

CONCEPTUAL SCHEME  
**MORNINGTON**



**ROCKY VIEW COUNTY**  
Cultivating Communities

Bylaw C-7016-2011  
Adopted February 22, 2011

**ROCKY VIEW COUNTY  
BYLAW C-7016-2011**

A Bylaw of Rocky View County to adopt a Conceptual Scheme known as the “Mornington Conceptual Scheme”.

**WHEREAS** the Council of Rocky View County deems it desirable to adopt the Conceptual Scheme, and

**WHEREAS** the *Municipal Government Act*, 2000, c. M-26 as amended, allows the County to adopt plans relating to the future subdivision and development of lands within the County; and

**WHEREAS** the Council of Rocky View County has received an application to adopt the Mornington Conceptual Scheme to provide a policy framework to guide and evaluate the development of a residential community comprised of approximately 146 single family lots in Langdon, as shown on the attached Schedule 'A'; and

**WHEREAS** a notice was published on Tuesday, February 1, 2011 and Tuesday, February 8, 2011 in the Rocky View Weekly, a newspaper circulating in Rocky View County, advising of the Public Hearing for Tuesday, February 22, 2011; and

**WHEREAS** Council held a Public Hearing and has given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

**NOW THEREFORE** Council enacts the following:

1. That the Mornington Conceptual Scheme be adopted as shown on the attached Schedule 'A' forming part of this Bylaw.
2. The Bylaw comes into effect upon the date of its third reading.

**Division: 4**

**File: 03222009/413/008/124-2006-RV-288**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, January 25, 2011, on a motion by Councillor Solberg.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, February 22, 2011, on a motion by Councillor Solberg.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, February 22, 2011, on a motion by Councillor McLean.

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REEVE OR DEPUTY REEVE

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MUNICIPAL SECRETARY

**SCHEDULE 'A'**  
**FORMING PART OF BYLAW C-7016-2011**  
**(Attached under separate cover)**

A Conceptual Scheme affecting the area within Lot 1 and 2, Block 12, Plan 021 2686; Lot 3, Block 12, Plan 041 1727 and a portion of SE 22-23-27-W4M, herein referred to as the "Mornington Conceptual Scheme".



Portion of the SE 1/4 Sec. 22-23-27-W4M  
Lots 1 and 2, Block 12, Plan 0212686  
Lot 3, Block 12, Plan 0411727

Prepared for

814502 Alberta Ltd.  
and the  
Rocky View County

January 2011

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# Mornington Conceptual Scheme

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## Mornington Conceptual Scheme

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## Mornington Conceptual Scheme

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### **Supporting Reports** (Submitted to Rocky View County under separate cover)

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Reports prepared in support of the Mornington Conceptual Scheme and submitted under separate cover:

1. Storm Drainage Plan for Mornington in Langdon, SE ¼ Sec. 22-23-27-W4M, Lee Maher Engineering Associates Ltd., November 2006.
2. Mornington Plan Area Traffic Impact Assessment, A Supplement to the Langdon Crossings West Traffic Impact Study, Morrison Hershfield, December 2006.
3. Phase I Environmental Site Assessment, Portion of the SE ¼ Sec. 22-23-27-W4M including Lot 2, Block 12, Plan 0212686, G Tech Earth Sciences Corp., August 2003.
4. Geotechnical Investigation, Portion of the SE ¼ Sec. 22-23-27-W4M including Lot 2, Block 12, Plan 0212686, G Tech Earth Sciences Corp., August 2003.

## 1.0 Introduction

Preparation of the Mornington Conceptual Scheme has been guided by the Hamlet of Langdon Area Structure Plan, Bylaw C-5049-99, and adopted April 27, 1999 (as amended and referenced in this conceptual scheme as the Hamlet of Langdon Area Structure Plan).

### 1.1 Definitions

In this Conceptual Scheme, the following interpretations shall apply:

1. **“Council”** means the Council of Rocky View County.
2. **“CPTED”** means “Community Protection through Environmental Design” and refers to the strategies and standards adopted by this community protection initiative based upon three overlapping strategies: Access Control; Surveillance; and Territorial Reinforcement.
3. **“Developer”** means the registered Landowner or any future Landowner of lands within the Mornington Conceptual Scheme Planning Area.
4. **“Development Agreement”** is an agreement between the Developer and the Municipality.
5. **“Hamlet of Langdon Area Structure Plan”** or **“Langdon ASP”** means the “Hamlet of Langdon Area Structure Plan” (Bylaw C-5330-2001) adopted May 29, 2001 (as amended).
6. **“Land Use Redesignation”, “Tentative Plan”, “Subdivision Approval Stage”** means that municipal planning process which follows Council approval of the Conceptual Scheme. This is followed by a **“Development Agreement”** between the Developer and Rocky View County.
7. **“Mornington CS”** means the “Mornington Conceptual Scheme” as adopted by Rocky View County.
8. **“Municipality”** means Rocky View County.
9. **“Municipal Development Plan”** means the Rocky View County “Municipal Development Plan Bylaw” (C-4840-97).
10. **“Planning Area”** means the Mornington Conceptual Scheme Planning Area.
11. **“Qualified Professional”** means a professional engineer, geologist, geophysicist, or environmental consultant licensed to practice in the Province of Alberta.



### **2.0 Mornington Conceptual Scheme Vision**

The Mornington CS Planning Area comprises an area of 45.50 acres (18.40 hectares) and is located within the Hamlet of Langdon and Rocky View County.

The Mornington CS Planning Area is proposed for subdivision and development as a residential neighbourhood that will be a comprehensively planned, livable and accessible.

The policy framework contained in this Conceptual Scheme will facilitate the subdivision and development of a range of lot sizes appropriate for the development of single unit dwellings.

The Mornington community will be consistent and compatible with existing residential development within the Hamlet of Langdon. Residential development will be guided by traditional based architectural guidelines administered by the Developer.

At full build-out, the Mornington CS Planning Area will contain one hundred and forty six (146) residential lots in a neighbourhood design established by this Conceptual Scheme's subdivision and development concept.

### **3.0 Purpose and Objectives of the Mornington Conceptual Scheme**

#### **3.1 Conceptual Scheme Purpose**

The Mornington CS provides the supporting planning rationale for the redesignation and subdivision of a portion of the SE 1/4 Sec. 22-23-27-W4M in order to accommodate residential subdivision and development (with some associated land uses).

The policy framework of this Conceptual Scheme will be used to guide and evaluate redesignation, subdivision and development proposals within its Planning Area. The individual policies of the Mornington Conceptual Scheme address the land use issues identified by the Hamlet of Langdon Area Structure Plan and provide specific direction to achieve the objectives of this Conceptual Scheme.

#### **3.2 Conceptual Scheme Objectives**

The objectives of the Mornington Conceptual Scheme are:

- To establish the appropriateness of lands contained within a portion of the SE 1/4 Sec. 22-23-27W4M (referenced in this Conceptual Scheme as the “Planning Area”) for the land uses proposed by this Conceptual Scheme.
- To establish a Conceptual Scheme that addresses existing development constraints and opportunities while protecting and enhancing subdivision and development opportunities for all lands within a portion of the SE 1/4 Sec. 22-23-27-W4M and the adjacent community.
- To facilitate the implementation of a planned, livable and accessible community design for a portion of the SE 1/4 Sec. 22-23-27-W4M that maximizes lot yields, servicing efficiencies and on-site development opportunities within the policy context of the Hamlet of Langdon Area Structure Plan and other statutory plans, policies and procedures of Rocky View County.
- To accommodate the phased subdivision and development of a portion of the SE 1/4 Sec. 22-23-27-W4M.

### 4.0 Conceptual Scheme Planning Area

#### 4.1 Defining the Conceptual Scheme Planning Area

This Conceptual Scheme applies to lands identified in Exhibit I – Planning Area and described in Table I – Planning Area Land Description.

The Mornington CS Planning Area comprises a total area of 45.50 acres (18.40 hectares) contained under four titles as identified in Table I - Titled Lands within the Mornington Conceptual Scheme Planning Area.

**Table I - Titled Lands within the Mornington Conceptual Scheme Planning Area**

Land Description	Title Number	Area (acres)	Area (hectares)
Pt. SE ¼ Sec. 22-23-28-W4M	03I 410 615	20.61	8.33
Lot 2, Block 12, Plan 02I2686	04I 296 325	16.07	6.50
Lot 3, Block 12, Plan 04I1727	04I 263 360	3.51	1.42
Lot 1, Block 12, Plan 02I2686	02I 278 769	5.31	2.15
Total		45.50	18.40

Table Notes:

1. Table Information as per January 2007 Title Searches.
2. Totals may not equal due to rounding and metric conversion.
3. All areas should be considered “more or less”.

#### 4.2 Landowner Co-operation

The Mornington CS Planning Area represents the co-operation of three individual landowners to establish a comprehensive land use and development strategy for the remaining undeveloped portion of the SE ¼ Sec. 22-23-27-W4M within the Hamlet of Langdon. Co-operation at the conceptual planning stage will realize following benefits:

1. Subdivision and development of the Planning Area may proceed in phases without impairing the current and future use and enjoyment of the land by the co-operating landowners;
2. Existing residential development is accommodated;
3. Subdivision and development of the Planning Area may proceed in accordance with an approved plan that respects its community context;

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## Mornington Conceptual Scheme

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4. A comprehensive land use and development strategy for the Planning Area facilitates the planning and subsequent development of:
  - i. A comprehensive storm water management strategy;
  - ii. A walkable community that provides for internal pedestrian movements and accommodates regional pathway connections;
  - iii. An efficient street network that includes linkages to adjacent lands; and
  - iv. An efficient and economical utility servicing strategy.

