-residential development proposed on Centre Street is encouraged to include public amenities within the development, which may include, but not be limited to a community node and public washrooms.
- 9.18 Existing non-residential land uses on Centre Street requiring extensive outside storage of goods and materials may continue to operate, and are considered conforming uses under this Plan. Notwithstanding the above policy statement, these areas are encouraged to provide appropriately screened storage areas or relocate storage areas to business park and mixed use areas.

- 9.19 New land uses proposing extensive outside storage of goods and materials should not be considered appropriate uses along the Centre Street corridor.
- 9.20 Proposals for residential land uses, including live/work developments, may be considered within the Centre Street area where the residential units are located above a non-residential use. Existing homes situated along Centre Street are conforming uses under this Plan. Notwithstanding the above policy statement, low density residential uses are encouraged to redevelop to commercial uses as part of the continued development of Centre Street.

Community Nodes

- 9.21 Community nodes shall locate in the areas identified on Map 5 or any other location determined to be appropriate by a local plan.
- 9.22 A community node may be of sufficient size to host community events such as concerts or farmers markets.
- 9.23 A community node should be a multi-purpose space, including sufficient parking that can be used at various times of day, throughout the year.
- 9.24 Public art should be encouraged in the community node to act as landmarks and to enhance the space.

Local Plans

- 9.25 Local plans should support and incorporate the Centre Street Corridor Design Guidelines.
- 9.26 Local plans should encourage rural community identity through requirements for:
- a. street names;
 - b. architectural controls that emphasize a rural look and feel;
 - c. regulations for signage in commercial areas;
 - d. landscaping that uses local/native plant species; and
 - e. appropriate street furniture.

Design

- 9.27 Commercial development shall be attractively designed and address Rocky View County's Commercial, Office and Industrial Design Guidelines, and Centre Street Corridor Design Guidelines.
- 9.28 Consideration shall be given to a high quality visual appearance when determining appropriate land use, siting, building design, and landscaping.
- 9.29 The use, building form, height, materials, and orientation of new non-residential development along the Centre Street corridor should be compatible with the character and scale of adjacent residential areas. Overlooking and overshadowing of residential development should be minimized.
- 9.30 Development should consider such factors as sight lines, noise attenuation, setbacks, natural land features, innovative building design, high quality landscaping, signage, and parking.
- 9.31 Drive-through commercial development should not be permitted on Centre Street and should be encouraged to locate in the identified highway commercial area on Map 5.
- 9.32 Centre Street should be designed to contain street trees, furniture, and public art to create an inviting streetscape.
- 9.33 Centre Street should be a barrier free area. Design should be in accordance with the Barrier Free Design Guidelines by the Safety Codes Council of Alberta.

A *barrier free area* is designed so that it is accessible to all people including those who are elderly and disabled.

- 9.34 Pedestrian and bicycle linkages leading to and along Centre Street should be convenient, attractive, and efficient. Linkages to community nodes should allow for ease of movement between these areas and the greater hamlet.
- 9.35 The use of fencing in commercial areas should not be permitted, other than for buffering adjacent lands in non-residential/residential interface areas, screening of garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.

10.0 MIXED USE

The mixed use area, identified on Map 5, is envisioned for mainly light industrial and business park uses that provide employment opportunities and increase the County's business assessment. Residential uses are permitted to develop in this area in the form of single family, multi-family, and live/work units.

OBJECTIVES

- Promote development of non-residential uses to provide local employment opportunities for residents and increase non-residential tax revenue for the County.
- Facilitate residential development to complement non-residential development within the mixed use area.
- Support development of an attractive and well planned mixed use area.

POLICIES

General

- 10.1 Mixed use development within the hamlet of Langdon shall be supported in the areas identified as mixed use on Map 5.
- 10.2 The mixed use area should comprise the following uses:
- a. light industrial uses;
 - b. business uses;
 - c. residential uses; and
 - d. other uses for which a market demand can be demonstrated.
- 10.3 All private lighting, including security and parking area lighting, shall be designed according to the County's "dark sky" Land Use Bylaw requirements.

Land Use

- 10.4 Primary uses in the mixed use area should be light industrial and business park uses.
- 10.5 Light industrial uses such as warehousing, construction, manufacturing services, outdoor storage, agricultural related businesses, and other uses that do not have significant off-site impacts are encouraged.
- 10.6 Industrial uses with the potential for off-site impacts such as unsightly appearance, noise, odour, emission of contaminants, fire, or explosive hazards shall not be permitted in the mixed use area.
- 10.7 Business uses such as large format retail, office buildings, and business parks are encouraged. Business uses should be developed in accordance with Section 9.
- 10.8 Neighbourhood commercial uses shall submit a market demand study to show that:
- a. the current supply of the proposed commercial land use is approaching build-out, and there is a demonstrated need for the use; and
 - b. the proposal will contribute to the fiscal balance of the municipality.
- 10.9 Residential uses are permitted in the mixed use area but should comprise no more than 50 percent of the developable area. Residential uses may comprise of single family, multi-family, and live/work units.
- 10.10 Residential uses should be developed in accordance with the policies of Section 8.

Local Plans

- 10.11 A local plan shall be required to support applications (see section 27) in the mixed use area. The local plan should:
- a. provide detailed planning and design policies and guidelines;
 - b. address the County's Commercial, Office and Industrial Design Guidelines and document how the local plan meets those guidelines;
 - c. where necessary, address the non-residential/residential interface guidelines (Section 15) of this Plan and document how the local plan meets those policies; and
 - d. where necessary, ensure vehicle and pedestrian connections are in general accordance with other local plan areas and this Plan.

11.0 LIGHT INDUSTRIAL

The light industrial area, identified on Map 5, is on the east side of the Langdon Plan area. The light industrial area is intended to accommodate industrial land uses that may require outside storage areas and development sites larger than those normally provided for within a business park. Presently these identified lands already have a hamlet industrial zoning and are mainly undeveloped and being used for utility purposes.

OBJECTIVES

- Support non-residential development to meet the County's fiscal goals.
- Minimize the impacts of non-residential uses on residential development.

POLICIES

General

- 11.1 Light industrial land uses shall be supported on lands within the hamlet of Langdon as identified as light industrial on Map 5.
- 11.2 Industrial development shall be separated, screened, and buffered from adjacent non-industrial, non-business land use, and roads (refer to Section 15).
- 11.3 Residential land uses are not considered appropriate uses within the light industrial area.
- 11.4 Industrial uses such as warehousing, transportation, services, construction, and manufacturing that do not have a significant off-site nuisance impact are appropriate within the industrial area.
- 11.5 Institutional and business uses that are compatible with industrial uses and have minimal impact on the local infrastructure, and do not generate large retail traffic volumes may be appropriate within the industrial area.
- 11.6 All private lighting including security and parking area lighting shall be designed to respect the County's "dark sky" Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.

Local Plans

- 11.7 A local plan shall be required to support applications for industrial development (see Section 27). The local plan should:
 - a. ensure that the type of uses for the industrial area are consistent with those identified in policies 11.4 and 11.5 above;
 - b. where necessary, provide a strategy to mitigate off-site impacts;
 - c. address the policies of this Plan regarding the non-residential/residential interface, where required;
 - d. address the County's Commercial, Office and Industrial Design Guidelines and document how the local plan meets those guidelines; and
 - e. provide for high quality development through landscaping, lot, and building design.

12.0 LANGDON SECONDARY SCHOOL SITE AND RECREATIONAL PARK

The Langdon secondary school site and recreational park are identified on Map 5 and will be developed as a joint use site. This partnership between Rocky View Schools and the County will see the future development of a secondary school, sports fields, and a community node. The three uses together will benefit the community at large and add to the level of vibrancy and activity on Centre Street.

A joint use site is a shared site between Rocky View Schools and Rocky View County. The site is proposed to contain a high school, recreation centre and recreational fields.

OBJECTIVES

- Provide a site for the development of a secondary school.
- Provide additional playing fields and recreational amenities for Langdon residents and students of the secondary school.
- Provide a community node for the benefit of residents and students.
- Support the partnership between Rocky View Schools and Rocky View County for the joint development and use of the Langdon secondary school site.

POLICIES

General

- 12.1 The Langdon secondary school site and recreational park development shall be located along Centre Street in the area identified on Map 5.
- 12.2 The site shall provide a number of public uses that support the hamlet of Langdon and contribute to the development of a complete community. Uses may include:
 - a. a secondary school;
 - b. a community park with playing fields, and other recreational amenities; and
 - c. a community node.
- 12.3 The secondary school, playing fields, and community node should be developed in accordance with the policies of this Plan (Sections 16, 17, and 18).
- 12.4 Redesignation and development permit applications shall take into consideration and follow policies within the Centre Street Corridor Design Guidelines.
- 12.5 Rocky View County and Rocky View Schools shall work in partnership for the development of this site.

13.0 GATEWAYS

Gateways are important entrances along major roads entering and exiting a community. They represent a “community’s welcome” and it is important that they are visually attractive and well maintained.

OBJECTIVE

- Guide the development of attractive entrances and exits for residents and visitors to the hamlet of Langdon.

POLICIES

General

- 13.1 Gateways are supported in the areas identified as gateway on Map 5.
- 13.2 Highway business and industrial lands adjacent to Highway 560 and Centre Street North, and Township Road 232 and Range Road 272 as shown on Map 6: Non-Residential/Residential Interface, shall be subject to the gateway policies of this Plan.
- 13.3 Consideration shall be given to a high quality visual appearance when determining appropriate land use, siting, building design, signage, and landscaping.
- 13.4 Local plan design guidelines for gateways should consider such factors as sight lines, noise attenuation, setbacks, natural land features, innovative building design, and high quality landscaping, signage, and parking.
- 13.5 Gateways should be developed in accordance with the County’s Commercial, Office and Industrial Design Guidelines and the Centre Street Corridor Design Guidelines.
- 13.6 The Centre Street Corridor Design Guidelines should be considered in gateway development where they apply.
- 13.7 Rocky View County should collaborate with Alberta Transportation in creating an attractive gateway along Highway 560.

14.0 AGRICULTURE

The continued use of land for agriculture, until such time as the land is developed for other uses, is appropriate and desirable. The Langdon ASP policies support the retention and development of agricultural uses as described in the *Rocky View County Plan* and the Agricultural Boundary Design Guidelines. The Agricultural Boundary Design Guidelines is a tool that was developed to mitigate negative impacts to agricultural lands from the development of non-agricultural lands.

OBJECTIVES

- Support agricultural operations until alternative forms of development are determined to be appropriate.
- Provide for appropriate development of farmsteads and first parcels out.
- Mitigate land use conflicts between non-agricultural and agricultural uses through application of the Agricultural Boundary Design Guidelines.

POLICIES

General

- 14.1 Existing agricultural operations within the Langdon Plan area are encouraged to continue until development of those lands to another use is deemed desirable and that use is determined to be in accordance with the policies of this Plan.
- 14.2 The creation of a single lot from an un-subdivided quarter section for the purposes of a farmstead, first parcel out subdivision, or other agricultural development should be supported without the requirement of a local plan when it is in accordance with the relevant policies of this Plan and the *County Plan*.
- 14.3 Farmstead lot size shall meet the minimum and maximum size requirements of the *County Plan* and be no larger than is necessary to encompass the existing residence, associated buildings, landscape improvements, and access.
- 14.4 Residential first parcels out shall be situated in a manner that minimizes the impact on future development of the site. Residential first parcels out:
 - a. shall meet the site requirements of the *County Plan*;
 - b. shall meet the County's access management standards; and
 - c. should be located on the corners of the quarter section, or along two existing boundaries.
- 14.5 Non-agricultural developments that are proposed to be alongside agricultural developments and operations shall refer to the Agricultural Boundary Design Guidelines when submitting applications for a local plan, land use, subdivision, and development permits.

15.0 NON-RESIDENTIAL/RESIDENTIAL INTERFACE

The development of the Langdon Plan area requires careful and sensitive integration of future business uses that are adjacent to existing and planned residential areas. The goals and policies of this section are intended to achieve a compatible interface and mitigate the impact of non-residential uses.

