



BYLAW C-8271-2022

A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-7622-2016, being the “*Bridges of Langdon Conceptual Scheme*”

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8271-2022*.

Definitions

2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:

- (1) “**Council**” means the duly elected Council of Rocky View County;
- (2) “**Land Use Bylaw**” means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
- (3) “**Municipal Government Act**” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (4) “**Rocky View County**” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

3 THAT Bylaw C-7622-2016, known as the “Bridges of Langdon Conceptual Scheme”, be amended, as shown on the attached Schedule A forming part of this Bylaw.

Effective Date

4 Bylaw C-8271-2022 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



READ A FIRST TIME this _____ 8 _____ day of _____ March _____, 2022

PUBLIC HEARING HELD this _____ day of _____, 2022

READ A SECOND TIME this _____ day of _____, 2022

READ A THIRD AND FINAL TIME this _____ day of _____, 2022

Mayor

Chief Administrative Officer or Designate

Date Bylaw Signed



SCHEDULE 'A'
Forming Part of BYLAW C-8271-2022

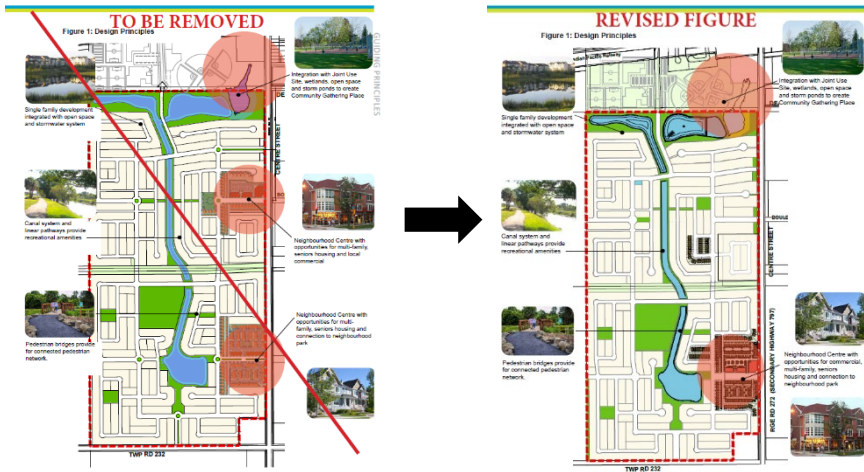
Amendment # 1

Delete the following paragraph from Section 1.1 Purpose of this Plan.

~~PollyCo intends to apply the policies and design of this plan to guide its first phase of development for +/- 100 residential lots in the north portion of the plan area. Land use and subdivision for the first phase of development will be applied for immediately following adoption of this conceptual scheme.~~

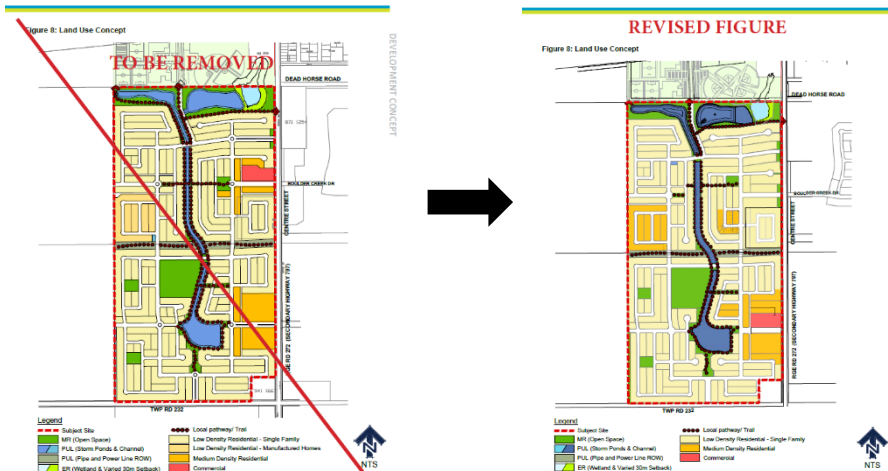
Amendment # 2

Replace the existing Figure 1 under Section 3.0 Guiding Principles with the new figure.