### **4.3 Viability of Developing the Conceptual Scheme Planning Area**

The Mornington Conceptual Scheme Planning Area is appropriate and viable for subdivision and development for the following reasons:

1. The Mornington Conceptual Scheme Planning Area is contiguous with developed areas of the Hamlet of Langdon and the proposed residential land use is compatible with land use in these areas;
2. This area is located entirely within the Hamlet of Langdon that has public and private services to support new residents;
3. Subdivision and development of the Planning Area will create a new population base and potential new markets for existing and developing Hamlet business;
4. Servicing efficiencies are supported by the subdivision and development of the Planning Area as existing public and private utility infrastructure is available and easily extended to service the Planning Area;
5. The Planning Area is one of the few areas of undeveloped land within the Hamlet of Langdon available for immediate subdivision and development for residential land use; and
6. The Planning Area is free of on-site issues that may hinder or impair its immediate development.

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## Mornington Conceptual Scheme

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### 4.4 Development Cells within the Conceptual Scheme Planning Area

#### Discussion

For planning purposes and to reflect the current ownership pattern of lands within the Mornington CS Planning Area, the Planning Area is divided into three (3) development cells. While it is intended that the Mornington CS Planning Area be developed as a comprehensively planned community, the sequencing of its development will remain the prerogative of the individual land owners within its Planning Area. Development Cells are shown on Exhibit 2 -Development Cells and described in Table 2 - Development Cells within the Mornington Conceptual Scheme Planning Area

**Table 2 - Development Cells within the Mornington Conceptual Scheme Planning Area**

Development Cell	Titled Lands	Area (acres)	Area (hectares)	Percent
Development Cell A	Pt. SE ¼ Sec. 22-23-28-W4M	36.10	14.61	79.34
	Lot 2, Block 12, Plan 0212686			
Development Cell B	Lot 3, Block 12, Plan 0411727	4.09	1.66	8.99
	A portion of Lot 2, Block 12, Plan 0212686 comprising 0.58 acres (0.24 hectares) is contained within Development Cell B.			
Development Cell C	Lot 1, Block 12, Plan 0212686	5.31	2.15	11.67
Total		45.50	18.40	100.00

#### Table Notes:

1. Table Information as per January 2007 Title Searches.
2. Totals may not equal due to rounding and metric conversion.
3. All areas should be considered "more or less".

#### Policy - Planning Area

*Policy 4.4.1 Policies contained in this Conceptual Scheme shall apply to lands identified in Exhibit 1 - Planning Area.*

Mornington  
Conceptual Scheme

Exhibit 1 - Planning Area

Pt. of the S.E. 1/4 Sec. 22-23-27-W4M  
Lot 2, Block 12, Plan 0212686  
Lot 1, Block 12, Plan 0212686  
Lot 3, Block 12, Plan 0411727

Area contained within the Mornington  
Conceptual Scheme Planning Area  
comprises 45.50 acres (18.40 ha).

Titled Lands within the Mornington Conceptual Scheme Planning Area			
Legal Description	Area (acres)	Area (hectares)	Percent
Pt. SE 1/4 Sec. 22-23-28-W4M	20.61	8.33	45.30
Lot 2, Blk. 12, Plan 0212686	16.07	6.50	35.32
Lot 3, Block 12, Plan 0411727	3.51	1.42	7.71
Lot 1, Block 12, Plan 0212686	5.31	2.15	11.67
Total	45.50	10.96	100.00

Drawing Notes:

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1.0	Issued		January 04, 2011
Revision No.	Revision Note		Issue Date
Designed by C2W	Checked by C2W	Approved by date:	C2W Drawing Number:
814502 Alberta Ltd. 205, 355 Centre Street North Langdon, AB T0J 1X2			Exhibit 1 - Planning Area C2W Project No.: P.O. #0506045



Mornington  
Conceptual Scheme

Exhibit 2- Development Cells

Pt. of the S.E. 1/4 Sec. 22-23-27-W4M  
Lot 2, Block 12, Plan 0212686  
Lot 1, Block 12, Plan 0212686  
Lot 3, Block 12, Plan 0411727

Area contained within the Mornington  
Conceptual Scheme Planning Area  
comprises 45.50 acres (18.40 ha).

Development Cells within the Mornington Conceptual Scheme Planning Area			
Development Cell	Area (acres)	Area (hectares)	Percent
Development Cell A	36.10	14.61	79.34
Development Cell B	4.09	1.66	8.99
Development Cell C	5.31	2.15	11.67
Total	45.50	18.40	100.00

Drawing Notes:

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1.0	Issued		January 2007
Revision No.	Revision Note	Issue Date	
Designed by C2W	Checked by C2W	Approved by date:	C2W Drawing Number:
814502 Alberta Ltd. 205, 355 Centre Street North Langdon, AB T0J 1X2			Exhibit 2 - Development Cells C2W Project No.: P.O. #0506045



### 4.5 Municipal Context

#### *Discussion*

The Mornington CS Planning Area is located within Division 4 of Rocky View County approximately 9.95 miles (16 km) east of the city of Calgary and within the Hamlet of Langdon. The Planning Area is adjacent to and north of Railway Avenue and west of Centre Street (Highway # 797).

Exhibit: 2 – Municipal Context identifies the municipal context of the Mornington CS Planning Area

### 4.6 Community Context and Land Use

#### *Discussion*

Exhibit 3 – Land Use Bylaw Districts and the Planning Area identifies the Langdon community context and land use districts within and in proximity to the Planning Area at the time of preparation of this Conceptual Scheme.

At the time of Conceptual Plan preparation, the lands within the Planning Area were designated as follows (pursuant to the provisions of the Rocky View County Land Use Bylaw):

- Agricultural Holdings District (AH);
- Residential Three District (R-3);
- Residential Two District (R-2); and
- Residential One District (R-1).

Residential land uses are developed adjacent and north (Langdon Crossings West) and east (existing Hamlet Residential development) of the Planning Area.

Residential, institutional and community recreational land uses are proposed on lands south of Railway Avenue which are designated Public Services District (PS) pursuant to the provisions of the Rocky View County Land Use Bylaw.

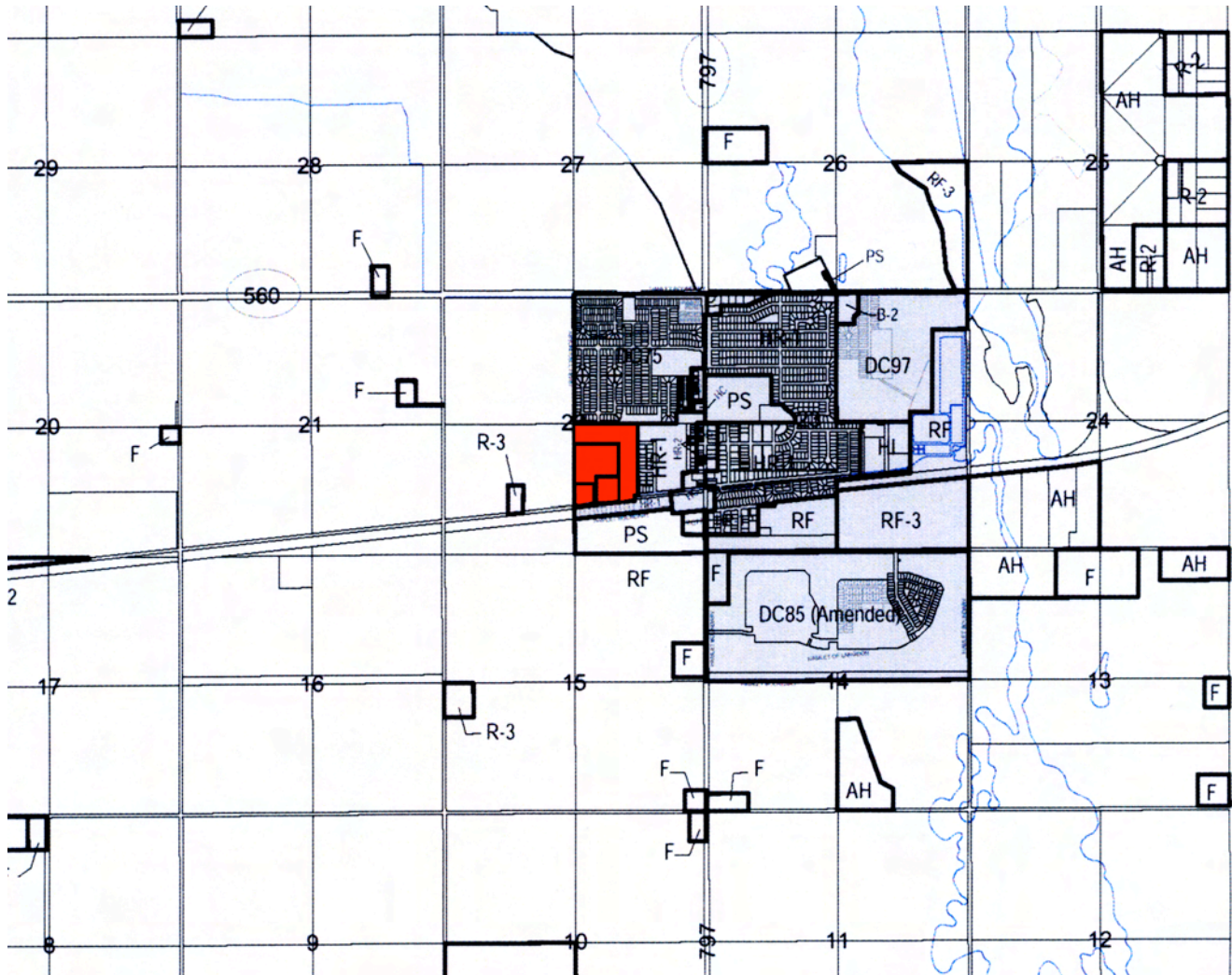
Further, future residential land use is under consideration for lands adjacent and west of the Planning Area.

In this context, no land use conflicts are anticipated between the planned residential land use within the Mornington CS Planning Area and existing residential land uses.



# Mornington Conceptual Scheme

Exhibit 3 - Municipal Context  
(Mornington CS Planning Area is shown in red.)