The term *non-residential* refers to commercial, industrial, or other types of business development.

The *non-residential/residential interface* area is meant to provide a compatible interface between business and residential development. The non-residential/residential interface area contains the land designated for industrial, commercial, or other business use adjacent to the residential interface. A compatible interface is achieved by providing for the appropriate land use, building setbacks, lot and building design, and landscaping within this area.

OBJECTIVES

- Minimize the impact of non-residential development on residential development.
- Provide edge conditions in non-residential/residential interface areas that are complementary to adjacent residential areas.

POLICIES

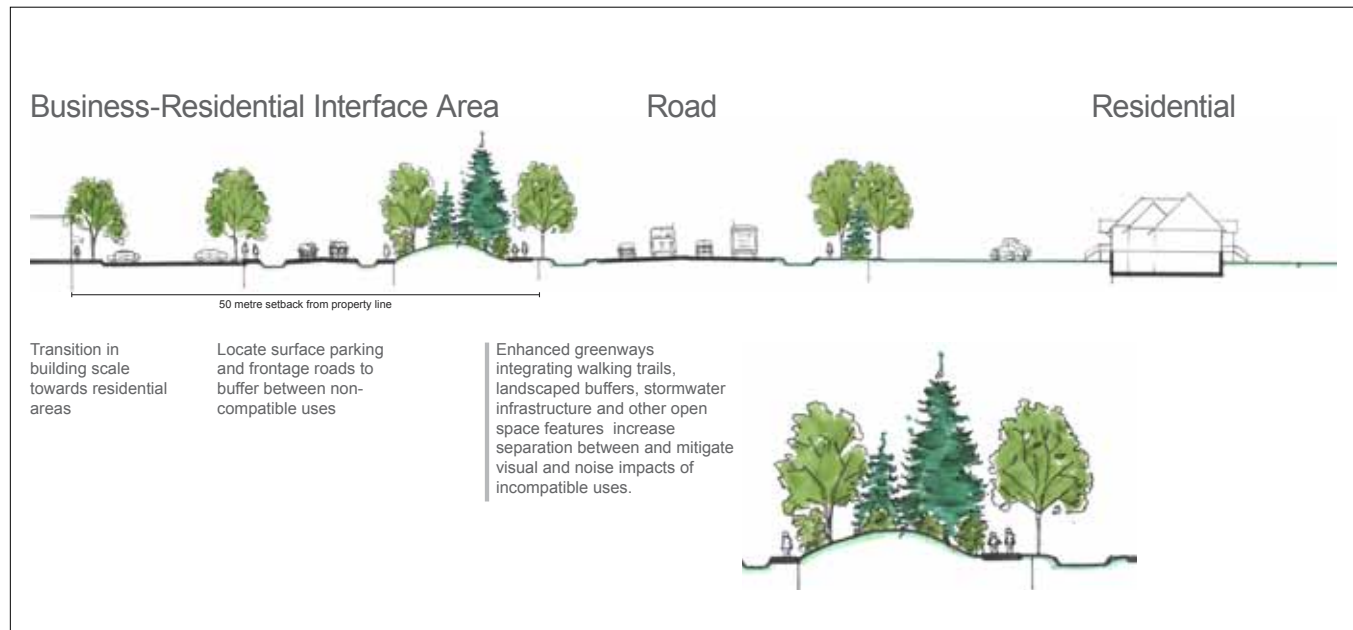
General

- 15.1 In order to limit the potential impact of non-residential activities within the business areas on adjacent residential areas, development and redevelopment of non-residential uses should be oriented towards Centre Street, where applicable, and not toward adjacent residential areas or local residential streets.
- 15.2 Loading and garbage enclosures required for non-residential development should not be located immediately adjacent to residential land uses or encroach on public rights-of-way.

Business Uses

- 15.3 Business uses located in those areas identified on Map 6 as non-residential/residential interface shall comply with the following requirements:
- acceptable uses are those business activities primarily carried on within an enclosed building that generate no significant nuisance factor outside of the enclosed building. Business uses that interfere with the use and enjoyment of adjacent residential development because of the nature of the business use should not be permitted, even where the business activities may be fully enclosed within a building; and
 - outside storage is not an acceptable use in the non-residential/residential interface area.

Figure 1: Illustration of the Non-residential/Residential Interface area.



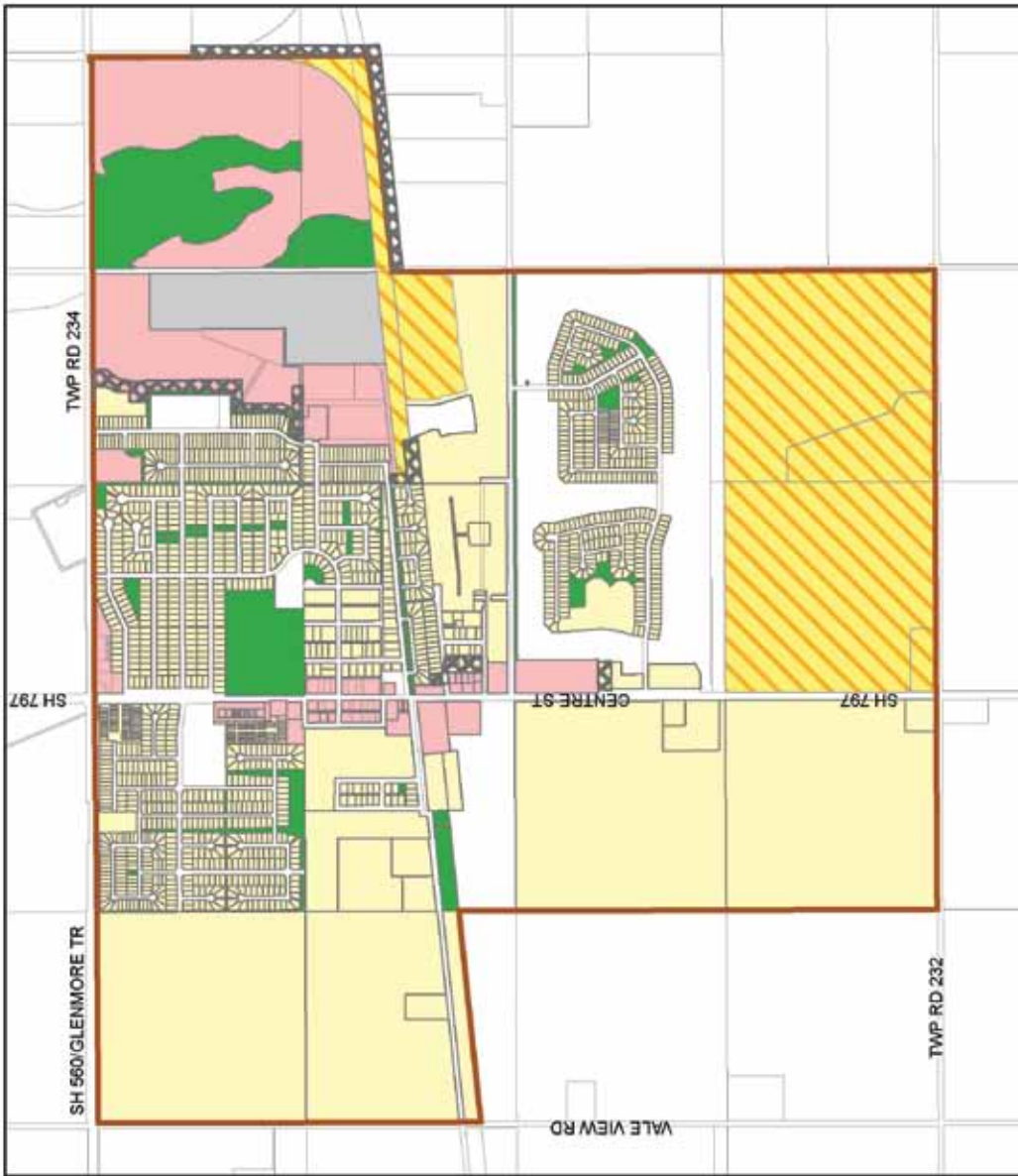
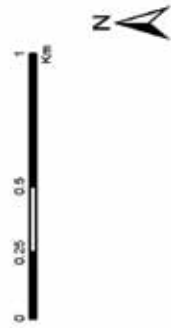
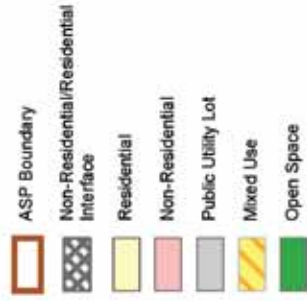
Setback Area Use and Landscaping

- 15.4 Uses within the setback of a non-residential/residential interface area may include:
- landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks; and
 - surface parking where the parking is hidden from view by berms and/or landscaping.
- 15.5 High quality landscaping should be emphasized in the setback area. A landscape plan shall be prepared for the setback as part of a local plan that addresses the County's Land Use Bylaw and the Centre Street Corridor Design Guidelines.
- 15.6 Mass plantings and/or berms are required to minimize the visual impact of the commercial/industrial buildings within an interface area. The plantings and/or berms:
- should incorporate natural contours and variations in height in order to achieve a natural landscaped appearance; and
 - may be located in either the non-residential/residential interface area or the municipal reserve, if provided.

Building Quality and Appearance

- 15.7 High quality building appearance should be emphasized where non-residential buildings face residential areas. Building design shall address the requirements of the County's Commercial, Office and Industrial Design Guidelines.
- 15.8 The maximum height of buildings on lots adjacent to a residential area shall be 12.5 metres or lower, where required by the County's Land Use Bylaw.
- 15.9 Garbage storage, loading bays, loading doors, or other activities creating heavy truck movements on lots adjacent to a residential area should not face the residential area.

Map 6:
 Non-Residential/
 Residential
 Interface



This map is conceptual in nature. No measurements or area calculations should be taken from this map.



B. SERVICES

16.0 SCHOOLS

Rocky View County and the school authorities administering the schools in the County have determined that six future schools may be required within the hamlet of Langdon; four public elementary and junior high schools, one Catholic elementary school, and one public high school. Presently, there are two existing elementary/junior high schools within the hamlet of Langdon. Current size requirements are 10 acres for an elementary school, 15 acres for a middle school, and 25 acres for a high school. Two existing school site locations are identified on Map 5: Hamlet of Langdon. Additional locations will be finalized based on demand and the policies of this Plan.

OBJECTIVES

- Identify school needs and potential school sites in the Langdon Plan area.
- Collaborate with school authorities on site selection and development.
- Explore the feasibility of joint use community and school facilities with school authorities.

POLICIES

General

- 16.1 The location of existing school sites are shown on Map 5: Land Use Strategy.
- 16.2 As local plans are prepared, consultation shall occur with the school boards and other relevant partners to confirm additional school needs and to identify further locations for future school sites.
- 16.3 The amount of land dedicated for a future school site should be consistent with the size requirements delineated in the reserves agreement between Rocky View County and the school boards.
- 16.4 Proposals for school sites that vary from the agreed upon size requirements (as per policy 16.3) shall require the agreement of the appropriate school board and the County.
- 16.5 Redesignation and subdivision applications for school sites shall address land use compatibility, servicing needs, transportation requirements, and ensure the site is of sufficient size to accommodate parking needs.
- 16.6 School sites should provide suitable land for active playfields and park space to meet the needs of students and should be connected to the community through trails, pathways, and/or sidewalks.

Joint Use

- 16.7 The County may partner with the school authorities to facilitate the creation of joint use facilities or amenities.
- 16.8 The County should encourage community groups and other organizations to consider collaboration with the school authorities and the County for joint use opportunities on municipal land and school sites.

17.0 RECREATION, CULTURAL, AND COMMUNITY USES

Community space and facilities for recreation, culture, and community uses are an important component of a hamlet. Once the spaces are created, the recreation, cultural, institutional, and social programs can be supported through a variety of mechanisms. The hamlet of Langdon has a number of community groups and organizations that have identified their future recreation facility needs. Future planning to secure recreation lands is something that will have to be a collaborative effort between the County, school boards, community groups, and private landowners.