Amendment # 3

Replace the existing Figure 8 under Section 5.0 Development Concept with the new figure.





Amendment # 4

Amend Table 2: Land Use Statistics under Section 5.2 Land Use Concept.

Table 2: Land Use Statistics

	ha	ac	%
Total Area	127.29	314.54	
Environmental Reserve	1.54 1.19	3.77 2.93	
Pipeline Right of Way	2.86 2.79	7.07 6.90	
Gross Developable Area	122.90 123.31	303.70 304.71	100%
Net Developable Area (Less MR, PUL and Road Areas)	74.40 74.73	184.04 184.66	
Net Residential Area	73.12 73.51	180.68 181.64	59.5% 59.6%
Low Density Residential (Single Detached)	65.94 62.53	162.93 154.50	53.6% 50.7%
Medium Density Residential (Semi-detached/ Multi Residential)	7.18 10.98	17.75 27.14	5.8% 8.9%
Commercial	1.22	3.02	1.0 %
Municipal Reserve	12.77 13.42	31.55 33.15	10.4% 10.9%
Storm Ponds, Channel and Lift Station	9.65 9.69	23.84 23.95	7.9%
Road Areas	26.14 25.47	64.61 62.95	21.3% 20.7%

Amendment # 5

Replace the paragraphs under Section 5.3 Residential Area with the following:

In keeping with the Langdon Area Structure Plan policies, residential is the predominant use proposed in the Bridges of Langdon and consists of a variety of housing types. The majority of the residential land use consists of Low Density development, with just under 10% **approximately 15%** of net developable area comprised of Medium Density Residential. Multi-family development is proposed to be of a low height and low density to align with the rural Hamlet vision. The average lot widths for Low Density Residential are anticipated to be aligned with the lot widths of the adjacent Boulder Creek development at 18.3 m/ 60ft.

Table 3: Residential Statistics provides the proposed breakdown for the residential mix. The Bridges of Langdon will include an anticipated ~~4,267~~ **1,307** residential units at a density of ~~4.17~~ **4.29** units per acre. Using an average of 3.0 persons/ dwelling, this translated to an anticipated population of approximately ~~3,804~~ **3,920** people.



Amendment # 6

Amened Table 3: Residential Statistics and Table 4: Anticipated Population under Section 5.3 Residential Area.

Table 3 - Residential Statistics

Residential Type	Area (ha)	Anticipated Units	% of Gross Developable Area	% of Net Developable Area
Low Density Residential	65.94 62.53	1027 935	53.6% 59.6%	88.5% 83.7%
Medium Density Residential	7.18 10.98	240 372	5.8% 8.9%	9.64% 14.7%
Semi-detached and Townhouse	3.00 8.18	115 288	2.4% 6.6%	4.0% 10.9%
Multi-family	4.18 2.80	126 84	3.4% 2.3%	5.6% 3.7%
TOTAL UNITS		1,267-1,307		
DENSITY		4.17 4.29 upa		

Table 4 – Anticipated Population

Total Dwellings	Persons/Dwelling	Anticipated Population
1,267 1,307	3.0 (as per Stats Canada Census)	2,801-3,920

Amendment # 7

Remove the content related to the manufactured development, and replace the paragraphs under Section 5.3.1 Housing Typology with the following:

The Low Density Residential area provides for **single detached residential products on a variety of lot sizes and configurations** throughout the development. ~~The product may consist of large lot detached single family homes, and single family modular homes.~~ At the subdivision stage of the approval process the locations of the varying product will be refined and delineated within the appropriate land use designation available at the time.

In select locations, single family lots will also back onto Centre Street. To create an attractive interface with Langdon’s main north-south road, architectural controls for lots backing onto to Centre Street / Range Road 272 will be provided at the time of subdivision. ~~With the Low Density Residential area, there will be an opportunity for “ready to move” manufactured homes. Manufactured homes provide for diversity and affordable housing choice wihthin the development. These homes will integreate with the surrounding development through the use of architectural controls at the subdivision stage of development. Examples of Manufactured Development envisioned for the Plan Area are show below.~~

Amendment # 8

Remove Policy 5.3.1d and renumber the policies under Section 5.3.1 Housing Typology.