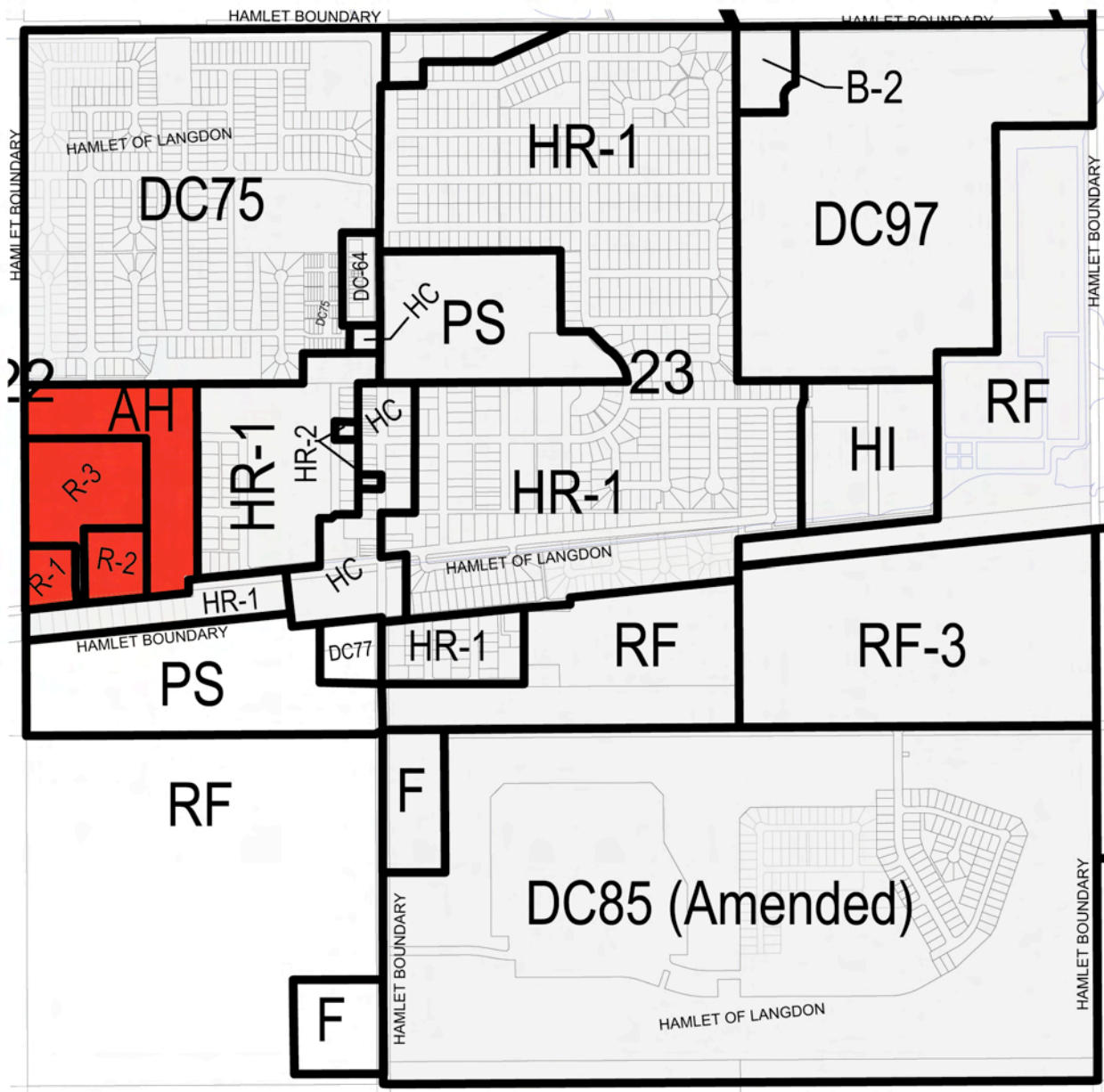


Source: Rocky View County Land Use Bylaw, Map 32

## Mornington Conceptual Scheme

### Exhibit 4 - Land Use Bylaw Districts and the Planning Area

(The Mornington CS Planning Area is identified in red.)



Source: Rocky View County Land Use Bylaw, Map 32-1

### 5.0 Planning Area Attributes

#### 5.1 Topography

##### *Discussion*

The Mornington CS Planning Area contains no significant topographical features or hazardous terrain that will hinder or impair its subdivision and development. The landscape exhibits a moderate eastern aspect with minor variations in elevation across the Planning Area. Accordingly, pre-development storm water flows to the “Langdon Municipal Ditch” which is located adjacent the northern and eastern boundaries of the Planning Area and within the Cowan Street NW right of way. Exhibit 8 - Storm water Management identifies the location of the “Langdon Municipal Ditch” in context to the Mornington CS Planning Area.

The existing Mornington CS Planning Area will undergo grading to accommodate residential development and to establish site grades to accommodate an appropriate post-development storm water management system.

##### *Policy - Topography*

*Policy 5.1.1      Alterations in the existing topography of the Mornington CS Planning Area should proceed in accordance with a storm water management plan and overall grading plan, as approved by Rocky View County.*

#### 5.2 Sub-surface Conditions

##### *Discussion*

Geotechnical investigations were conducted within the planning area and are contained in the report Geotechnical Investigation<sup>1</sup> prepared by G Tech Earth Sciences Corp. Having regard for geotechnical conditions within the planning area, the report identified no sub-surface conditions which would impair the development of the Mornington CS Planning Area.

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<sup>1</sup>Geotechnical Investigation, Portion of the SE ¼ Sec. 22-23-27-W4M including Lot 2, Block 12, Plan 0212686, G Tech Earth Sciences Corp., August 2003.

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## Mornington Conceptual Scheme

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### *Policy - Sub-surface Conditions*

**Policy 5.2.1**      *Subdivision and development proposed for the Mornington CS Planning Area should proceed in accordance with the recommendations of the report: Geotechnical Investigation, Portion of the SE ¼ Sec. 22-23-27-W4M including Lot 2, Block 12, Plan 0212686, G Tech Earth Sciences Corp., August 2003.*

### **5.3    Vegetation**

#### *Discussion*

Farming practices and human activity have disturbed the native vegetation within the Mornington CS Planning Area. Subsequent residential development on similar disturbed lands north of the Planning Area found no significant natural plant communities that require special consideration.

A Phase I Environmental Site Assessment<sup>2</sup> prepared in support of this Conceptual Scheme found no environmental hazards within the Planning Area which would impede its development or require mitigation prior to its development.

### **5.4    Existing Development**

#### *Discussion*

An existing residence (the “Cowen Residence” constructed in 1908) and attendant accessory buildings (the Cowen carriage house) are contained within Development Cell C. The “Cowen residence” is proposed to be retained on an individual lot at the time Development Cell C is proposed for subdivision and development. Retaining the “Cowen residence” and its carriage house will create a visible connection to the historical legacy of Langdon and establish the architectural traditions for the Mornington community.

Development Cells A and B are undeveloped.

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<sup>2</sup> Phase I Environmental Site Assessment, Portion of the SE ¼ Sec. 22-23-27-W4M including Lot 2, Block 12, Plan 0212686, G Tech Earth Sciences Corp., August 2003.

### 5.5 Archaeological and Historical Resources

#### *Discussion*

The Mornington CS Planning Area is believed to contain no important archaeological or historical resources which would require mitigation or avoidance under the Historical Resources Act. The existing Cowen residence and attendant carriage house are not designated as historical buildings pursuant to the Historical Resources Act however the retention and preservation of this important Langdon landmark is supported by its owner and this Conceptual Scheme.

Notwithstanding, where sites of archaeological or historical importance are identified during the subdivision approval stage, it is important that these sites are addressed prior to development of the Planning Area and clearance is obtained from Alberta Community Development pursuant to the Historical Resources Act.

#### *Policy - Historical Resources*

*Policy 5.5.1      A “Historical Impact Assessment” may be required by Alberta Community Development for the Mornington CS Planning Area prior to its development which identifies the location of historical resources and the program for the removal, avoidance and/or conservation of these resources. If required, the “Historical Impact Assessment” shall be prepared by a qualified archaeologist and in accordance with Alberta Community Development requirements and guidelines.*

### **6.0 The Mornington Community Vision**

#### *Discussion*

Mornington is designed as a “livable community”. Curvilinear street design and cul-de-sac streets are avoided in favor of looped crescent streets. Mornington will be a community comprised of traditional and regular shaped lots within small residential blocks. This is a neighbourhood scale that allows residents to build “community relationships” and share a “sense of belonging” to their community. Mornington streetscapes will be defined by traditional residential building forms which favor “front porches” and inviting entrance features thus avoiding a streetscape dominated by “front load” garages. Lots have been designed with sufficient lot widths to accommodate “side load garages” and other architectural choices which have found favor in the marketplace and in the adjoining community of Langdon Crossings West.

Street connectivity to the surrounding Langdon community is facilitated while providing an efficient internal street pattern to accommodate forecasted traffic flows. Intrusive high speed collector roads that create barriers within a community and promote “traffic shortcutting” are avoided in the Mornington community design. Two collector roads provide connections to the greater Langdon community street network and facilitate efficient school bus routing through the community. Similarly, public transit routing is also accommodated should a public transit system be a future consideration.

“Green infrastructure” defines the community’s edge and accommodates a pedestrian pathway system linking a developing Langdon community pathway system. With the addition of its supportive internal sidewalk system, Mornington will offer its residents a safe and walkable community with pedestrian and bikeway access to amenities in the greater Langdon community. A central “green plaza” functions as a joint use area with its dry storm water retention pond and surrounding landscaped area that is linked to the internal pathway system. This “green plaza” is intended to be a strong element in the public life of the community and will be an ideal place for strolling and relaxing.