OBJECTIVES

- Provide public and private space for recreation, culture, and community uses that foster the quality of life, health, and social well-being of residents.
- Support recreation, culture, institutional, and community uses in accordance with the recommendations of the *County Plan*.
- Provide support in future planning to secure recreation lands for community facilities (e.g. meeting space, ball diamond, youth centre).
- Provide recreation amenities for people of all ages in the hamlet (youth, young families, singles, and seniors).
- Provide intergenerational recreational programs to give opportunities for different age groups to share skills, education, and experiences.

POLICIES

General

- 17.1 Local plans shall consider the appropriate type, size, and scale of recreation, cultural, and community services.
- 17.2 Local plans shall consider and, where required, provide for the location of lands for recreation, cultural, and community uses.
- 17.3 The County shall support the development of recreation, cultural, and community facilities and amenities through grant funding programs/appropriate funding mechanisms.
- 17.4 The County shall support the development of intergenerational recreational programs.
- 17.5 The County should encourage both public and private partnerships to provide recreation, cultural, and community services.
- 17.6 The County should work with the hamlet's community groups to determine long range recreation needs and appropriate use of cash in lieu funds.
- 17.7 The County should work collaboratively with the school boards and the hamlet's community groups in order to plan for an appropriate amount of land for future recreation needs.

Support of Programs

- 17.8 The County encourages and supports recreation, cultural, and community programs through appropriate mechanisms and public/private partnerships.

18.0 OPEN SPACE, PARKS, PATHWAYS AND TRAILS

Open space, parks, pathways, and trails contribute to community building by preserving rural landscapes and providing residents with opportunities for passive and active recreation. Communities need to have a wide range of accessible, connected, inviting, and safe parks and open spaces to meet the diverse needs of residents, businesses, schools, and other institutions.

Open space means all land and water areas, either publicly owned or offering public access that are not covered by structures. Open space may include current and future parks, environmentally significant areas, and other natural areas, pathways and trails, greenways, parks, land for schools and recreation facilities, utility corridors, golf courses, and cemeteries.

OBJECTIVES

- Promote, conserve, and enhance an interconnected open space system.
- Ensure that open space and parks have an ecological, social, cultural, recreational, and/or aesthetic function, and that each space operates in a sustainable manner.
- Provide for a variety of parks that are well designed and accommodate residents' recreational and cultural needs.
- Provide for an interconnected local network of pathway and trail connections that link the hamlet's residential areas and link to Centre Street.
- Provide opportunities for passive recreation and active transportation modes within residential, industrial, and commercial areas.

POLICIES

General

- 18.1 An interconnected system of open space shall be provided in the Langdon Plan area that is in general accordance with Map 7: Open Space and Pedestrian Connections.
- 18.2 Open space shall be provided through such means as:
- a. the dedication of reserve lands, environmental reserves, and public utility lots;
 - b. the provision of environmental reserve easements, conservation easements, or other easements and rights-of-way;
 - c. government lands for public use;
 - d. privately owned land that is accessible to the public;
 - e. publicly owned stormwater conveyance systems;
 - f. land purchases, endowment funds, land swaps, and donations; and
 - g. other mechanisms as may be approved by the County.
- 18.3 Open space shall be planned and integrated into the Langdon Plan area so that the function of each space will provide a positive and safe social, cultural, and/or recreational experience for the community.
- 18.4 Open space shall have an ecological, social, cultural, recreational, and/or aesthetic function that is sustainable.
- 18.5 Multi-purpose and joint use sites for schools, parks, and recreation facilities are encouraged, where needed.

- 18.6 The network of pathways, trails, and sidewalks should promote walking and cycling; the network should provide connections between residential, commercial, institutional, and industrial areas.
- 18.7 The design and construction of parks, pathways, trails, and associated amenities shall be of high quality and adhere to the County Servicing Standards, Parks and Pathways: Planning, Development, and Operational Guidelines, and the County's Parks and Open Space Master Plan design criteria.
- 18.8 Where the regional pathway, trail, boardwalk, and sidewalk network cannot be located within a park, stormwater conveyance system, natural water course, riparian area, or natural area, it may be located within a road right-of-way in accordance with applicable County standards or in municipal reserve land adjacent to a road.

Local Plans

- 18.9 Local plan preparation should provide for a pathway, trail, and sidewalk network that generally aligns with the network shown on Map 7, and
 - a. provide connections within, and external to, the local plan area;
 - b. address parks and open spaces during all stages of development in alignment with the County's Parks and Open Space Master Plan;
 - c. wherever possible, be located within, or align with a park, wetland, stormwater conveyance system, natural water course, riparian area, or natural area;
 - d. incorporate crime prevention through environmental design (CPTED) features; and
 - e. contribute to the regional trail and pathway system.

Map 7: Open Space and Pedestrian Connections

- ASP Area
- Open Space
- Pedestrian Connections
 - Existing
 - Proposed
 - Approved
 - Sidewalks



This map is conceptual in nature. No measurements or area calculations should be taken from this map.



19.0 NATURAL ENVIRONMENT

Scattered throughout the hamlet area are a number of wetland complexes, with a series of permanent wetlands located in the Langdon Plan area. The purpose of these policies is to provide for the long term conservation of valued wetlands and riparian areas. The riparian protection area is based on the Province of Alberta's "Stepping Back from the Water Guidelines: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta's Settled Region" as amended.

A *wetland* is land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

A *wetland complex* is two or more permanent or intermittent wetlands connected by natural vegetation and drainage.

Riparian land is the vegetated (green zone) area adjacent to rivers, creeks, lakes, and wetlands. These areas have a distinct vegetative community that is a result of increased soil moisture and different soil types.

Wetlands and riparian areas connect groundwater to surface water, provide important wildlife and waterfowl habitat, clean and purify water, and provide recreational opportunities.

OBJECTIVES

- Provide for the protection and enhancement of wetlands and wetland values.
- Ensure wetlands are assessed through the local plan preparation process.
- Provide for the protection and enhancement of riparian areas adjacent to wetlands and watercourses.
- Provide guidance regarding building and development in and through riparian areas.

Wetland value is based on the function of the wetland (e.g. abundance and biodiversity) and the benefits it provides to society (e.g. water quality improvement and flood protection).

POLICIES

Wetlands

- 19.1 Wetland protection shall be guided by County and provincial policy.
- 19.2 The County shall require the use of the Alberta Wetland Classification System to determine wetland classification and relative wetland value.
- 19.3 Local plans shall identify the classification and value of wetlands within the local plan area boundary. This shall be done as part of a wetland assessment, to be provided at the local plan preparation stage.
- 19.4 Local plans shall determine, through consultation with the Province, whether wetlands are Crown owned land.

The Province has published a “Guide for Assessing Permanence of Wetland Basins” as a tool to assist in the identification of Crown owned land.

- 19.5 Wetlands, not claimed by the Crown, that have a high relative value should be dedicated as environmental reserve or environmental reserve easement.
- 19.6 Where the County and Province approve the removal of wetlands, compensation shall be provided in accordance with County and provincial policy.

Riparian Areas

- 19.7 Riparian area protection shall be guided by County and provincial policy.
- 19.8 Building and development in the riparian setback area shall be in accordance with the County’s Land Use Bylaw and the County’s Riparian Setback Policy.
- 19.9 The riparian setback area uses may include parks, pathways, and trails.
- 19.10 Public roads and private access roads are allowed in the riparian setback area but should be located, designed, and constructed so as to minimize disturbance to the riparian area.
- 19.11 The riparian setback area shall remain vegetated and development proponents should maintain the natural riparian function through the use of native plant species.

20.0 RESERVES

Reserves and environmental reserves are lands dedicated to the County as public land during the subdivision process. Reserves enhance the community by providing land for parks, schools, and recreational amenities. Environmental reserves protect the community and natural environment by preventing development in hazardous areas such as ravines and floodways.

Reserves are lands dedicated to the County by the developer through the subdivision process as defined in the *Municipal Government Act*. They include:

- municipal reserves;
- community services;
- environmental reserves;
- school and municipal reserves; and
- school reserves.

Instead of a land dedication, the County may accept the equivalent value of the land as money. Cash in lieu money is shared between the school boards and the recreation districts.

Community services reserves are defined in the *Municipal Government Act* as lands declared surplus by the school boards. Community services reserve land may be used for:

- a public library;
- a police station, a fire station, or an ambulance services facility, or a combination of them;
- a non-profit day care facility;
- a non-profit senior citizens facility;
- a non-profit special needs facility;
- a municipal facility providing service directly to the public;
- affordable housing.

Environmental reserves are defined in the *Municipal Government Act* (Section 664) as:

- a swamp, gully, ravine, coulee or natural drainage course,
- land that is subject to flooding or is, in the opinion of the subdivision authority, unstable, or
- a strip of land, not less than six metres in width, abutting the bed and shore of any lake, river, stream or other body of water for the purpose of
 - i. preventing pollution,
 - ii. providing public access to and beside the bed and shore.

OBJECTIVES

- Provide for the dedication of reserves to meet the educational, recreational, cultural, social, and other community service needs of the community.
- Provide for the taking of money in place of land for municipal reserve, school reserve, or municipal school reserve.

- Provide direction on the timing of reserve dedication.
- Provide for the identification and protection of environmentally significant land or hazard land through the dedication of environmental reserve or environmental reserve easements.

POLICIES

- 20.1 Reserves owing on a parcel of land shall be provided as:
- municipal reserve, school reserve, or municipal and school reserve;
 - money in place of reserve land; or
 - a combination of land and money.
- 20.2 Municipal reserve, school reserve, or municipal and school reserve, shall be provided through the subdivision process to the maximum amount allowed by the *Municipal Government Act*.
- 20.3 Prior to the disposition of municipal or school reserve land declared surplus by the school board, the County shall determine if the land is required for community services reserve land as provided for in the *Municipal Government Act*.
- 20.4 Voluntary dedication of reserve land beyond the maximum amount allowed by the *Municipal Government Act* may be considered if it is demonstrated that the additional reserve will benefit the community and result in no additional acquisition costs to the County.
- 20.5 All, or a portion of, reserve land requirements may be deferred by registering a deferred reserve caveat if it is determined that the reserve could be provided through future subdivision.
- 20.6 The acquisition, deferral, and disposal of reserve land, and the use of money in place of reserve land, shall adhere to County policy, agreements with local school boards, and the requirements of the *Municipal Government Act*.
- 20.7 Provision and allocation of reserves shall be determined at the time of subdivision by the County's subdivision approving authority.
- 20.8 The dedication of reserves should meet the present or future needs of the Langdon Plan area by considering the recommendations of this ASP, the Agricultural Edge Design Guidelines, the Parks and Open Space Master Plan, the Recreation and Culture Master Plan, local plans, school boards, and/or recreation boards.
- 20.9 The amount, type, location, and shape of reserve land shall be suitable for public use and readily accessible to the public.
- 20.10 Where an identified park, trail, and pathway system (Map 7) or land for recreational or cultural amenities cannot be provided through the dedication of municipal reserves or private easement, consideration should be given to acquiring land through the use of:
- money in place of reserve land;
 - money from the sale of surplus reserve land; or
 - other sources of identified funding.

Environmental Reserves

- 20.11 Lands that qualify as environmental reserve should be dedicated as environmental reserve or environmental reserve easement through the subdivision process, as per the *Municipal Government Act*.
- 20.12 Other lands determined to be of environmental significance, but not qualifying as environmental reserve, should be protected in their natural state through alternative means as determined by the County.

- 20.13 Environmental reserves should be determined by conducting:
- a. a biophysical impact analysis report;
 - b. a geotechnical analysis; and/or
 - c. other assessments acceptable to the County.

