

### Direction

1. The Council of Rocky View County has directed that a developer-led and wholly developer-funded Langdon Area Structure Plan (ASP) amendment be drafted for the lands identified in **Appendix A** to provide a framework for the future growth in the area.

It is intended that the ASP Amendment document shall provide for a range of housing, employment and amenity options as a continuation of the predominantly residential development activities supported by business development within the Langdon ASP.

The Langdon ASP Amendment shall be drafted to align with the following statutory documents:

- a) Calgary Metropolitan Region Growth Plan (RGP)
- b) County Municipal Development Plan
- c) Langdon Area Structure Plan

Contributing to Langdon ASP Amendment policy and direction will be:

- a) Community and stakeholder input;
- b) Baseline technical studies including, but not limited to:
  - i. water servicing strategy;
  - ii. waste water servicing strategy;
  - iii. storm water management plan;
  - iv. Transportation Impact Assessment;
  - v. Historical Resources Overview;
  - vi. Biophysical Inventory and Impact Assessment; and,
  - vii. other technical studies including electrical, gas, and communications.
- c) Fiscal Analysis Report to estimate impact to the County;
- d) Economic and market demand analyses;
- e) Compatibility and integration with the Langdon ASP area and the surrounding area; and
- f) Direction from higher order documents.

## Terms of Reference

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The extent of the content, level of detail, and scope of work for all reports and technical studies will be determined at a later date at the discretion of the developer group and in consultation with the County. The funding for the creation of the Langdon ASP Amendment document will be fully provided by the interested landowners in the plan area.

Rocky View County Administration will assist the Project Team in:

- (1) collaboration with neighbouring municipalities and submission of the CMRB application;
- (2) ensuring that Rocky View County policy is addressed.

## Study Area

2. The Langdon ASP Amendment is to adjust the Langdon ASP boundary with the addition of  $\pm 480$  acres of land located west of Vale View Road and  $\pm 160$  acres located south of Township Road 232. These lands are legally described as NW/NE/SE 21-23-27-W04M and NE 10-23-27-W4M respectively.

Although the Langdon ASP Amendment study area has been identified above, technical considerations and stakeholder feedback may result in amendment to the final Langdon ASP Amendment boundary, subject to approval by Council.

## Project Objectives

3. In developing the Langdon ASP amendment, the following objectives shall be achieved:

### **I. Project Plan**

- a) To execute the Project Plan in an efficient manner, adhering with the approved timelines and budget;
- b) To ensure that Council is frequently updated on the project's progress and direction is requested, as needed.

### **II. Community and Stakeholder Engagement:**

- a) To implement effective, inclusive and transparent community engagement;
- b) To collaborate with any identified key stakeholders and agencies and address any issues and opportunities at the earliest point.

### **III. Langdon ASP Amendment Creation:**

- a) Land Use
  - i) To develop a land use strategy;
  - ii) To establish a development sequence for future redesignation, subdivision, and development of lands;

## Terms of Reference

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- iii) To determine appropriate integration and transition policies for adjacent land uses;
- b) Servicing:
  - i) To identify potential servicing options for existing and future development;
  - ii) To identify current and planned transportation infrastructure under both Provincial and County jurisdiction, to determine future transportation needs and opportunities;
  - iii) To identify active transportation linkages to ensure the development of a cohesive community; and
  - iv) To identify other required physical services;
- c) Physical Environment:
  - i) To identify key environmental and natural features within the Langdon ASP Amendment area and suggest methods to uphold their form and function; and
  - ii) To identify physical constraints and obstructions to future development, such as wetlands, excessive slopes and riparian areas found within the study area;
- d) Local Amenities:
  - i) To identify desired and achievable amenities;
- e) Langdon ASP Amendment Boundary and Phasing:
  - i) To arrive at a boundary for the Langdon ASP Amendment area that takes into account a foreseeable time horizon, based on growth projections, with sound assumptions and mechanism for reviewing those assumptions;
  - ii) To explore phasing in conjunction with a review of the boundary of the Langdon ASP Amendment area to accommodate growth projections, and to implement an appropriate mechanism for phasing growth;
  - iii) To describe the existing development within the study area and adjacent lands, to discover where development opportunities and constraints may exist; and
  - iv) To determine the fiscal impact of the proposed land uses;
- f) Other:
  - i) To establish a framework for monitoring the long-term effectiveness of the Langdon ASP Amendment;
  - ii) Meet the intent and direction of the Calgary Metropolitan Region Growth Plan, County Municipal Development Plan and other relevant policy frameworks.

## Terms of Reference

### Timeline and Deliverables

4. The Langdon ASP would be undertaken across three phases, with the following timelines and deliverables.

Phase 1 (Planning)	
• Terms of Reference to Council	Q4, 2023
• Project Plan	
○ Background Information, Fiscal and Technical Analysis Report	Q1, 2024
○ Project Charter Stakeholder Register	
• Engagement Plan	Q2, 2024
○ Stakeholder Engagement Plan	
○ Public Engagement Plan	
• Initiate Technical Studies	Q2, 2024
Phase 2 (Execution)	
• Community and Stakeholder Engagement	Q2, 2024
○ Engagement Summary Reports	
• Completed Technical Studies	Q3, 2024
• Draft Plan	Q4, 2024
Phase 3 (Approval)	
• Public Hearing	Q4, 2024
• CMRB	Q1, 2025

### Variance

5. Any substantial departure from the project scope and timeline detailed within this terms of reference shall require approval from Council.

### Costs

6. Costs relating to the completion of this developer-led Langdon ASP project shall be borne entirely by the developer group.
7. The developer will enter into an agreement with the County to cover the costs to the County for any staff time and resources contributed to the project.

## APPENDIX A:

### Langdon Area Structure Plan Amendment

#### LOCATION MAP

The Langdon ASP Amendment includes ±480 acres of land located west of Vale View Road and ±160 acres located south of Township Road 232. These lands are legally described as NW/NE/SE 21-23-27-W04M and NE 10-23-27-W4M respectively.