Single detached residential development will be the dominate development form within Mornington. Mornington residential development will draw its design influences from “Victorian” and “Arts and Craft” architectural traditions. Key architectural design elements will be controlled through architectural controls prepared and implemented at the subdivision approval stage for each Development Cell within the Planning Area. Mornington is comprised of place and street names that respects and celebrates the heritage of Langdon. Street names reflect the surnames of pioneer families in the region. The entrance to the Mornington community from Railway Avenue has been strongly linked to the idea of “day lighting” and “showcasing” the existing Cowen Residence and carriage house which is one of Langdon’s oldest surviving landmark residences.

### 7.0 Proposed Land Use

#### *Discussion*

Land use proposed for the Mornington CS Planning Area is in accordance with the provisions of the Hamlet of Langdon Area Structure Plan.

Residential land use is proposed as the dominant land use for the Mornington CS Planning Area as provided for by the Hamlet of Langdon Area Structure Plan's Future Land Use Scenario.

#### *Policy - Land Use*

*Policy 7.1      Proposals for redesignation of land within the Mornington CS Planning Area to land use districts pursuant to the Rocky View County Land Use Bylaw shall be considered appropriate where such proposals will support subsequent subdivision and development that:*

- i)      Recognizes and responds to the physical characteristics of the Planning Area;*
- ii)     Will result in a sustainable residential community developed at a human scale appropriate to its context in the surrounding community;*
- iii)    Accommodates the full potential of these lands for residential subdivision and development; and*
- iv)     Conforms to the policies of this Conceptual Scheme, the Hamlet of Langdon Area Structure Plan and other relevant policies and regulations of the Municipality.*

### 8.0 Subdivision and Development Concept

#### *Discussion*

A community design concept for the subdivision and development of the Mornington CS Planning Area is presented in Exhibit 5 – Subdivision and Development Concept.

Attendant land use statistics for the Subdivision and Development Concept are provided in Table 3 - Subdivision and Development Concept - Land Use Statistics (Planning Area).

The size and location of the parcels depicted in the Subdivision and Development Concept illustrates the full build-out of the Planning Area for residential and attendant land uses. In this regard, the Subdivision and Development Concept contemplates subdivision to accommodate a range of residential lot sizes planned to accommodate a range of traditional architectural styles.

**Table 3 - Subdivision and Development Concept - Land Use Statistics (Planning Area)**

<b>Land Use</b>	<b>Lots</b>	<b>Area (Acres)</b>	<b>Area (hectares)</b>	<b>Percent</b>
Residential	146	30.94	12.52	68.00
Public Utility Lot	2	1.65	0.67	3.63
Municipal Reserve (MR)	8	4.57	1.85	10.04
Public Road		8.34	3.38	18.33
Total	156	45.50	18.42	100.00

Table Notes:

1. Table Information as per Exhibit 5 - Subdivision and Development Concept.
2. Totals may not equal due to rounding and metric conversion.
3. All areas should be considered "more or less".



## Mornington Conceptual Scheme

**Table 4 - Subdivision and Development Concept - Land Use Statistics (by Development Cell)**

<b>Development Cell A</b>				
Land Use	Lots	Area (Acres)	Area (hectares)	Percent
Residential	124	22.68	9.18	62.83
Public Utility Lot	2	1.65	0.67	4.57
Municipal Reserve (MR)	7	4.04	1.63	11.19
Public Road		7.73	3.13	21.41
Total	133	36.10	14.61	100.00

<b>Development Cell B</b>				
Land Use	Lots	Area (Acres)	Area (hectares)	Percent
Residential	9	4.06	1.64	99.27
Public Utility Lot	0	0	0	0
Municipal Reserve (MR)	0	0	0	0
Public Road	0	0.03	0.01	0.73
Total	9	4.09	1.65	100.00

<b>Development Cell C</b>				
Land Use	Lots	Area (Acres)	Area (hectares)	Percent
Residential	13	4.20	1.70	79.10
Public Utility Lot	0	0	0	0
Municipal Reserve (MR)	1	0.53	0.22	9.98
Public Road	0	0.58	0.23	10.92
Total	14	5.31	2.15	100.00

**Table Notes:**

1. Table Information as per Exhibit 2 - Development Cells and Exhibit 5 - Subdivision and Development Concept.
2. Totals may not equal due to rounding and metric conversion.
3. All areas should be considered "more or less".

**Policy - Subdivision and Development Concept**

**Policy 8.1** *Land use and community design for the Mornington CS Planning Area should be generally in accordance with Exhibit 5 - Subdivision and Development Concept.*

# Mornington

## Exhibit 5 - Subdivision and Development Concept

Pt. of the S.E. 1/4 Sec. 22-23-27-W4M

Lot 2, Block 12, Plan 0212686

Lot 1, Block 12, Plan 0212686

Lot 3, Block 12, Plan 0411727

Area contained within the Mornington Conceptual Scheme Planning Area comprises 45.50 acres (18.40 ha).

Land Use Statistics				
Land Use	Lots	Area (acres)	Area (hectares)	Percent
Development Cell A (Pt. SE 1/4 Sec. 22-23-28-W4M, Lot 2, Blk. 12, Plan 0212686)				
Residential	124	22.68	9.18	62.83
Public Utility Lot	2	1.65	0.67	4.57
Municipal Reserve	7	4.04	1.63	11.19
Road		7.73	3.13	21.41
Total Develop. Cell A	133	36.10	14.61	100.00
Development Cell B (Lot 3, Block 12, Plan 0411727)				
Residential	9	4.06	1.64	99.27
Municipal Reserve	0	0	0	0
Road		0.03	0.01	0.73
Total Develop. Cell B	9	4.09	1.66	100.00
Development Cell C (Lot 1, Block 12, Plan 0212686)				
Residential	13	4.20	1.70	79.10
Municipal Reserve	1	0.53	0.22	9.98
Road		0.58	0.23	10.92
Total Develop. Cell C	14	5.31	2.15	100.00

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814502 Alberta Ltd. 205, 355 Centre Street North Langdon, AB T0J 1X2			Exhibit 5 - Subdivision and Development Concept C2W Project No.: P.O. #0506045



### **8.1 Subdivision and Development Concept – Community Design**

#### *Discussion*

The Hamlet of Langdon Area Structure Plan encourages innovative neighbourhood design which “integrates existing design patterns found within the developed areas” of the Hamlet of Langdon and encourages the maintenance of “common design elements from one neighbourhood to the next.”

Following the policies established in the Hamlet of Langdon Area Structure Plan, the Mornington community will offer a community design that echoes a traditional grid pattern of streets established in other residential neighbourhoods within the Hamlet of Langdon.

The Hamlet of Langdon Area Structure Plan encourages new residential neighbourhoods to:

“accommodate a range of lot widths to provide variety and interest to the streetscape”.

Accordingly, Mornington will contain lots of varying widths, depths and sizes. Variance in lot sizes provides a range of development opportunities for different residential building forms and architectural styles. Overall, lots widths within the Planning Area will range from 19 metres (62.30 feet) to 21 metres (68.89 feet). Importantly, these lot widths allow the development of a streetscape comprised of homes with “side-load” garages and architectural styles favoring front porches and welcoming front entrances rather than one dominated by “front-drive” garages and narrow lot home designs.

The wide residential lots, pedestrian linked open space and a modified traditional grid system of streets within the Mornington community result in a livable community appropriate to the small urban community of Langdon.

A central feature of Mornington community is walkability. Concrete sidewalks, linked green spaces and joint use areas facilitate safe pedestrian movements through the community and to destinations within the greater Langdon community. Hamlet commercial services found at Main Street Langdon - 1908 and Langdon’s Central Business District and other Langdon community services are within comfortable walking distance of the Mornington CS Planning Area. A High School and Community Recreation centre under consideration for lands south of Railway Avenue will be directly connected though a proposed street alignment with of Mornington Green.

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## Mornington Conceptual Scheme

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Open space within Mornington comprises over four (4) acres in area and serves as pedestrian corridors and landscaped green space. The central “green plaza” functions as a joint use area with its dry storm water retention pond and surrounding landscaped area that is linked to the internal pathway system. This “green plaza” is intended to be a strong element in the public life of the community. Naturescaping principles will be applied to the landscaping of the “green plaza” that will feature native plant species and drought resistant grasses.

### *Policy - Subdivision and Development Concept Design*

*Policy 8.1.1      Subdivision of land within the Mornington CS Planning Area shall be generally in accordance with Exhibit 5 - Subdivision and Development Concept.*

*Policy 8.1.2      Lot layouts shown in Exhibit 5 – Subdivision and Development Concept are conceptual only and may not reflect the final design, number or sizes of lots that may be proposed in future tentative plans of subdivision. The final size, configuration and design of individual parcels proposed through subdivision shall be determined at the tentative subdivision plan approval stage and conform to the provisions of the Hamlet of Langdon Area Structure Plan.*

## **8.2      Subdivision and Development Concept - Residential Development**

### *Discussion*

At full build-out, the Mornington CS Planning Area will contain one hundred and forty six (146) residential parcels (single detached lots) and will accommodate the development of single detached homes. It is estimated Mornington CS Planning Area will house approximately 475 persons at full build out. Residential land use will comprise 68.00 percent of the Mornington CS Planning Area.

The Subdivision and Development Concept offers a residential density of 3.21 dwelling units per gross acre which is below the maximum 4.5 dwelling units per gross acre allowed under the Hamlet of Langdon Area Structure Plan.

The community is characterized by a mix of lot sizes which range from 0.13 acres (0.04 hectares) to 1.03 acres (0.42 hectares). This mix of lot sizes will facilitate a wide range of housing choices for new residents, increase the range of affordable housing within the community and introduce variation in the look and feel of the community.

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## Mornington Conceptual Scheme

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The largest lots in the Mornington community are adjacent Railway Avenue and are just less than one acre in size. The size of these lots reflect the Landowner wishes to create a scale of development compatible with the existing Bunn residence (proposed to be accommodated on a one acre lot within Development Cell C) and “residential estate lots” approved for development on lands south of Railway Avenue.