Reserve Analysis

- 20.14 A reserve analysis shall be required with the preparation of a local plan to determine the amount, type, and use of reserves owing within the local plan area.
- 20.15 The reserve analysis shall include a determination of:
- a. the total gross area of the local plan;
 - b. the type and use of reserves to be provided within the local plan area;
 - c. other reserves owing on an ownership basis;
 - d. the location of the reserve types and amounts in relation to the local plan area's overall open space system, with this information to be shown on a map; and
 - e. the amount of residual reserves to be taken as money in place of land.

21.0 EMERGENCY SERVICES

Emergency services within the Langdon Plan area include fire and protective service needs.

OBJECTIVES

- Ensure an appropriate and efficient level of fire and protective services is made available for current and future residents in order to provide for a safe and liveable community.
- Ensure communities are designed and constructed to optimize the delivery of fire and protective services.

An *emergency services facility* is a site and building(s) containing the staff, equipment, and other apparatus required to deliver fire and/or protective services within the County and may include facilities and space for other related services.

POLICIES

General

- 21.1 In association with Rocky View County Fire Services, the RCMP, and other emergency service providers, an adequate level of service shall be provided to meet current needs, as well as future needs, based on projected population growth and demographic change in the Langdon Plan area.
- 21.2 Policing will be provided by the RCMP as per the Provincial Police Service Agreement, until such time as another policing solution is required or sought out.
- 21.3 The County should review the policing requirements for the hamlet area and identify additional needed resources.
- 21.4 All industrial and commercial buildings should provide fire suppression systems and they shall be in compliance with the County's Fire Hydrant Suppression Bylaw and the *Alberta Fire Code*.
- 21.5 Local plans shall address fire and protection response measures and on-site firefighting requirements through consideration of such factors as efficient road design, safe and efficient access for emergency service vehicles, wildland fire protection, and fire control measures.
- 21.6 Crime prevention through environmental design features should be considered and incorporated into the design and construction of all new development, wherever possible.

C. INFRASTRUCTURE

22.0 TRANSPORTATION

The transportation network must develop in a manner that is safe, functional, and efficient. The network should minimize impacts on major wetlands and natural features, integrate development within the Langdon Plan area, and provide regional opportunities for walking, cycling, and public transportation. Map 8: Transportation Network 2020-2030 shows the provincial, regional, and local transportation networks in the Langdon Plan area, and provides information on road classifications.

OBJECTIVES

- Support a regional road network, based on the township and grid system.
- Create a road network that efficiently accesses and aligns with the provincial and regional highway network.
- Encourage the separation of residential, commercial, and industrial traffic by developing Vale View Road as a regional arterial road for industrial use.
- Provide for an internal road network that contributes to a high quality built environment and efficiently and safely aligns to the regional road network.
- Provide for an internal road network within the residential areas that facilitates connectivity within and between neighbourhoods.

POLICIES

General

- 22.1 All transportation infrastructure should be developed in accordance with the Langdon Transportation Modelling and Review report.
- 22.2 A transportation impact assessment shall be required as part of the local plan preparation and/or subdivision application process where applicable.

Regional Transportation Network

- 22.3 The regional transportation system should be developed in general accordance with Map 8. The classifications of the grid road network may be refined through further transportation analysis and/or at the local plan stage.
- 22.4 The County shall collaborate with the Province regarding regional road connections and access to Highway 560.
- 22.5 The County shall work with the Province to monitor the operation of the existing intersections on Highway 560 (Glenmore Trail) and Highway 797 (Centre Street) and Highway 560 (Glenmore Trail) and Vale View Road within the Langdon Plan area, and ensure that growth within the Plan area does not adversely affect the safe and effective operation of these intersections and/or the operation of both highways.
- 22.6 Infrastructure improvements to support subdivision/development are to be constructed by the developers, and may consist of upgrades to the existing at-grade intersections to improve safety and operations, or the redirection of traffic to an intersection location with additional capacity.
- 22.7 At the time of development rights-of-way shall be dedicated in accordance with the Langdon Network Analysis study prepared by Watt Consulting Group.

- 22.8 Where required, local plans shall accommodate existing and/or potential changes in access to the provincial transportation network, as identified on Map 8.
- 22.9 The County encourages and supports opportunities to connect to a regional public/private transportation system. Development of such a system shall consider design standards, costs associated with upgrading the road network, and long term-operation and maintenance requirements.

Local Transportation Network - General

- 22.10 The design and construction of roadways within the local transportation network shall use sound access management principles and shall be in accordance with County Servicing Standards.
- 22.11 The designation and design of local roads within the transportation network, including classification, street sizing, and intersection/access spacing, shall be determined at the time of the local plan preparation.
- 22.12 Local roads shall be designed in accordance with the urban or rural cross-section requirements established by the County Servicing Standards.

Local Roads – Mixed Use and Commercial

- 22.13 An urban standard cross-section should be used in the development of new industrial/commercial areas and should be identified in the local plan.
- 22.14 Light industrial/commercial areas should provide internal pathways and pathway connections to the regional trail network.
- 22.15 All roads within commercial areas should be designed to urban road standard requirements established by the County Servicing Standards.
- 22.16 Light industrial/commercial development shall provide for safe and efficient pedestrian and bicycle circulation between buildings, sites, and, where applicable, adjacent areas.
- 22.17 Centre Street shall be designed to an urban road standard and provide for pedestrian movement on both sides of the road, refer to the Centre Street Corridor Design Guidelines.







Local Roads - Residential

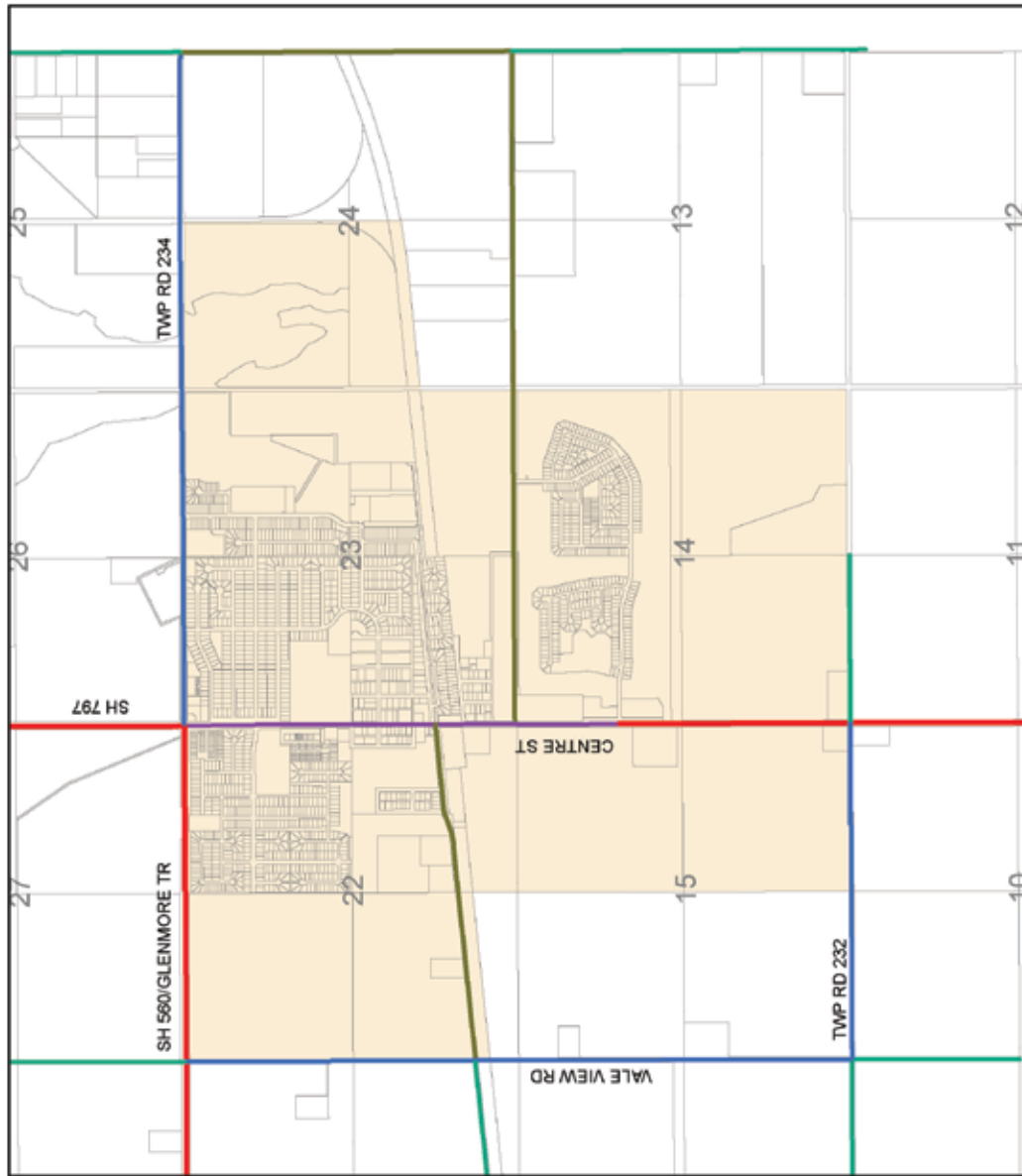
- 22.18 The road network in residential areas shall be designed to support an interconnected road and pedestrian system.

Business Park & Mixed Use

- 22.19 The type of road cross-section within business park and mixed use areas should be an urban standard and should be identified in the local plan.
- 22.20 Business park and mixed use areas should provide for safe movement of pedestrian traffic through the provision of internal pathways and pathway connections to the regional trail network.

**Map 8:
 Transportation
 Network
 2020-2030**

-  ASP Area
-  Highway/Provincial Road
-  Regional Arterial 2 Lane
-  Boulevard 2 Lane with Parking and Bicycle Lane
-  Collector 2 Lane
-  Gravel Road



This map is conceptual in nature. No measurements or area calculations should be taken from this map.



23.0 UTILITY SERVICES

Well-designed and effective utility services are the foundation of a well-planned community. New development is expected to connect to the County wastewater system and to the Langdon Waterworks Ltd. system for potable water. Upgrades proposed to the current water and wastewater systems will allow for additional growth in the hamlet. As Weed Lake is a key factor to growth within East Rocky View, without a viable outfall solution, the carrying capacity of Weed Lake and its ability to accept stormwater and treated effluent from the wastewater treatment facility is limited. Private companies provide shallow utilities such as gas, electricity, and telecommunications to the Langdon Plan area.

Map 9: Water shows the alignments of existing water transmission lines in the hamlet area. Map 10: Wastewater shows existing sewage transmission lines, lift stations, and sanitary catchment areas in the hamlet area. All new development is expected to connect to piped services.

OBJECTIVES

- Ensure potable water and wastewater systems are provided to the Langdon Plan area in a safe, cost-effective, and fiscally sustainable manner.
- Identify and protect utility service routes.
- Support water conservation.
- Ensure shallow private utility systems are provided to new developments.
- Ensure fire suppression and water supply infrastructure is provided to deliver the appropriate level of fire protection, in accordance with industry standards, within the Langdon Plan area.
- Manage, in co-operation with key stakeholders, stormwater and treated effluent discharges to manage the seasonal water levels and quality of Weed Lake.

POLICIES

General

- 23.1 Land use applications relying on services provided by the County and the water supplier shall not be supported until the County has confirmed servicing capacity exists, or will be provided, to the satisfaction of the County.
- 23.2 The County shall determine servicing wastewater capacity requirements and allocation within, and external to, the Langdon Plan area.
- 23.3 The County and the water supplier shall determine potable water capacity requirements and allocation within the Langdon Plan area.
- 23.4 All new developments shall connect to piped water and wastewater services.

Utility Location

- 23.5 The development of utility services should support an orderly, logical, and sequential pattern of development.
- 23.6 The location and size of utility rights-of-way and easements, and related line assignments, should be determined at the local plan stage to the mutual satisfaction of the County, the developer, and the utility companies.
- 23.7 Utility rights-of-way and easements shall be provided to accommodate County and potable water utilities and shallow utilities at the subdivision or development permit stage, as deemed necessary by the utility provider.