5.3.1d ~~Manufactured homes shall be made compatible with the existing development through the provision of architectural controls at the subdivision stage of the approval process.~~

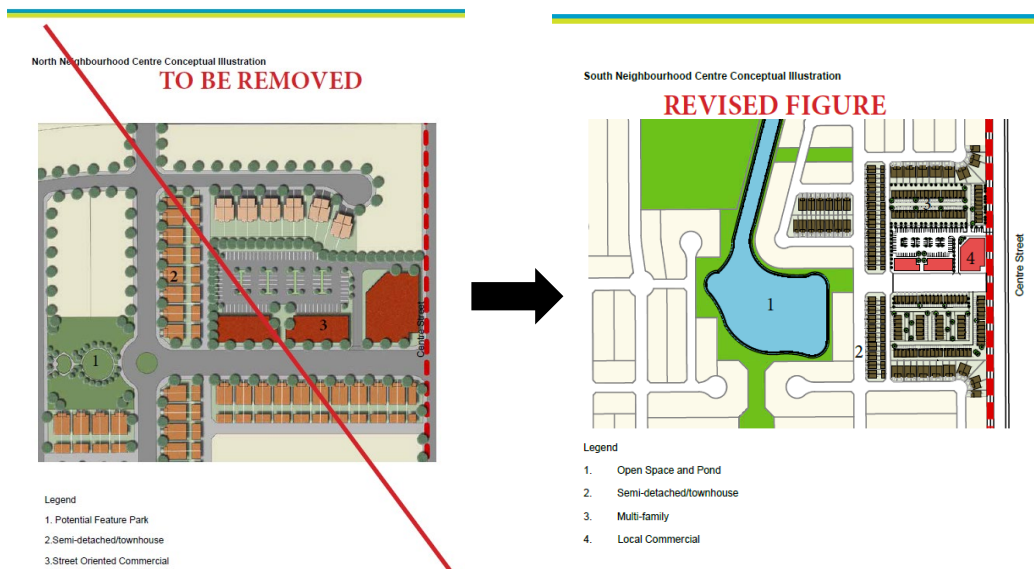
Amendment # 9

Replace the existing Location Map under Section 5.4 Commercial Area with the new figure.



Amendment # 10

Replace the North Neighbourhood Centre Conceptual Illustration under Section 5.4 Commercial Area with the new figure.





Amendment # 11

Replace the paragraph under Section 5.5.3 Municipal Reserve with the following:

Dedication of Municipal Reserve (MR) shall be provided by the developer within the Plan Area at the subdivision stage in accordance with the provisions of the Municipal Government Act. The Bridges of Langdon will provide approximately 10.4% **10.9%** of its gross developable area, or 12.77 hectares (~~33.15 acres~~) **13.42 hectares (33.15 acres)** as Municipal Reserve. An approximate calculation of the proposed disposition of MR is as in identified in Table 5: Municipal Reserve.

Table 5: Municipal Reserve Analysis

Municipal Reserve Calculation	Hectares	Acres	Percent
Total Area	127.29	314.54	
Environmental Reserve	4.53 1.19	3.77 2.93	
Pipeline Right of Way	2.86 2.79	7.07 6.90	
Gross Developable Area	122.90 123.31	303.70 304.71	100%
Municipal Reserve Required (10% GDA)	12.29 12.33	30.37 30.47	10%
Municipal Reserve Provided	12.77 13.42	31.55 33.15	10.4% 10.9%

Amendment # 12

Remove the following paragraph from Section 6.1 The Conceptual Scheme Implementation Process:

~~Consideration of this Conceptual Scheme by Rocky View County Council will occur following a statutory Public Hearing. Rocky View County will consider adoption of this Conceptual Scheme pursuant to the requirements of the Municipal Government Act.~~

Amendment # 13

Remove the following criteria from Section 6.4 Architectural Design Considerations, as the applicant proposes to remove modular homes from the development:

- ~~• The use of high quality exterior finishes for modular homes~~

The following are the additional Amendments after the first reading:

Amendment # 14

Insert a new paragraph of Environmental Considerations and the recommendation from the study.