These lots further provide a separation distance between Railway Avenue and the greater Mornington community.

At full build out of the Mornington CS Planning Area, the average single detached residential lot size will be 0.214 acres (0.087 hectares) which is significantly larger in size than comparable single detached lots found in adjacent urban centres. This is in keeping with spirit and intent of the Hamlet of Langdon Area Structure Plan which seeks to complement and preserve existing and approved lot sizes within the existing Hamlet while balancing the efficient use the land resource and responsible and sustainable utility infrastructure use.

### *Policy - Residential Development*

*Policy 8.2.1      Residential density and community design within the Mornington CS Planning Area will be generally in accordance with Exhibit 5 - Subdivision and Development Concept.*

## **8.3      Subdivision and Development Concept – Open Space Dedication**

### **School Reserve**

#### *Discussion*

During the subdivision of Phase I of Langdon Crossings West, a 12.40 acre (5.02 hectares) school site at the east entrance to the community was dedicated as Municipal School Reserve. Following dedication a school was constructed on the reserve lands. Accessibility to this school from the Mornington community is available via the Hamlet of Langdon municipal street system (McKinnon Street, Railway Avenue and Centre Street) or via the existing pedestrian walkway system within Langdon Crossings West.

At the time of preparation of this Conceptual Scheme, a High School and community recreation centre is under consideration for lands south of Railway Avenue and the Mornington CS Planning Area. Given the small size of the Mornington CS Planning Area, a school reserve dedication was not considered appropriate within the Mornington CS Planning Area.

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## Mornington Conceptual Scheme

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### **Municipal Reserve**

#### *Discussion*

In accordance with the provisions of the Hamlet of Langdon Area Structure Plan, the Subdivision and Development Concept provides a system of interconnected linear open spaces. Further, a central green is integrated with the storm water management system.

#### *Policy - Open Space / Municipal Reserve Dedication*

*Policy 8.3.1      Municipal reserve required for lands within the Mornington CS Planning Area shall be considered at the subdivision approval stage and the provision of these reserves shall be in accordance with the provisions of the Municipal Government Act.*

*Policy 8.3.2      A system of linked open spaces (Municipal Reserve) is shown in Exhibit 5 - Subdivision and Development Concept and Exhibit 6 - Open Space Network and is considered an important design element in the subdivision and development of the Mornington CS Planning Area. The linked system of open space illustrated in this Conceptual Scheme shall be provided in subsequent applications for subdivision approval to the Municipality. At the subdivision approval stage, a landscaping plan shall be prepared by the Developer for public open spaces. The landscaping plan shall incorporate naturescaping principles and encourage water conservation through the use of native plant materials and drought resistant grasses.*

### **8.4 Architectural and Landscaping Guidelines**

#### *Discussion*

Architectural and landscaping guidelines prepared at the subdivision approval stage and administered by the Developer will guide the development of the Mornington CS Planning Area.

In order to celebrate the spirit of Mornington as a comprehensively planned and livable community, residential and public buildings will favor an architectural colour scheme that reference earth tones and muted colours appearing in the surrounding prairie landscape. Further, the use of design elements found in traditional architecture styles of Langdon's past will ensure that development within Mornington is architecturally compatible with development in surrounding neighbourhoods.

Landscaping guidelines for residential development will be similar to public open space guidelines that incorporate naturescaping principles and encourage water conservation through the use of native plant materials and drought resistant grasses.

Site development standards will encourage where possible, the use of permeable surfaces and establish lot grading that manages storm water flows and encourages storm water infiltration.

Landscape plans and site development standards should adopt CPTED strategies of:

- Access Control;
- Surveillance; and
- Territorial Reinforcement.

Landscape plans and site development standards should encourage a distinction between private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, signage, and open fences. Pedestrian walkways should be landscaped to offer "clear and clean visibility" without nooks or hidden areas of entrapment. Tall evergreen plantings at the entrance to pedestrian walkways which provide places of concealment should be discouraged.

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## Mornington Conceptual Scheme

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### *Policy - Architectural and Landscaping / Site Development Standards*

- Policy 8.4.1      Architectural and landscaping / site development standards proposed for development within the Mornington CS Planning Area should be considered at the time of subdivision approval and be registered by restrictive covenant against individual titles at the time of plan of subdivision registration.*
- Policy 8.4.2      Implementation of the architectural and site development standards shall be the responsibility of the Developer at the subdivision approval stage.*
- Policy 8.4.3      In accordance with the provisions of the Hamlet of Langdon ASP and this Conceptual Scheme, the Municipality may require that a “Construction Management Plan” be prepared to the satisfaction of the Municipality, as a condition of development approval for construction proposed within the Mornington CS Planning Area. The “Construction Management Plan” shall contain a strategy for the management of all construction activity on-site including but not limited to, the management of construction debris and dust.*
- Policy 8.4.4      Landscape plantings provided as buffers and screening shall not impose a safety problem for pedestrians and shall be in accordance with CPTED strategies (Access Control; Surveillance; and Territorial Reinforcement) for public safety.*
- Policy 8.4.3      Public parks, open spaces and plazas shall be designed and planted in accordance with CPTED strategies (Access Control; Surveillance; and Territorial Reinforcement) for landscaping to provide pedestrian safety and security.*



Mornington

Exhibit 6 - Open Space Network

Pt. of the S.E. 1/4 Sec. 22-23-27-W4M  
Lot 2, Block 12, Plan 0212686  
Lot 1, Block 12, Plan 0212686  
Lot 3, Block 12, Plan 0411727

Area contained within the Mornington  
Conceptual Scheme Planning Area  
comprises 45.50 acres (18.40 ha).

Land Use Statistics				
Land Use	Lots	Area (acres)	Area (hectares)	Percent
Development Cell A (Pt. SE 1/4 Sec. 22-23-28-W4M, Lot 2, Blk. 12, Plan 0212686)				
Residential	124	22.68	9.18	62.83
Public Utility Lot	2	1.65	0.67	4.57
Municipal Reserve	7	4.04	1.63	11.19
Road		7.73	3.13	21.41
Total Develop. Cell A	133	36.10	14.61	100.00
Development Cell B (Lot 3, Block 12, Plan 0411727)				
Residential	9	4.06	1.64	99.27
Municipal Reserve	0	0	0	0
Road		0.03	0.01	0.73
Total Develop. Cell B	10	4.09	1.66	100.00
Development Cell C (Lot 1, Block 12, Plan 0212686)				
Residential	13	4.20	1.70	79.09
Municipal Reserve	1	0.53	0.22	10.00
Road		0.58	0.23	10.92
Total Develop. Cell C	14	5.31	2.15	100.00

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814502 Alberta Ltd. 205, 355 Centre Street North Langdon, AB T0J 1X2			Exhibit 6 - Open Space Network C2W Project No.: P.O. #0506048



### 9.0 Utility Infrastructure

#### *Discussion*

The infrastructure strategies contained in this Plan are intended to provide a supporting structure for the sustainable subdivision and development of the Planning Area. Engineering design attendant to this Plan's infrastructure strategies will be prepared at the subdivision approval stage and will be subject to a detailed review at this stage by Rocky View County.

#### 9.1 Sanitary Sewage Management

##### *Discussion*

Development within the Mornington CS Planning Area will be serviced through connection to the Hamlet of Langdon municipal sewage collection and treatment system.

##### *Policy - Sanitary Sewage Management*

*Policy 9.1.1        Sewage treatment shall be by connection to the Hamlet of Langdon municipal sewage collection and treatment system.*

#### 9.2 Potable Water

##### *Discussion*

Development within the Mornington CS Planning Area will be serviced through connection to the Langdon Waterworks Ltd. treatment and distribution system.

##### *Policy - Potable Water*

*Policy 9.2.1        Potable water supply required to service subdivision within the Mornington CS Planning Area shall be via connection to the Langdon Waterworks Ltd. treatment and distribution system.*

*Policy 9.2.2        At the subdivision stage, the Municipality may as a condition of subdivision approval, require that the Developer provide to the Municipality with documentation from the water service provider verifying that:*

- i)     The Developer has completed all paperwork for water supply allocation;*
- ii)    The Developer has paid all necessary fees for the purchase of required capacity units for subdivision (if multi-phase, purchase of water allocation for all phases will be required);*

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## Mornington Conceptual Scheme

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- iii) *The water service provider has allocated and reserved the necessary capacity for all phases of subdivision;*
- iv) *The obligations of the Developer and/or the utility to bring water to the subdivision are resolved (this may include provision for the water service provider to water lines to the subdivision area and the Developer to construct all internal water lines or the water service provider to provide service connections to individual lots).*

**Policy 9.2.3**      *All future developments within the Mornington CS Planning Area shall implement water conservation measures in accordance with Rocky View County policies and guidelines.*

### **9.3    Shallow Utilities**

#### *Policy - Shallow Utilities*

**Policy 9.3.1**      *The appropriate shallow utility companies providing service to the Hamlet of Langdon will provide shallow utility service to the Mornington CS Planning Area*

### **9.4    Solid Waste Management**

#### *Discussion*

Solid waste collection within the Mornington CS Planning Area will be implemented through the provisions of the Hamlet of Langdon Municipal solid waste collection system.

#### *Policy - Solid Waste Management*

**Policy 9.4.1**      *All garbage and waste material accumulated within the Mornington CS Planning Area shall be stored in weatherproof and animal-proof containers and kept either within buildings or at the rear or at the side of buildings. All containers shall be screened from view by all adjacent properties and public roads. Mechanical waste compactors within residences are encouraged.*

### 9.5 Protective and Community Services

#### *Discussion*

Police services will be provided by the Royal Canadian Mounted Police (RCMP) and Rocky View County Protective Services.

Fire protection is available within the Hamlet of Langdon. The Hamlet of Langdon is within the Calgary Health Region which provides health services to the region.