Water

- 23.8 All new development shall connect to the piped potable water system.
- 23.9 A water use assessment shall be required with local plan preparation, subdivision applications, and/or development permit applications to determine water demand and infrastructure requirements.
- 23.10 Notwithstanding policies 23.8 and 23.9, the following uses may be allowed to attain their potable water from water wells in accordance with County and provincial requirements:
- a. agriculture land uses; and
 - b. golf course playing areas for irrigation purposes.
- 23.11 In advance of future planning approvals within the Langdon Plan area, the water provider should plan the staged upgrading of its water treatment plant and attendant works to accommodate the potable water needs of a service population projected within this Plan.
- 23.12 In addition to the extension of treatment capacity, planning for the upgrading of the water treatment plant and attendant works should address municipal fire flow and storage standards and requirements, in accordance with industry standards.
- 23.13 Development and buildings relying on potable water provided by the water provider's utility system should use low flow fixtures and appliances.

Wastewater

- 23.14 All new development shall be required to connect to the County's wastewater system.
- 23.15 A wastewater servicing study shall be required with local plan preparation, subdivision applications, and/or development permit applications to determine wastewater demand and infrastructure requirements.
- 23.16 Notwithstanding policies 23.4 and 23.14, agriculture land uses may provide wastewater service by a private sewage treatment system in accordance with County policy and provincial regulation.
- 23.17 Sump pumps shall be connected to the storm system and not to the wastewater system.
- 23.18 An agreement between Rocky View County, Ducks Unlimited and the Western Irrigation District should be in place prior to Rocky View County expanding its options for treated effluent discharges to Weed Lake. Alberta Environment and Parks should be consulted through this process as well.
- 23.19 Concurrent with Policy 23.20 Rocky View County should immediately commence the planning for East Rocky View Sanitary Sewer Treatment facility upgrading in order to provide expanded service to the hamlets of Balzac, Conrich, and Langdon.
- 23.20 Rocky View County, in cooperation with key stakeholders, should manage stormwater discharges and treated effluent discharges to maintain the operating levels of Weed Lake.
- 23.21 Design upgrades to the East Rocky View Regional Sewer Treatment facility shall comprise advanced treatment techniques and dedicated treated effluent wetlands that target a reduction of the nutrient loading levels, phosphorous in particular.
- 23.22 All collection systems proposing connection to the East Rocky View Regional Sewer Treatment facility, and designed for lands within the Langdon Plan area, should include a system design strategy that eliminates and/or mitigates inflow and infiltration to the collection system.

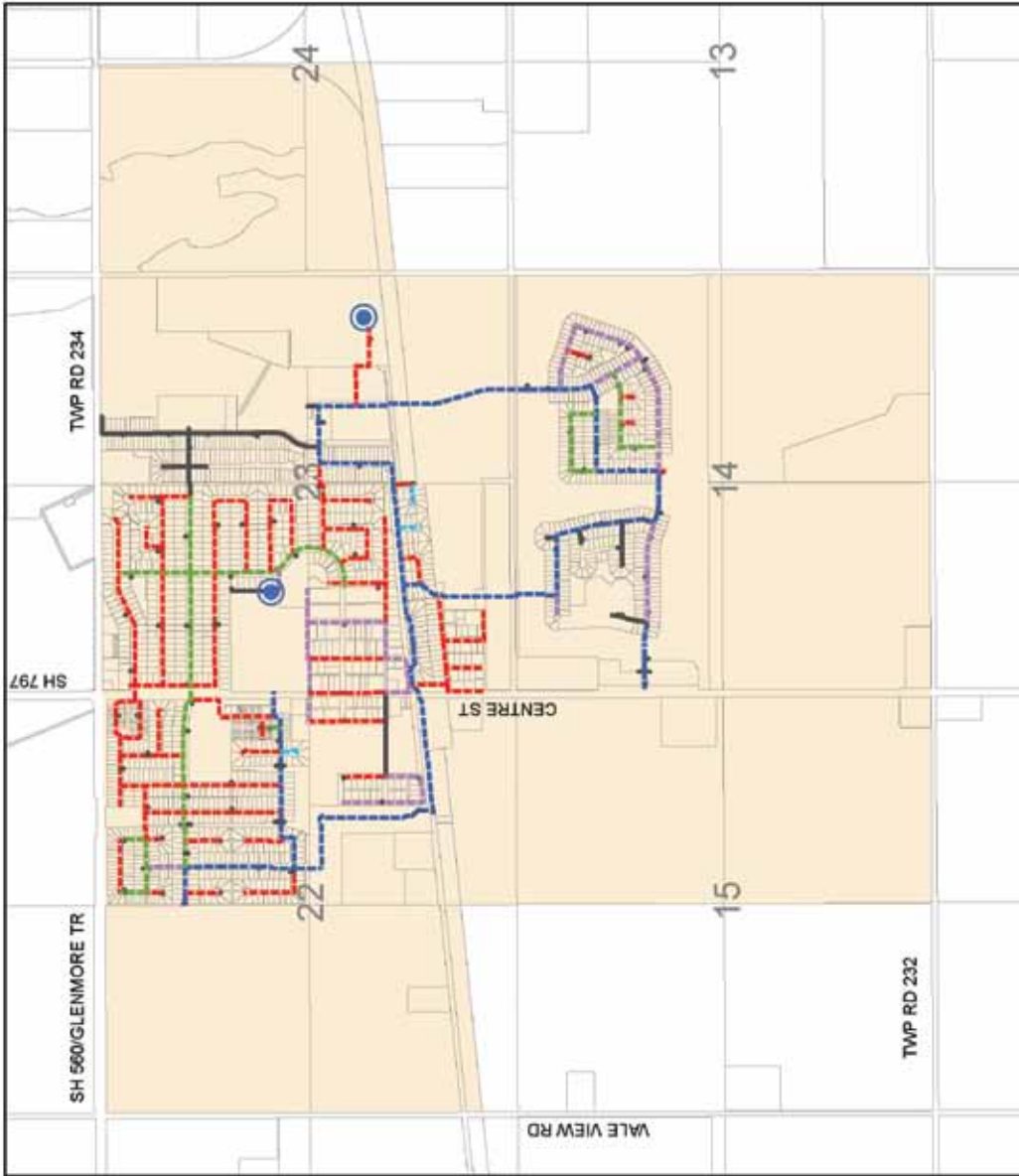
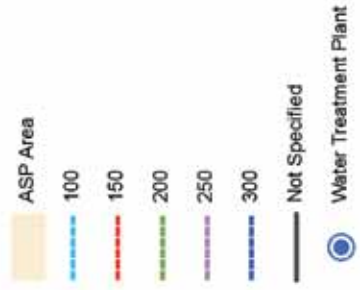
Shallow Utilities

- 23.23 All new development shall be serviced with shallow utilities at the expense of the developer.
- 23.24 Commercial communications facilities should locate on land identified for industrial, commercial, or business park uses and be in accordance with County policy.

Emergency Service Infrastructure

- 23.25 All industrial and commercial buildings are required to provide fire suppression systems and shall be in accordance with the County Fire Hydrant Water Suppression Bylaw, the National Fire Protection Association, and the *Alberta Fire Code*.
- 23.26 The water provider shall provide for an adequately sized reservoir and distribution system to provide firewater to the Plan area that meets the requirements of the County Fire Hydrant Water Suppression Bylaw, the National Fire Protection Association (NFPA), and the *Alberta Fire Code*.

Map 9: Water

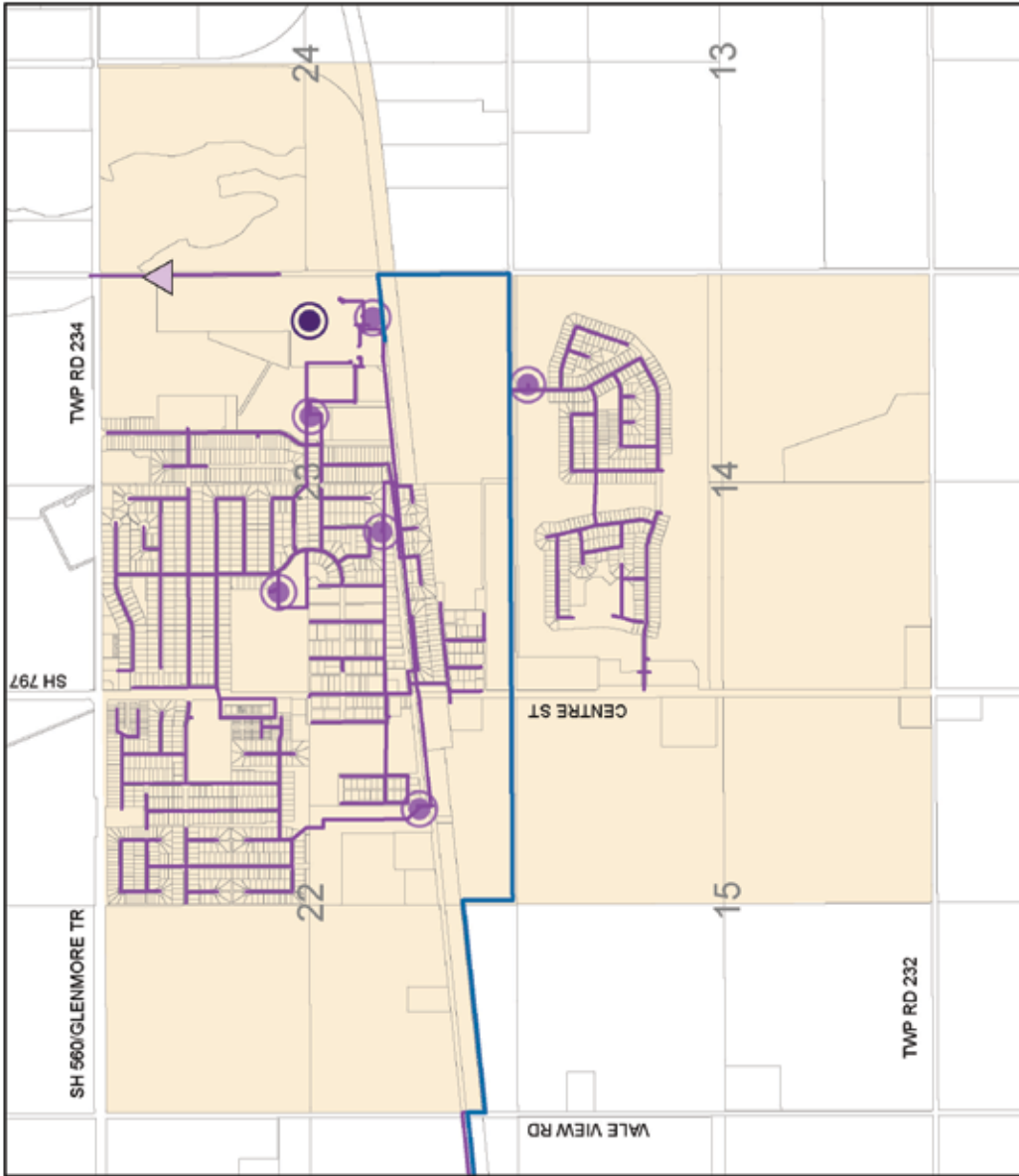
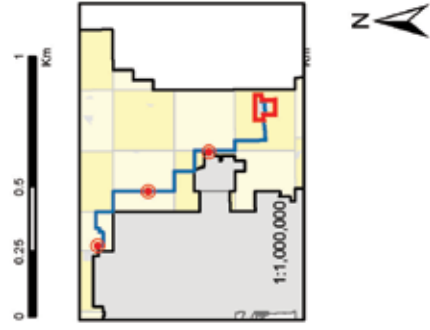


This map is conceptual in nature. No measurements or area calculations should be taken from this map.



Map 10:
 Wastewater

- ASP Area
- Transmission Main
- Sanitary Pipeline
- Wastewater Treatment Plant
- Lift Stations
- Regional Lift Station
- Treated Effluent Outfall



This map is conceptual in nature. No measurements or area calculations should be taken from this map.