A Phase 1 Environmental Site Assessment (GTECH Earth Sciences Corp., June 2011) was completed for the Plan Area to assess presence of contamination and potential environmental hazards, past and present, in connection with a proposed residential development. One item of environmental interest/concern was identified, the Encana Corporation pipeline on the subject property. The pipeline right-of-way will be retained through the process of developing the plan area and will serve as a natural open space amenity. Historical documentation from the ERCB and Alberta Environment indicate that no environmental impacts have been reported on the subject property and the site visit indicated that vegetation above and around the pipeline was in healthy condition. The report concluded that all



potential environmental concerns have been mitigated and no further investigation (Phase 2 ESA) is warranted at this time.

Amendment # 15

Insert a new paragraph of the updates on BIA under Biophysical Considerations.

An update to the Sweetgrass BIA, dated June 01, 2017 covering the entire north quarter section, was provided for Bridges of Langdon Phase 1. As part of Phase 1, the wetland permanence report was reviewed by AEP and none of the wetlands were assessed as permanent and will not be claimed by the Crown through the Public Lands Act.

Amendment # 16

Include the regional pathway on Figure 11 Transportation Network.

Figure 11: Transportation Network

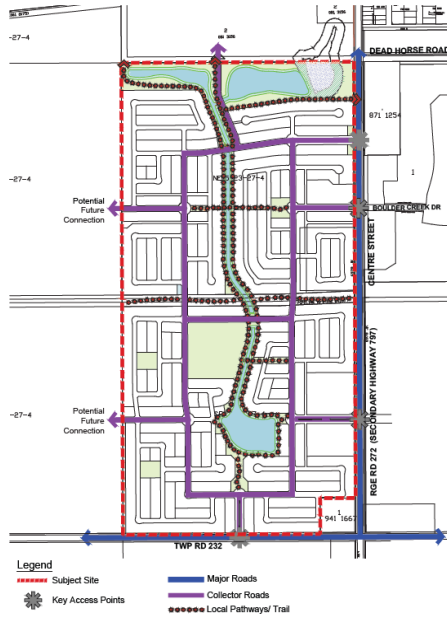
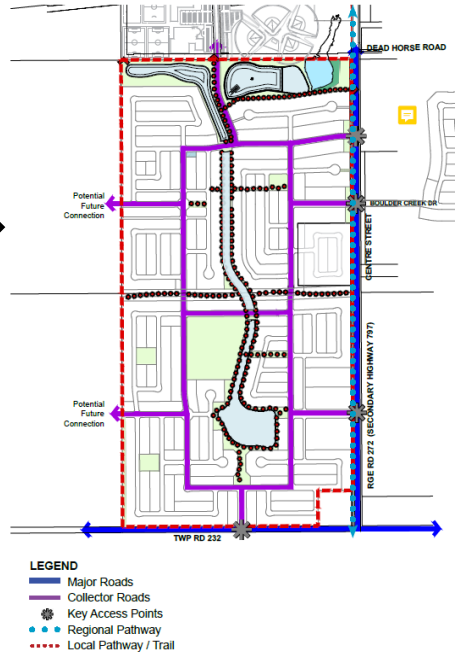


Figure 11: Transportation Network



Amendment # 16

Replace Policy 5.6.2b with the following:

5.6.2b Design of road sections shall meet Rocky View County Servicing Standards ~~and shall include sidewalks on both sides of the street.~~ and shall include sidewalks to the satisfaction of Rocky View County in accordance with the County Servicing Standards.

Amendment # 17

Include a new policy regarding the wastewater system.

5.7.2d Any future lift stations or other wastewater systems shall be required to enter into an Interim Operating, Warranty and Cost Share Agreement, or similar agreement with the County.