#### *Policy - Protective and Community Services*

*Policy 9.5.1 All lots within the Mornington CS Planning Area shall have water available at the property line for fire suppression purposes. A water distribution system suitable for fire suppression (comprising a system of either by a drafting hydrants or fire hydrants) shall be installed by the Developer as a condition of subdivision approval, to the satisfaction of Rocky View County.*

### 9.6 Canada Post

#### *Policy - Canada Post*

*Policy 9.6.1 At the subdivision approval stage, provision will be made within the green spaces flanking Mornington Green to accommodate the placement of mail boxes as required by Canada Post and to the satisfaction of Rocky View County.*

### 9.7 Street System

#### *Discussion*

The street pattern proposed by the Subdivision and Development Concept is based upon a hierarchy of roads comprising collector and local roads. The proposed street pattern is consistent with the provisions of the Hamlet of Langdon Area Structure Plan. Three collector streets facilitate the safe and efficient movement of traffic through the Planning Area and to adjacent municipal road network:

- Primary vehicular egress and ingress to the Mornington CS Planning Area is via Mornington Green. Located at the south eastern portion of the Planning Area, Mornington Green is a short collector street linking Railway Avenue and Scott Avenue.

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## Mornington Conceptual Scheme

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- Mornington Green is the gateway to the Mornington community and this gateway is celebrated and enhanced through the provision of adjacent “greens” which frame and welcome residents and visitors to the community. As a result, residential development is set well back from Railway Avenue and the Mornington Green / Railway Avenue intersection.
- This distance separation and the buffering effect of tree plantings within the adjacent “greens”, mitigates any potential negative impacts on the residential community arising from traffic movements and noise at the intersection of Mornington Green and Railway Avenue intersection. Further, the strategic use of the adjacent green areas avoids the use of intrusive and unattractive noise attenuation measures such as berming and high nose attenuation fencing. As the gateway to Mornington, this street establishes a greenway character for the streetscapes developed within the Mornington community. A landscaped median has been placed in Mornington Green to separate traffic lanes and to provide a median refuge and protection for pedestrians crossing this street.
- 1st Avenue North forms an east/west collector street linking the existing 1<sup>st</sup> Avenue North and future development within the SW ¼ Sec. 22-23-27-W4M. Until such time as development is approved within the SW ¼ Sec. 22-23-27-W4M, a temporary turnaround will be provided at the western extent of 1<sup>st</sup> Avenue. 1st Avenue is planned to be tree lined and will convey traffic from Mornington Green to McKinnon Street. Fortin Crescent (which is a local street) feeds traffic to its intersections with 1st Avenue North.
- McKinnon Street is a second north/south collector linking 1st Avenue North and the community of Langdon Crossings West located adjacent and north of the Mornington CS Planning Area. Newbolt Crescent and Lewis Crescent (which are local streets) feed traffic to their intersections with McKinnon Street. Traffic circles which are intended to calm traffic and implemented in Langdon Crossings West will be located at the two intersections of McKinnon Street and Newbolt / Lewis Crescents.

A crescent roads proposed by the Subdivision and Development Concept are local roads, which are intended to serve only the neighbourhood needs of the Mornington CS Planning Area.

Exhibit 7 - Street Network and Linkages illustrates the overall street system and linkages within the Mornington CS Planning Area.

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## Mornington Conceptual Scheme

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### Discussion - Traffic Impact

During the preparation of this Conceptual Scheme, the Developer retained Morrison Hershfield to examine the potential for traffic impacts arising from the subdivision and development of the Mornington CS Planning Area. A report<sup>3</sup> prepared by Morrison Hershfield was submitted under separate cover and offered the following conclusions and recommendations:

- There is no adverse traffic impact to the adjacent roadway intersections from the Mornington Plan Area. The major impacted intersection of Centre Street and Railway Avenue operates at an acceptable C or higher of service during the peak hours of operation.
- To improve the operational characteristics at the intersection of Centre Street and Railway Avenue, minor revisions from the existing condition as a requirement of Rocky View County are recommended to reduce the angle of skew. The revisions are slightly modified from what was previously recommended in the original Langdon Crossing West Traffic Study Report, following a change in roadway jurisdiction of Highway 797. Such an improvement will benefit the community as a whole, and as such a cost share mechanism should be developed.
- No major horizontal or vertical alignment changes are necessary on Railway Avenue in the vicinity of Mornington Plan Area. To further improve sight distance for motorists existing from Mornington Green, it is recommended that the proposed curb line on the north of Railway Avenue and the east of Mornington Green be set back as shown in Figure 5.
- The proposed revised location (Mornington Green) of the access on Railway Avenue will better serve the Mornington Plan Area. The future Mornington Green/Railway Avenue will be configured as a true four-way intersection linking the Mornington Plan Area with the proposed recreation centre and the high school. Utility services are aligned directly to the two developments on both sides of Railway Avenue. Such an arrangement of the internal roadway system within the Mornington Plan Area will also help to slow down through traffic inside the Mornington Plan Area and provide a safer operation by reducing the traveling speed of vehicles.
- Cowan Street and proposed Mornington Green access to Railway Avenue are within close proximity to one another. To eliminate friction from exiting vehicles from both roadways, it is recommended that Cowan Street NW be closed to exiting vehicles at its intersection with Railway Avenue.

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<sup>3</sup> Mornington Plan Area Traffic Impact Assessment, A Supplement to the Langdon Crossings West Traffic Impact Study, Morrison Hershfield, December 2006.

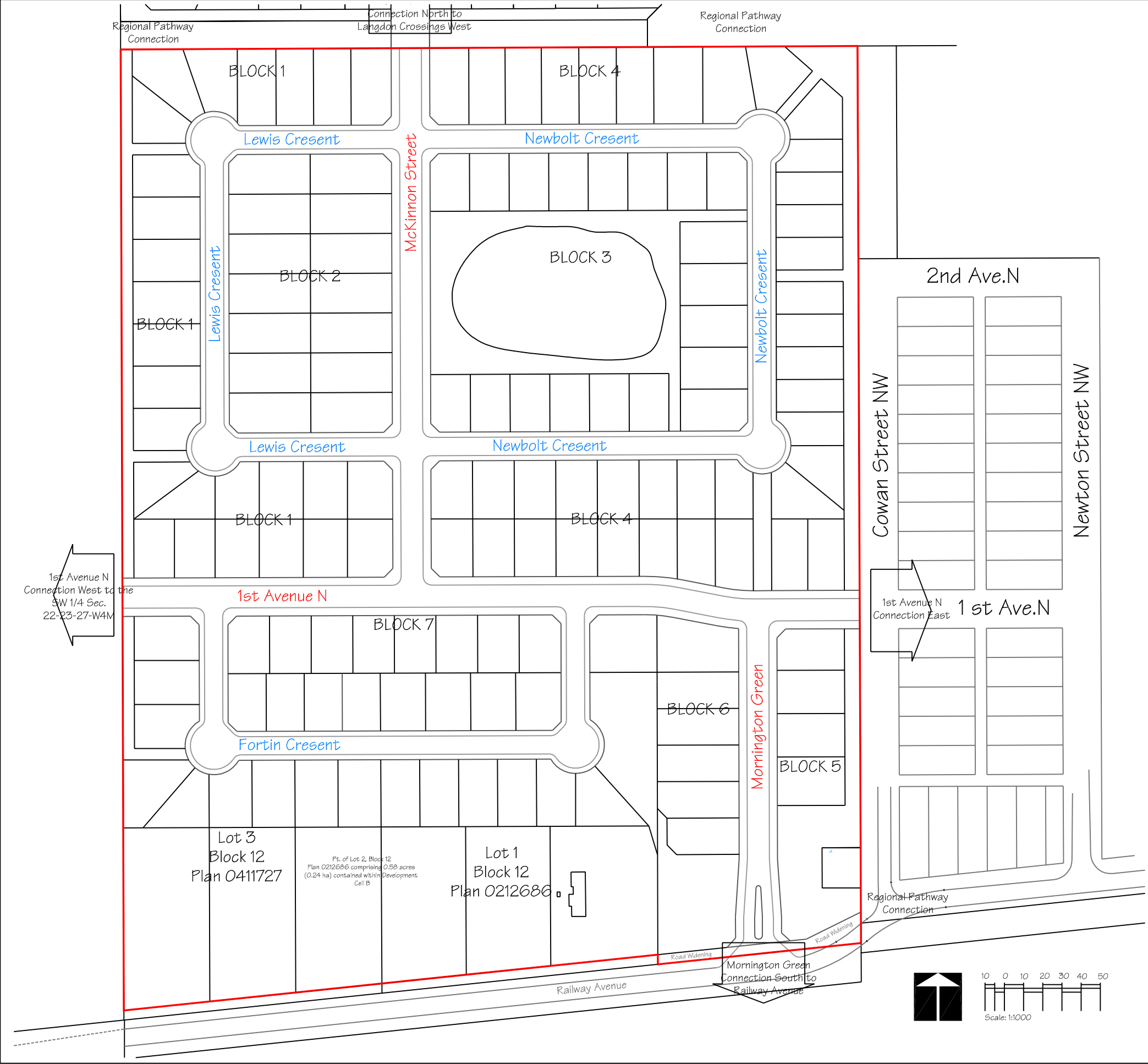
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## Mornington Conceptual Scheme