24.0 STORMWATER

The hamlet of Langdon exists within a low-lying area of the Weed Lake watershed, which consists of approximately 4,600 hectares of primarily rural, undeveloped lands. Weed Lake is a wetland that was restored in 2008 as part of a joint effort between Rocky View County and Ducks Unlimited.

Restorations to Weed Lake were initiated to provide an outlet for the East Rocky View wastewater treatment plant and to accept additional stormwater runoff that is expected to be generated from future growth of the hamlet. The study examined the water quality and balance to ensure the lake operated within a defined range of water quality parameters to ensure the functional aspects of the lake were maintained under existing and future development growth scenarios.

Stormwater is conveyed to Weed Lake via a system of constructed ditches. Maps 11A and 11B show the main wetland areas and the existing and proposed stormwater conveyance routes in the hamlet area.

There were two stormwater conveyance and treatment systems that were reviewed at the time this area structure plan was being prepared. These were the:

- Cooperative Stormwater Management Initiative (regional); and
- Langdon Comprehensive Stormwater Review (local).

The Cooperative Stormwater Management Initiative (CSMI) proposes to take water east to incorporate Weed Lake into the regional stormwater management to eventually convey stormwater to the east and north to the Red Deer River. CSMI was formed to assist municipalities and the Western Irrigation District (WID) in working together to find an effective and feasible solution to stormwater management as it affects each group in different ways. The partners in this initiative include: WID, Rocky View County, The City of Calgary, the Town of Strathmore, Wheatland County, and the City of Chestermere.

The CSMI study area includes the hamlet of Langdon and Weed Lake catchments, and therefore is directly relevant when considering future stormwater management requirements for existing and future developments. As recommended in the CSMI study, all stormwater runoff from urban development shall be managed and treated as necessary through stormwater best management practices (BMPs) as it will be eventually released into a natural water course.

To support the continued growth of the Plan area and the hamlet, the Langdon stormwater management review provided recommendations to redirect upstream stormwater flows directly to Weed Lake and to implement various upgrades within the drainage network to safely convey stormwater to Weed Lake.

OBJECTIVES

- Ensure effective, sustainable, and responsible stormwater services to the Langdon Plan area.
- Provide and protect stormwater storage areas and conveyance routes.
- Maximize the use of existing stormwater drainage conveyance systems.
- Support innovative conservation methods such as low impact development (LID) and BMPs with respect to stormwater management and incorporate stormwater reuse principles in subdivision and development designs.
- Preserve high value wetlands within the Langdon Plan area.
- Provide wetland treatment systems that improve the stormwater quality.

Low impact development is a comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds (definition from the Low Impact Development Centre, www.lowimpactdevelopment.org).

Best management practices (BMPs) minimize the impact of increased runoff volumes and poor water quality in the CSMI's study area, the types of key stormwater best management practices (BMPs) that can be employed in future land development areas include:

- Minimize generation of runoff.
- Retain runoff on-site through evapotranspiration, infiltration and/or reuse.
- Capture, hold and use runoff within a development or municipal area for reuse (green space irrigation).
- Treat stormwater using filtering and settling systems.

POLICIES

General

- 24.1 Development that is required to tie into the stormwater conveyance network shall be required to:
- a. provide payment of the stormwater levy; or
 - b. front end the cost of the improvements to the specific drainage course servicing the proposed development with the possibility to receive future cost recoveries.

Regional Stormwater Management

- 24.2 The County shall work collaboratively with the Western Irrigation District, Alberta Environment and Parks, and Ducks Unlimited to develop a regional approach to the management of Weed Lake.
- 24.3 Collaborative discussion between Rocky View County, Ducks Unlimited and the Western Irrigation District should aim to reach an agreement among the parties that
- a. clearly articulates the importance of Weed Lake to the objectives of the stakeholder organizations;
 - b. defines the roles and responsibilities that each organization will assume with respect to Weed Lake; and
 - c. outlines an implementation strategy and action framework that will ensure the long-term viability and sustainability of Weed Lake.
- 24.4 All future developments shall be required to adhere to future CSMI stormwater management policies.
- 24.5 The County shall investigate and, if necessary, implement stormwater treatment standards necessary for discharge into Weed Lake and the overall CSMI system.
- 24.6 The volume and rate of stormwater discharge to Weed Lake shall be in accordance with the recommendations made in the Langdon Comprehensive Stormwater Review and any other plans that may amend, replace, or add to this plan.
- 24.7 Until such time as a regional conveyance system is finalized, the stormwater drainage system (conveyance and storage areas) shall be designed to comply with the Langdon Comprehensive Stormwater Review (Map 11B: Proposed Stormwater Infrastructure).
- 24.8 Stormwater management systems should be designed at a scale that services the Langdon Plan area. The County discourages stormwater ponds designed for individual lots.

Cooperative Stormwater Management Initiative

Future land development should incorporate the following to meet the CSMI collaborative Stormwater Management guidelines:

- Low impact development practices;
- Stormwater reuse (green space irrigation) to reduce overall stormwater volume;
- Wetponds and/or wetlands for management of peak flows and treatment of stormwater;
- Management of runoff pollutants at source;
- Control of runoff volumes to minimize impacts on the receiving water body;
- Ensuring peak flow rates from urban land development meet ESRD Stormwater Drainage Standards and Guidelines;
- Convey the stormwater to its ultimate end use or destination;
- Provide an ultimate end use (or destination) of the stormwater; and
- The design of these practices requires "optimization" for phosphorus management.

Local Stormwater Management

- 24.9 Stormwater conveyance systems should develop in an orderly, logical, and sequential pattern of development.
- 24.10 Stormwater shall be conveyed in a manner that protects downstream properties.
- 24.11 Where required, proponents of new development shall identify, secure, and implement, in consultation with the County, the downstream stormwater conveyance system.
- 24.12 Stormwater conveyance systems must provide a right-of-way of sufficient width to accommodate upstream stormwater flow.
- 24.13 Where required, proponents of new development may be required to dedicate sufficient rights-of-way to secure the long term drainage network as identified in the Langdon Comprehensive Stormwater Review.

Local Stormwater Standards and Design

- 24.14 Stormwater infrastructure shall be constructed, operated, and maintained in accordance with the County Servicing Standards, County Policy, Langdon Comprehensive Stormwater Review and provincial regulations. The stormwater management system should be designed to:
- a. operate on a gravity basis or mechanical methods with appropriate power backup;
 - b. accommodate stormwater flows from adjacent transportation networks;
 - c. accommodate stormwater flows from upstream lands;
 - d. preserve the value of existing wetlands; and
 - e. conform to an urban standard where a curb and gutter transportation system is provided.
- 24.15 As part of a local plan preparation process, the applicant shall submit a stormwater management report consistent with the approved master drainage plan, County Servicing Standards, County policy, Langdon Comprehensive Stormwater Review, and the policies of this Plan.
- 24.16 The stormwater management report shall comply with any new stormwater plans, management policies, and interim servicing policies that may be introduced after the adoption of this Plan.
- 24.17 A stormwater management report should address the following:
- a. impacts on existing infrastructure such as ponds, pipes, pumps, and ditches;
 - b. the use of gravity systems are preferred over pressurized pipe or pumped systems;

- c. an adequate emergency escape path;
- d. the potential staging and practical tie-in points for proposed development;
- e. inclusion of backup generators to power pumps in case of power outages;
- f. accommodate the additional base flow generated from sump pumps;
- g. flow contributions from the upstream natural catchments; and
- h. downstream impacts.

A *stormwater pond* is an artificial pond that is designed to collect and treat stormwater to an acceptable County and provincial standard. The stormwater pond disposes of stormwater through controlled release, absorption into the ground, and/or evaporation.

A *constructed wetland* is an artificial wetland created as a new or restored habitat for native vegetation and wildlife; it provides the same function as a stormwater pond.

A *wetland* is land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activities that are adapted to a wet environment.

- 24.18 Stormwater ponds or constructed wetlands should be located:
- a. on an accessible public utility lot;
 - b. outside of the riparian setback area; and
 - c. designed in accordance with the requirements of the Langdon Comprehensive Stormwater Review and the County Servicing Standards.

A *master drainage plan* is a plan that determines the rate and volume of stormwater flow and addresses the methods and infrastructure requirements for stormwater treatment and conveyance.

Purple pipe refers to the colour of pipe used to transport water that has been recycled from a stormwater retention area or municipal waste system. Reclaimed water is filtered and processed to a required provincial standard.

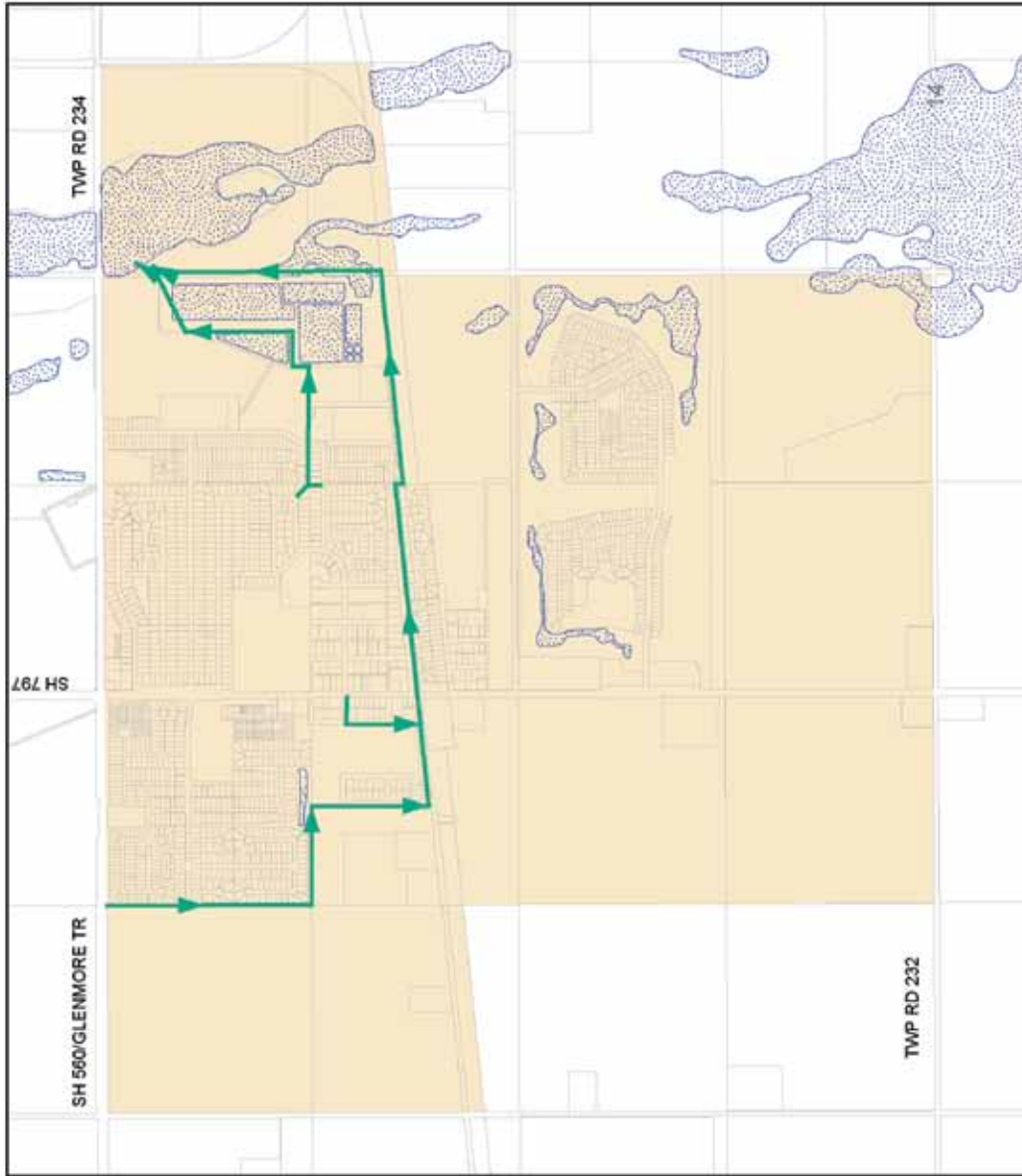
- 24.19 As part of preparation of a local plan, findings and recommendations from supporting studies such as the Langdon Comprehensive Stormwater Review shall be reviewed and implemented.
- 24.20 Best management practices and alternative solutions for the improvement of stormwater quality and reduction of stormwater quantity should also be implemented. Solutions may include:
- a. design of stormwater facilities to incorporate source controls in order to reduce the amount of water moving downstream and the need for end-of-pipe stormwater treatment solutions;
 - b. use of low impact development methods, such as constructed wetlands and bio-swales;
 - c. reduction of impermeable surface runoff;
 - d. reuse of stormwater for irrigation;
 - e. consideration of stormwater ponds at the sub-regional level to support the reuse of stormwater; and
 - f. protect downstream conveyance routes and properties.

Utility Costs

- 24.21 Developers relying on regional County stormwater services may be required to front-end or contribute to the costs of service upgrades where deemed necessary by the County.
- 24.22 Development relying on County stormwater services shall be required to pay the Rocky View County stormwater off-site levy at the time of subdivision endorsement, or as a condition of development permit.
- 24.23 Costs associated with stormwater service improvements are the developer's responsibility.
- 24.24 Developers relying on stormwater infrastructure improvements provided by other developments shall be required to pay cost recovery as per the requirements of the applicable cost contribution agreement.

Map 11a: Existing Stormwater Infrastructure

- ASP Area
- Existing

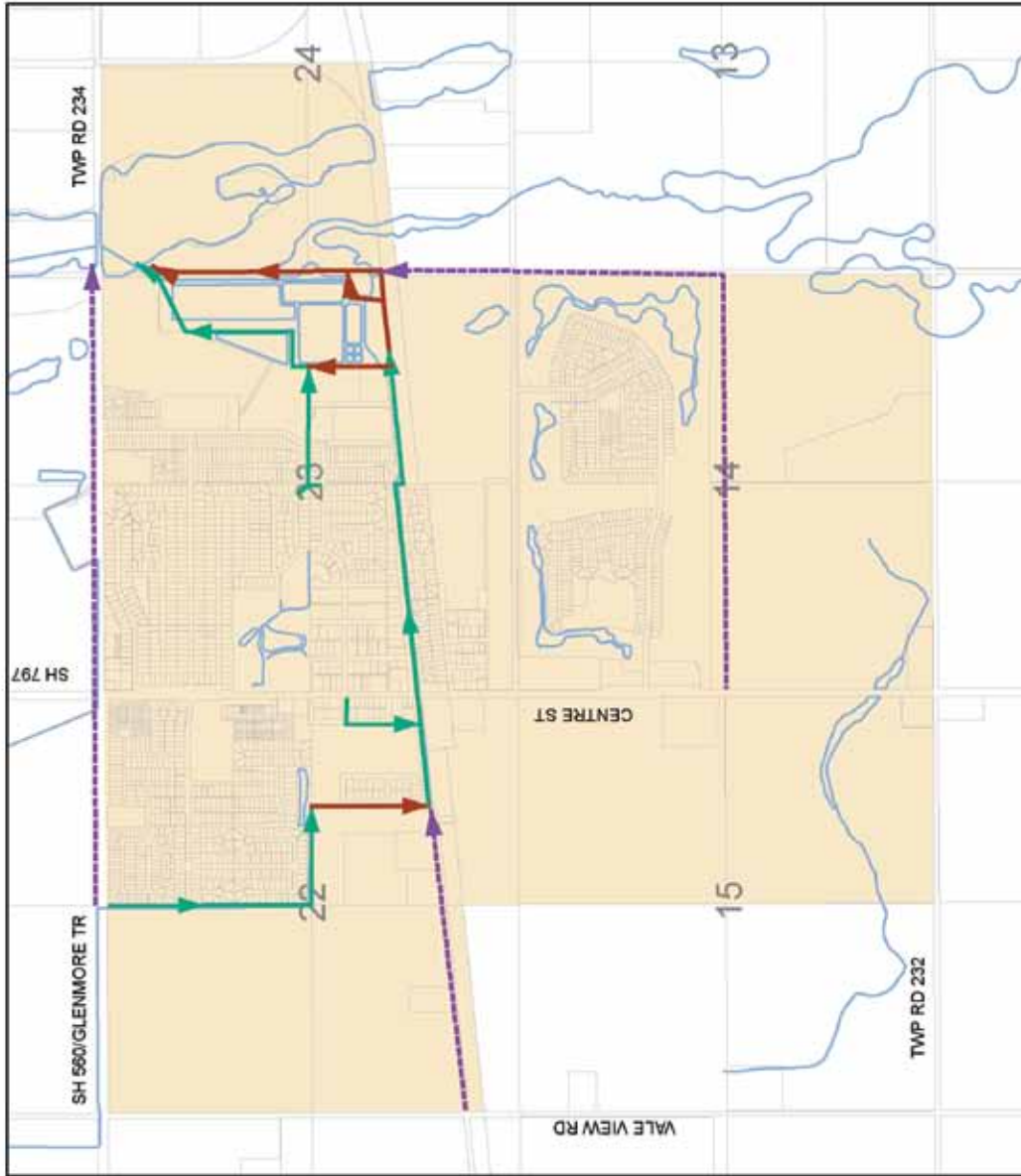


This map is conceptual in nature. No measurements or area calculations should be taken from this map.



Map 11b: Proposed Stormwater Infrastructure

- ASP Area
- Existing
- Proposed
- Upgrade



This map is conceptual in nature. No measurements or area calculations should be taken from this map.



25.0 SOLID WASTE AND RECYCLING

Solid waste policies address the management of solid waste through all stages of development; from construction and demolition to full build-out. The policies emphasize the reduction and diversion of waste through the recycling and reuse of materials. Each development stage has different solid waste requirements and the policies below provide guidance to developers and residents on effectively managing solid waste.

OBJECTIVES

- Ensure local plans address solid waste management during all stages of development and are in alignment with the County's Solid Waste Master Plan.
- Promote proper disposal and recycling of solid waste material from construction sites.
- Encourage solid waste management plans to have a diversion target of 50 percent for construction and development.
- Provide direction on the expected level of post-construction waste management service.
- Provide for consideration of relocating the waste transfer site and recycling facility.
- Encourage the future collection of organics with curbside pickup service.

POLICIES

General

- 25.1 Rocky View County should continue its actions respecting the implementation of curbside solid waste, recycling, and organic collection programs for the hamlet of Langdon in order to reduce and divert the volume of material to an upgraded solid waste recycling and disposal facility and align with the Rocky View County Solid Waste Master Plan, the *Rocky View County Plan* and provincial standards and requirements.
- 25.2 Rocky View County's Solid Waste and Recycling Services should plan facility upgrading to accommodate the solid waste, recycling, and disposal requirements of a service population provided in this ASP.
- 25.3 The developer shall be responsible for the management and disposal of solid waste generated through all stages of construction.
- 25.4 Waste minimization and waste diversion practices are encouraged in the Langdon Plan area. A diversion target of 50 percent is recommended.
- 25.5 A local plan should:
- a. address solid waste management through all stages of development, including occupancy;
 - b. identify the hamlet of Langdon waste transfer site as the local site to serve the local plan area;
 - c. conform to the policies of the County's Solid Waste Master Plan;
 - d. residential development consisting of no more than two attached dwelling units (e.g., duplexes) shall coordinate on lot layout with the County's Solid Waste and Recycling Services department to ensure that solid waste collection can be collected efficiently; and
 - e. set a solid waste diversion target to inform the subdivision construction management plan.

The Province of Alberta has developed a provincial waste strategy document titled “Too Good to Waste: Making Conservation a Priority” in order to promote the diversion of waste from landfills through the reuse and recycling of materials.

Medium Density Residential

- 25.6 Medium density residential developments shall make their own arrangements for the proper removal and disposal of garbage, recyclables, and other waste materials, as per Rocky View County’s Solid Waste Bylaw.

Industrial and Commercial

- 25.7 Industrial and commercial business owners shall make their own arrangements for the proper removal and disposal of garbage, recyclables, and other waste materials, as per Rocky View County’s Solid Waste Bylaw.

26.0 OIL AND GAS

Oil and gas facilities, infrastructure, and operations are industrial land uses that have the potential to affect public safety, quality of life, and the natural environment. The coexistence of these oil and gas activities with other forms of development in the hamlet area is an important consideration in the area's development.

Map 4: Existing Conditions identifies the locations of gas lines and operating wells within the Langdon Plan area.

OBJECTIVES

- Ensure appropriate and safe land development in relationship to petroleum facilities and wells.
- Allow for the continued safe operation of petroleum facilities and wells.

Petroleum facilities are plants, pipelines, and batteries used to process and transport oil and gas. Petroleum wells are producing, suspended, or abandoned oil and gas wells.

POLICIES

General

- 26.1 Applicants proposing to develop land in the vicinity of petroleum facilities and wells shall adhere to the setback requirements and policies of this Plan, subdivision and development regulations, and the directives and bulletins of the Alberta Energy Regulator (Appendix B).

Directives are documents that set out Alberta Energy Regulator (AER) requirements or processes for implementation. Licensees, permittees, and other approval holders under the jurisdiction of the AER are required to obey all directives.

Bulletins inform the energy industry and the public of an Alberta Energy Regulator activity, such as a consultation, new regulatory requirement, new program, or electronic submission of data.

- 26.2 At the time of subdivision or development, a restrictive covenant shall be registered that prevents the construction of any building within the setback area associated with an active, suspended, or abandoned well.
- 26.3 As part of a local plan preparation process, applicants shall obtain a land development information package from the AER and identify the locations of all petroleum wells and pipelines (abandoned and operating) in the local plan area. In addition, the applicant must determine if an emergency planning zone has been established around a sour gas facility or well.
- 26.4 Prior to the preparation of a local plan to develop lands within 1.5 kilometres of a petroleum facility that is situated within an emergency planning zone, the developer shall consult with the County and the operator of the facility to determine how an emergency response plan will be prepared, updated, or replaced.
- 26.5 The location, development setbacks, emergency planning zones, and emergency response planning regarding all petroleum facilities shall be identified in the local plan and included in any marketing information and other public communication materials for petroleum facilities.

Pipelines

- 26.6 All setbacks from a pipeline shall be in accordance with provincial regulations.
- 26.7 All land uses on pipeline rights-of-way shall have regard for the safe, ongoing operation of the pipeline.
- 26.8 Crossing and access agreements shall be in place prior to conditional subdivision plan approval for lands encumbered by a pipeline right-of-way.
- 26.9 Pathways and other recreational uses may be allowed on pipeline rights-of-way with the consent of the easement holder and at the discretion of the approving authority.

PART III: IMPLEMENTATION

27.0 IMPLEMENTATION

The Langdon Area Structure Plan outlines the vision for the physical development of the Langdon Plan area and provides guidance with regard to infrastructure, land use, subdivision, and development. The purpose of this section is to describe the implementation process, to provide detail on the sequence of development, and to specify requirements to ensure the ASP policies and strategies are adhered to.

OBJECTIVES

- Implement the land use strategy and policies of the Langdon Area Structure Plan.
- Ensure local plans adhere to the vision and policies of the Plan. Provide development criteria for the logical progression of development.
- Implement key actions to facilitate development, provide guidance to local plans, and ensure a coordinated planning and implementation approach.
- Provide for the review and amendment of the Plan as required.

POLICIES

Local Plans, Redesignation, Subdivision, and Development Applications

Local plans are to be developed within the framework provided by this Plan. Policy sections identify the unique requirements that must be addressed in the local plan due to the location and specific conditions of the proposed development area. The standard technical requirements of a conceptual scheme or master site development plan are identified in the *County Plan* (Section 29 and Appendix C).