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### Policy - Street System

- Policy 9.7.1      *Access to subdivision proposed within the Mornington CS Planning Area shall be in accordance with Rocky View County Policy 647 Roadway Linkages in New Subdivisions*
- Policy 9.7.2      *All internal streets of the Mornington CS Planning Area shall be dedicated as Public Roads and will be owned and maintained by the Municipality. All Public Roads shall be built to standards contained within the Rocky View Servicing Standards, as amended. Minor variations in roadway alignment within road allowances may be permitted at the discretion of the Municipality.*
- Policy 9.7.3      *The County's Transportation Offsite Levy will be applied within the Mornington CS Planning Area in accordance with the applicable levy at time of subdivision approval, as amended, for the total gross acreage of lands proposed for development or subdivision.*
- Policy 9.7.4      *Mitigation of traffic impact resulting from development within the Mornington CS Planning Area shall proceed in accordance with the conclusions and recommendations contained in Mornington Plan Area Traffic Impact Assessment, A Supplement to the Langdon Crossings West Traffic Impact Study, Morrison Hershfield, December 2006.*
- Policy 9.7.5      *Traffic Impact Assessment updates may be required during the preparation of Tentative Plans of Subdivision for individual phases of subdivision and development within the Mornington CS Planning Area. Any off-site road improvements identified as a result shall be implemented at the discretion of the Municipality prior to or in conjunction with the phasing of subdivision and development of the Planning Area.*
- Policy 9.7.6      *The Municipality may, as a condition of Tentative Plan of Subdivision approval, require road dedication, upgrading, or resurfacing of municipal roadways and intersections along or beyond the boundaries of the development prior to or in conjunction with the phasing of development. The timing and cost sharing of any such improvements shall be established by the Municipality at the subdivision approval stage.*
- Policy 9.7.7      *All medians shall be landscaped with native plant species and provide a safe refuge for pedestrians crossing streets within the Mornington CS Planning Area.*



# Mornington

## Exhibit 7 - Street Network and Linkages

Pt. of the S.E. 1/4 Sec. 22-23-27-W4M  
Lot 2, Block 12, Plan 0212686  
Lot 1, Block 12, Plan 0212686  
Lot 3, Block 12, Plan 0411727

Area contained within the Mornington  
Conceptual Scheme Planning Area  
comprises 45.50 acres (18.40 ha).

Collector streets are  
shown in red and  
local streets are  
shown in blue.

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814502 Alberta Ltd. 205, 355 Centre Street North Langdon, AB T0J 1X2				Exhibit 7 - Street Network and Linkages C2W Project No: P.O. #0506048



### 9.8 Storm Water Management

#### *Discussion*

The management of storm water within the Mornington CS Planning Area was an important consideration during the preparation of the Mornington community design (Exhibit 5 - Subdivision and Development Concept). The Mornington Planning Area comprises a portion of a larger storm water catchment area that utilizes the Langdon Municipal Ditch to convey storm water through the Hamlet of Langdon to an off-site discharge in Weed Lake.<sup>4</sup>

Accordingly, Lee Maher Engineering Associated Ltd. was retained to prepare an appropriate storm water management strategy.

Their report entitled; Storm Drainage Plan for Mornington in Langdon, Lee Maher Engineering Associated Ltd., November, 2006 was submitted under separate cover in support of this Conceptual Scheme.

Langdon Crossings West Phases 1 to 6 (located adjacent and north of the Planning Area) was developed in accordance with a comprehensive storm water management strategy and implemented under attendant “best management practices” approved by the Municipality. The proposed storm water management concept (Exhibit 8 - Storm water Management) proposed by Lee Maher Engineering<sup>5</sup> for the Planning Area integrates Mornington’s storm water system with the Langdon Crossings West system (approved for Langdon Crossings West Phases 1 to 6).

The Mornington storm water management strategy comprises the following elements:

- The majority of storm water runoff originating from the Planning Area will be conveyed overland through the Mornington street system (curb and gutter) to a centrally located dry pond. The remaining portion of overland storm water flows will be discharged directly to the Langdon Municipal ditch from adjacent lots and open space areas.
- The available capacity of the Langdon Crossing pond and its pumping station will be utilized in the design of the storm system for the Mornington Planning Area. Accordingly, the Planning Area dry pond will be connected through a culvert to the existing Langdon Crossing storm water management pond where storm water will be retained and treated prior to discharge.

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<sup>4</sup> Figure 2, Hamlet of Langdon Storm Water Management Master Plan, Operational Solutions Ltd., May 2007.

<sup>5</sup> Page 2, Storm Drainage Plan for Mornington in Langdon, Lee Maher Engineering Associated Ltd., November, 2006

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## Mornington Conceptual Scheme

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- Discharge will occur from the existing Langdon Crossing storm water management pond to the existing Langdon Municipal ditch through the existing pumping station at the allowable rate of 1.68 L/s/ha<sup>6</sup> as established for new development areas within the Hamlet of Langdon.

Recommendations and conclusions contained in the Lee Maher Engineering report<sup>7</sup> are intended to be implemented at the subdivision approval stage for the Mornington CS Planning Area:

### *Policy - Storm Water Management*

*Policy 9.8.1      Design of the storm water management system within the Mornington CS Planning Area shall be consistent with:*

- the Servicing Standards for Residential Subdivisions and Road Construction adopted by Council as amended;*
- the recommendations and conclusions of the Hamlet of Langdon Storm Water Management Master Plan, Operational Systems Ltd., May 2007;*
- the conclusions and recommendations of the Storm Drainage Plan for Mornington in Langdon, Lee Maher Engineering Associated Ltd., November, 2006; and*
- Exhibit 8 - Storm Water Management of this Plan.*

*Policy 9.8.2      An overall grading plan for the Mornington CS Planning Area should be considered at the tentative plan approval stage and at the first phase of subdivision and development. The overall grading plan should implement the conclusions and recommendations of the report: Storm Drainage Plan for Mornington in Langdon, Lee Maher Engineering Associated Ltd., November, 2006.*

*Policy 9.8.3      The issuance of a development permit for grading of all or part of the Mornington CS Planning Area to accommodate and implement the required works of a storm water management plan prepared in accordance with the conclusions and recommendations of the report: Storm Drainage Plan for Mornington in Langdon, Lee Maher Engineering Associated Ltd., November, 2006 and this Conceptual Scheme is considered appropriate by the Municipality prior to the redesignation of all or part of the Planning Area to residential and other land uses.*

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<sup>6</sup> Page 23, Hamlet of Langdon Storm Water Management Master Plan, Operational Systems Ltd., May 2007.

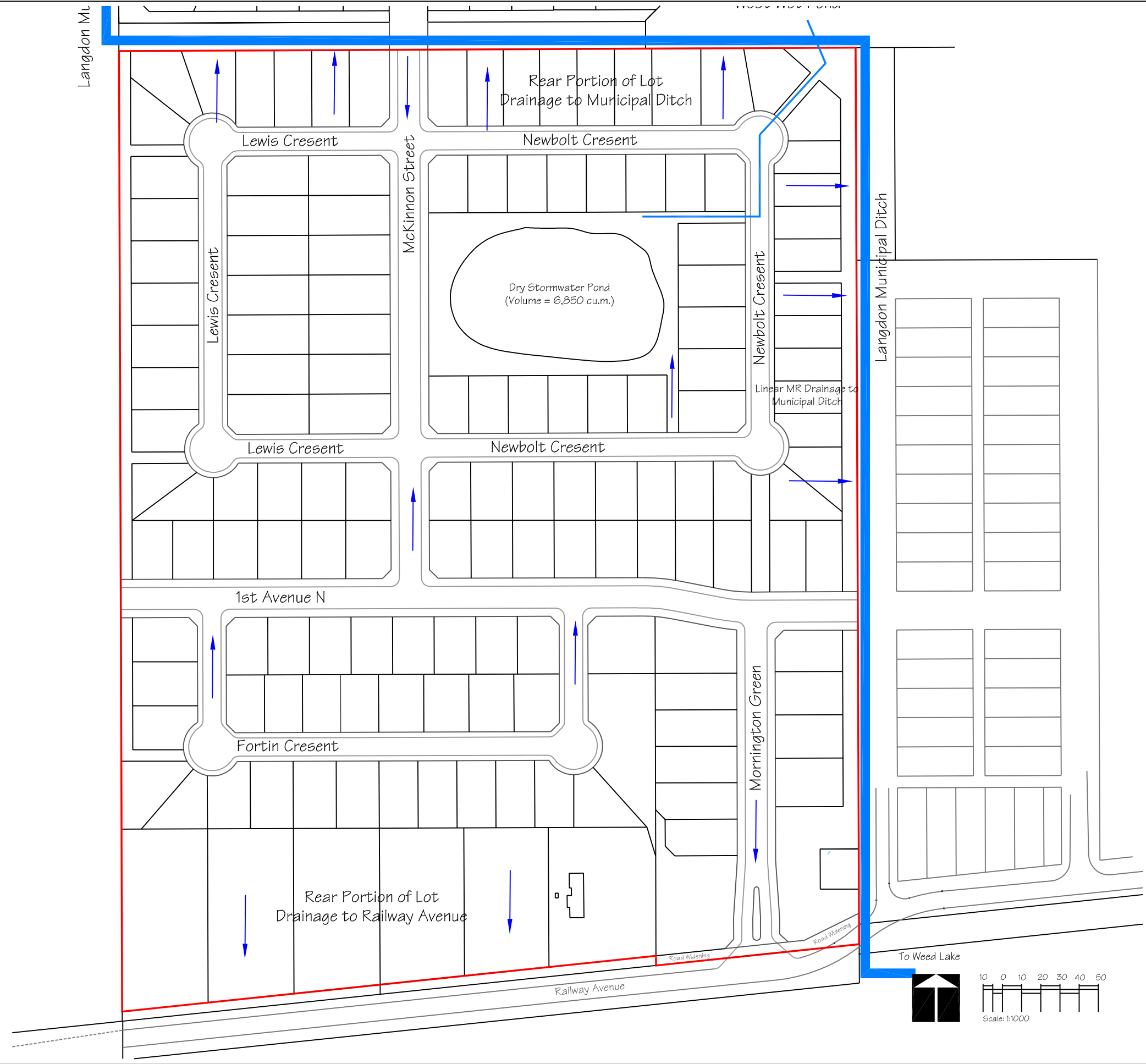
<sup>7</sup> Page 10, Storm Drainage Plan for Mornington in Langdon, Lee Maher Engineering Associated Ltd., November, 2006

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## Mornington Conceptual Scheme

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- Policy 9.8.4      The rate of post-development storm water run off from the Mornington CS Planning Area shall remain consistent with the pre-development storm water run off rate.*
- Policy 9.8.5      The Municipality may require utility rights of way or overland drainage easements over certain areas of the Mornington CS Planning Area for the purpose of maintaining regional overland drainage courses.*
- Policy 9.8.6      Swales and ditches within road allowance alongside municipal roadways shall only be used for conveyance of storm water and not for storage purposes.*
- Policy 9.8.7      Onsite and offsite improvements to the drainage system will be provided as necessary to the satisfaction of the Municipality,*



# Mornington

## Exhibit 8 - Stormwater Management

Pt. of the S.E. 1/4 Sec. 22-23-27-W4M  
Lot 2, Block 12, Plan 0212686  
Lot 1, Block 12, Plan 0212686  
Lot 3, Block 12, Plan 0411727

Area contained within the Mornington  
Conceptual Scheme Planning Area  
comprises 45.50 acres (18.40 ha).