- 27.1 Applications for redesignation, subdivision, and/or development require the concurrent or prior adoption of a local plan, unless otherwise directed by the policies of this Plan or determined by the County not to be required.
- 27.2 Local plans shall address and adhere to the requirements of the Langdon Area Structure Plan. In support of local plans and redesignation applications, the developer will be required to submit a rationale showing how their proposal is consistent with the vision and policies of the Plan.
- 27.3 Land use, subdivision and development applications shall address and adhere to the requirements of the local plan and the policies of this Plan.
- 27.4 The identification, implementation, and timing of any required off-site improvements and/or community services should be determined to the satisfaction of the County, in conjunction with the local plan approval process.
- 27.5 Where a local plan does not exist or is silent on a subject, the policies of the Langdon Area Structure Plan shall apply.
- 27.6 Local plans shall address the requirements as set out in the policies of this Plan and Section 29 and Appendix C of the *County Plan*.
- 27.7 All planning or development applications, and any associated infrastructure construction, should meet the technical requirements of the *County Plan*, County Land Use Bylaw, Langdon Area Structure Plan, and associated technical studies, relevant local plan, County Servicing Standards, County policy, and provincial and federal requirements.

Local Plan Boundaries

The boundaries of local plans should be based on the natural and physical conditions in the hamlet area, as well as other factors such as the availability of servicing and proposed transportation improvements. Map 12: Local Plans identifies the locations of existing and future local plans.

- 27.8 All local plan boundaries shall be developed in consultation with the County. The preferred minimum planning area is one quarter section (160 acres) in size.
- 27.9 Where the policies of an existing local plan conflict with the Langdon Area Structure Plan, the policies of the Langdon Area Structure Plan shall prevail.

Appendix Interpretation

- 27.10 The appendices do not form part of the statutory portion of the ASP. The intent of the appendices is to provide information and guidelines to support the policies of the ASP.

Infrastructure Costs and Levies

The Langdon Plan recognizes development implementation will require infrastructure improvements within, and external to, the Langdon Plan area. The costs incurred by development of lands will be covered through a variety of revenue sources including developer improvements, development levies, County improvements, provincial contributions, and user fees.

The need, cost, and timing of infrastructure vary with the type of infrastructure improvement. Off-site levies for transportation, water, wastewater, and stormwater servicing have, or will be developed for the Langdon Area Structure Plan. All levies are subject to periodic review and include development costs associated with internal and external improvements to service the Langdon Plan area. Non-levy cost contribution and improvements will be determined through periodic review of the master servicing documents and at the local plan preparation stage.

It is important to note that infrastructure costs do not represent the full costs to service the Langdon Plan area. Complete community costs also include costs associated with program and service delivery to residents and business owners (e.g. community recreation, fire and property protection, parks maintenance, waste and recycling operations, etc.) that serve community needs and are an essential part of a community.

- 27.11 As part of the local plan approval process the identification, timing, and funding of any required off-site improvements is required. Off-site improvements that are:
 - a. internal to the Langdon Plan area should be determined to the satisfaction of the County; or
 - b. external to the Langdon Plan area, including provincial infrastructure should be determined to the satisfaction of the County, in consultation with the relevant municipality and/or provincial department.

Development Criteria

The development criteria outline a series of conditions that developments must meet before being considered for approval. This will provide for a logical and cost-effective progression of development to accommodate ultimate land uses, densities, and infrastructure systems proposed in this Plan.

- 27.12 Local plans approved prior to adoption of this Plan may proceed with existing approvals in accordance with approvals and the requirements in this Area Structure Plan.
- 27.13 New development areas should be contiguous to existing development or approvals.

- 27.14 The applicant shall demonstrate market demand for any neighbourhood commercial uses proposed to be included within a residential proposal through the development of a market demand study. The market demand study should show that:
- the current supply of the proposed commercial land use is approaching build-out, and there is a demonstrated need for the use; and
 - the proposal will contribute to the fiscal balance of the municipality.
- 27.15 The County shall confirm that servicing capacity exists or confirm that capacity has been purchased for the proposed development through payment of the water & wastewater off-site levy or other methods satisfactory to the County, where:
- the extension of wastewater services is logical and cost-effective; and
 - is located in close proximity to existing utility infrastructure.
- 27.16 The applicant shall confirm that water servicing capacity exists or confirm that capacity has been reserved or purchased for the proposed development through agreement with Langdon Waterworks or other methods satisfactory to the County.

Monitoring

The progress in implementing the Langdon Area Structure Plan will be monitored based on a number of performance measures including population growth, development activity, and infrastructure expansion. Where necessary, County Administration will make recommendations as to how to manage growth in the hamlet or how the Plan may be updated to meet changing circumstances.

- 27.17 County Administration shall report to Council on implementation of the Langdon Area Structure Plan as part of Administration's yearly reporting on the overall implementation of the *County Plan*.

Plan Review and Amendment

- 27.18 The future land use and development outlined in the Langdon Area Structure Plan is intended to address a 10 year plus build-out of the area. While the Plan is sufficiently flexible to account for change, periodic review and occasional amendment may be required.
- 27.19 Prior to amending this Plan a public engagement process involving area stakeholders shall be undertaken.

Map 12:
Local Plans

-  ASP Boundary
-  Adopted Local Plan
-  Local Plan Required



This map is conceptual in nature. No measurements or area calculations should be taken from this map.



Actions

Actions are activities that need to be carried out by the County to achieve the goals, objectives, and policies of the Plan. The following are the recommended County actions to assist in the implementation of the Langdon Area Structure Plan.

1. Develop design guidelines for the development of Centre Street, as per Section 14 of the *County Plan*.
2. Consider the adoption of a new hamlet of Langdon boundary.
3. Consider funding and design strategy for sidewalks and lighting along Centre Street for the hamlet of Langdon.
4. Adopt and implement a stormwater levy for the hamlet area.
5. Monitor and report on the Plan implementation as part of the yearly *County Plan* reporting (Policy 27.17).
6. Consider a plan for necessary upgrades to the wastewater facilities.
7. Prior to the hamlet of Langdon's population exceeding 5,000 residents, the County will:
 - a. review the community's policing requirements and identify additional needed resources, if any (Policy 22.5); and
 - b. consider expanding the hamlet area with County managed solid waste services (Policy 26.7).

APPENDICES

Appendix A: Future Study Area

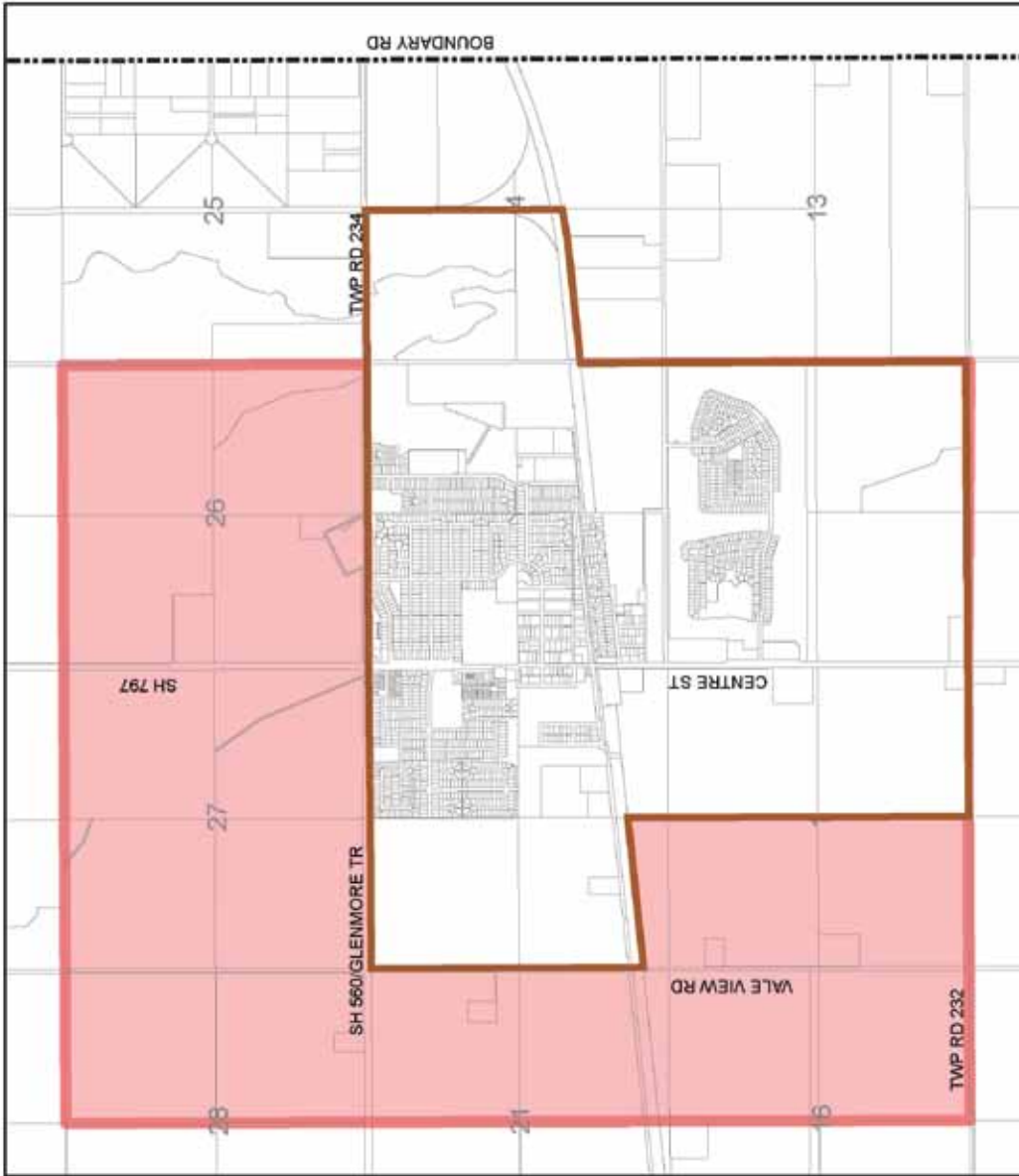
FUTURE STUDY AREA

A future study area is identified on Map 13. The area identified as future study area are lands that can be considered for the future expansion of the hamlet of Langdon once the Langdon Plan area approaches build-out, suitable transportation and servicing infrastructure is in place. In the interim, existing uses will be allowed to remain, and limited development for agricultural purposes including farmsteads and first parcels out will be permitted in the future study area.

Items to be addressed when looking to expand the hamlet and ASP boundary:

- a. strong consideration for amending the *County Plan* should expansion of the ASP and hamlet boundaries result in a population projection that is much greater than the projected population targets listed in the *County Plan* for hamlets;
- b. a public engagement process involving area stakeholders shall be undertaken and an overall land use strategy and supporting policies for the future study area shall be developed;
- c. mechanisms to implement the construction of the transportation network shall be identified;
- d. availability of wastewater treatment capacity including a viable outfall for the treated effluent from the East Rocky View Wastewater Treatment Plant; and
- e. it shall be demonstrated that the development is a logical and efficient extension of existing infrastructure.

Map 13:
Future Planning
Area



This map is conceptual in nature. No measurements or area calculations should be taken from this map.



Appendix B: Key Alberta Energy Regulator Information

- AER Bulletin 2013-03 Mandated Subdivision and Development Application Referrals, Setback Relaxations, Land Development Information Package, and Abandoned Well Information.
- Interim Directive ID 81-3: Minimum Distance Requirements Separating New Sour Gas Facilities from Residential and Other Developments.
- Directive 026: Setback Requirements for Oil Effluent Pipelines.
- Directive 079: Surface Development in Proximity to Abandoned Wells.
- Directive 056: Energy Development Applications and Schedules.
- EnerFAQs: Explaining AER Setbacks - This EnerFAQs explains setbacks in the energy industry, how they are determined, and how they may affect Alberta citizens and their communities.

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