For a detailed discussion of Stormwater  
Management for the Mornington  
Conceptual Scheme Planning Area see:

Storm Drainage Plan for Mornington in  
Langdon, SE 1/4 Sec. 22-23-27-W4M,  
Lee Maher Engineering Associates Ltd.,  
November 2006.

### Drawing Notes:

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1/0	Issued		January 04 2011
Revision No.	Revision Note	Issue Date	
Designed by C2W	Checked by C2W	Approved by date:	C2W Drawing Number:
814502 Alberta Ltd. 205, 355 Centre Street North Langdon, AB T0J 1X2			Exhibit 8 - Stormwater Management. C2W Project No.: P.O. #0506048

## 10.0 Subdivision and Development Concept Phasing

### Discussion

Exhibit 9 – Subdivision Phasing identifies a subdivision and development sequence for the Subdivision and Development Concept preferred by the existing Landowners within the Planning Area.

Development Cell A is intended as the first phase for subdivision and development of the planning Area. Phase I may develop as a series of smaller stages in response to utility servicing requirements and market opportunities. It is intended that the first stage of Phase I will provide the road linkage from Railway Avenue to McKinnon Street via Newbolt Crescent. This alignment will facilitate utility servicing and will require a temporary road and attendant easement linking 1<sup>st</sup> Avenue and Newbolt Crescent. With the extension of McKinnon Street north from 1<sup>st</sup> Avenue in subsequent stages, the temporary road will be transitioned to an emergency access and linear pathway corridor.

Development Cell B is the second phase of development and Development Cell C will be developed as a final third phase. It is important to note that a portion of Development Cell B and all of Development Cell C are planned as large “estate lots” pursuant to the provisions of this conceptual scheme. Should further subdivision of Development Cells A and B be contemplated in the future, it will be necessary to amend this conceptual scheme and evaluate the proposed subdivision in the context of the planning policies established by this conceptual scheme.

Table 5 - Mornington CS Planning Area Phasing Statistics provides phasing statistics for the sequence of subdivision and development of the Mornington CS Planning Area.

**Table 5 - Mornington CS Planning Area Phasing Statistics**

Phase	Number of Municipal Reserve (MR) Lots in Phase	Number of Public Utility (PUL) Lots in Phase	Population Range at Full Build Out (Persons)	Number of Residential Lots in Phase
1	8	2	372 - 434	124
2	0		27 – 31.5	9
3	1		39 – 45.5	13
Total	16	2	438 - 511	146

Table Notes:

1. Table Information as per Exhibit 9 - Phasing.
2. Totals may not equal due to rounding and metric conversion.
3. All areas should be considered “more or less”.
4. Population range calculated using 3.0 to 3.5 persons per residence.

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## Mornington Conceptual Scheme

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### *Policy - Phasing*

- Policy 10.1      The preferred sequence of subdivision and development within the Mornington CS Planning Area will proceed in accordance with the phasing illustrated on Exhibit 9 - Phasing and in accordance with this Conceptual Scheme's Subdivision and Development Concept.*
- Policy 10.2      While the phasing of subdivision and development within the Mornington CS Planning Area is matched to a logical progression of servicing and other factors, applications for subdivision approval and development may proceed outside the phasing pattern established in this Conceptual Scheme provided the required infrastructure is in place and/or available to sustain the planned subdivision and development.*

# Mornington

## Exhibit 9 - Phasing

Pt. of the S.E. 1/4 Sec. 22-23-27-W4M  
Lot 2, Block 12, Plan 0212686  
Lot 1, Block 12, Plan 0212686  
Lot 3, Block 12, Plan 0411727

Area contained within the Mornington  
Conceptual Scheme Planning Area  
comprises 45.50 acres (18.40 ha).

Phasing within the Mornington Conceptual Scheme Planning Area			
Phase	Area (acres)	Area (hectares)	Residential Lots
Phase 1 - Development Cell A	36.10	14.61	133
Phase 2 - Development Cell B	4.09	1.66	10
Phase 3 - Development Cell C	5.31	2.15	16
Total	45.50	18.40	159

### Drawing Notes:

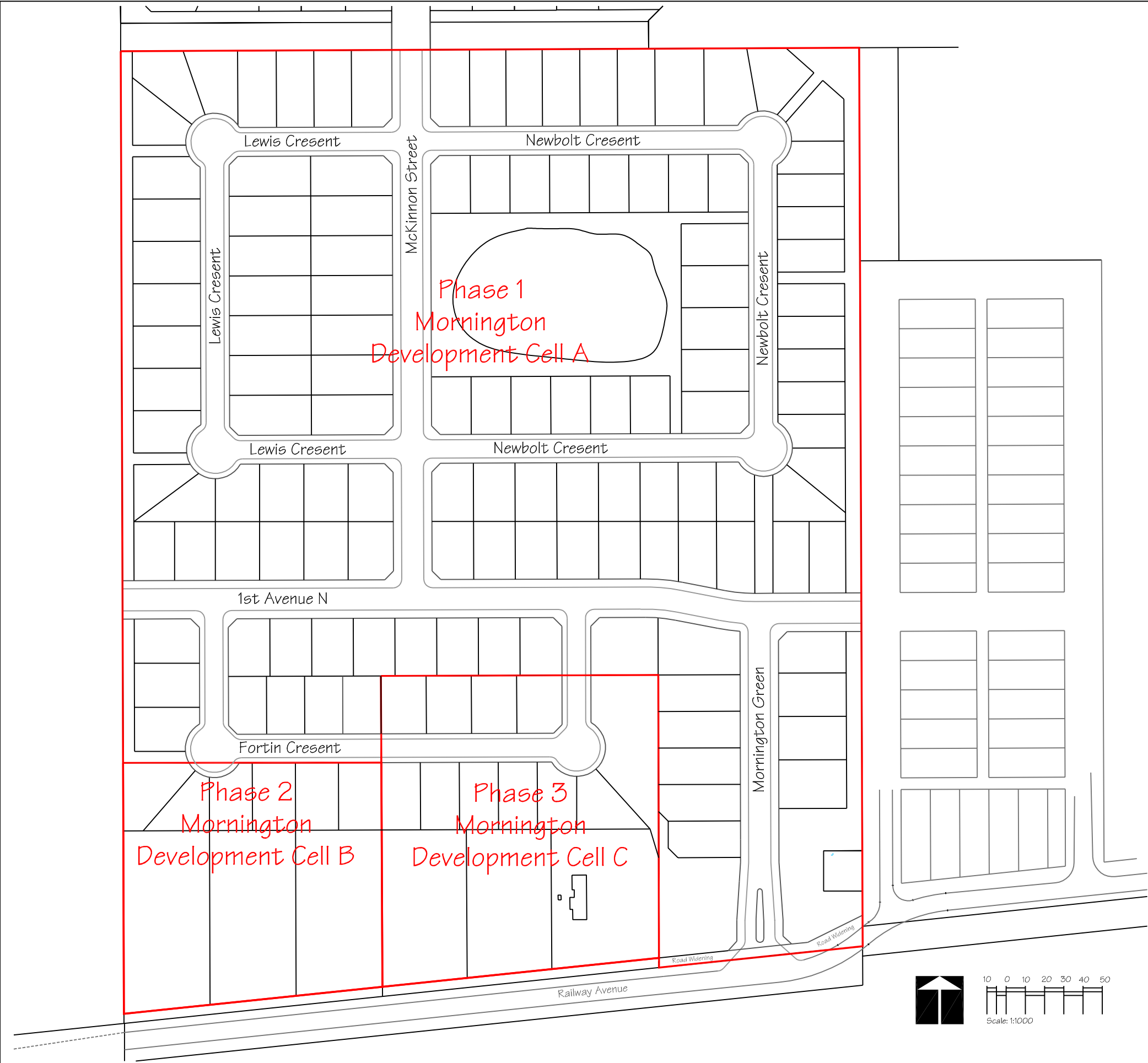
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814502 Alberta Ltd. 205, 355 Centre Street North Langdon, AB T0J 1X2			Exhibit: 9 - Phasing C2W Project No.: P.O. #0506048



## 11.0 Conceptual Scheme Implementation

### *Discussion*

The Subdivision and Development Concept for the Mornington CS Planning Area is designed to integrate with adjacent land uses within the Hamlet of Langdon and in accordance with the provisions of the Hamlet of Langdon Area Structure Plan.

It is anticipated that subdivision and development of the Mornington CS Planning Area, in accordance with the provisions of this Conceptual Scheme will:

1. Maximize the development potential of the Mornington CS Planning Area;
2. Create an efficient, sustainable and livable residential community; and
3. Facilitate the development of a new and comprehensively planned residential neighbourhood within the Hamlet of Langdon and the Rocky View County.

Subdivision of the Planning Area is guided by the policies herein and implemented through conditions of subdivision approval by the Rocky View County.

### *Policy - Implementation*

*Policy 11.1      Rocky View County shall implement the provisions of this Conceptual Scheme through the subdivision and development approval processes.*