



Area Structure Plan  
**LANGDON**



**ROCKY VIEW COUNTY**  
Cultivating Communities

Rocky View County is committed to working in partnership with Indigenous neighbours, fostering meaningful collaboration on projects that honour and integrate Indigenous perspectives, values, and knowledge. We recognize the wrongs of the past and respect the traditional, unsurrendered and treaty lands of Treaty 7 and will work towards reconciliation moving forward.

# Table of Contents



PART I	INTRODUCTION	6
1.	PLAN PURPOSE	6
2.	PLAN ORGANIZATION	9
3.	PLAN AREA	10
4.	LANGDON TODAY	13
5.	PLANNING FOR TOMORROW	19
6.	LANGDON VISION AND GOALS	26
PART II.	PLAN POLICIES	28
A.	LAND USE	28
7.	LANGDON LAND USE STRATEGY	28
8.	RESIDENTIAL	33
9.	BUSINESS	40
10.	MIXED USE	49
11.	LIGHT INDUSTRIAL	51
12.	LANGDON SECONDARY SCHOOL SITE AND RECREATIONAL PARK	53
13.	GATEWAYS	54
14.	AGRICULTURE	55
15.	NON-RESIDENTIAL / RESIDENTIAL INTERFACE	56
B.	SERVICES	59
16.	SCHOOLS	60
17.	RECREATION, CULTURAL, AND COMMUNITY USES	63
18.	OPEN SPACE, PARKS, PATHWAYS AND TRAILS	65
19.	NATURAL ENVIRONMENT	68

20. RESERVES .....	71
21. EMERGENCY SERVICES .....	75
C. INFRASTRUCTURE .....	77
22. TRANSPORTATION.....	77
23. UTILITY SERVICES.....	80
24. STORMWATER.....	85
25. SOLID WASTE & RECYCLING.....	93
26. OIL AND GAS.....	97
PART III. IMPLEMENTATION.....	99
27. IMPLEMENTATION .....	99
APPENDICES.....	105
Appendix A: Future Study Area.....	106
<b>Appendix B: Key Alberta Energy Regulator Information .....</b>	<b>109</b>

## MAPS

Map 1: Plan Area Location.....	11
Map 2: Air Photo.....	12
Map 3: Existing Land Use .....	16
Map 4: Existing Conditions .....	17
Map 4A: Existing Conditions .....	18
Map 5: Land Use Strategy .....	27
Map 6: Non-Residential / Residential Interface .....	46
Map 7: Open Space and Pedestrian Connections .....	53
Map 8: Transportation Network <b>2020-2030</b> .....	62

Map 9: Water .....	68
Map 10: Wastewater .....	69
Map 11A: Existing Stormwater Infrastructure .....	76
Map 11B: Proposed Stormwater Infrastructure .....	77
Map 12: Local Plans .....	86
Map 13: Future Study Area .....	90

## FIGURES

Figure 1 .....	45
----------------	----

## TABLES

Table 1 .....	24
Table 2 .....	25

# PART I INTRODUCTION

## 1. 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.

In addition, the County Plan states that an ASP for a hamlet shall address; future land use concept; the amount of remaining undeveloped land within existing boundaries; population estimates, impact on existing services, infrastructure, and amenities; form, quality, design, and compatibility of proposed development; potential for enhancements to the main street, crossroads area, and/or community gathering places; provision of sufficient parks, open space, amenities, and pedestrian connections; impact on the environment; interface design with adjacent agriculture land; provision for regional transit connections; and how the ASP will address the development review criteria. 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* is 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 [24 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 [19 29 and Appendix C](#)).

*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'.

*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. 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, 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. 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 population of the Hamlet of Langdon was 5,497 (2021 Federal Census) which was a 2.4% increase from the 2018 population of 5,364 (Rocky View Municipal Census). This reflects a steady, although not rapid, increase in population. The average household size is 3.1 people reflecting a family-oriented community as reflected in the 2021 Federal Census.

~~The Langdon Plan Area is positioned along Centre Street, and extends approximately 1 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 Hamlet has developed commercial services along Centre Street, with residential, institutional and recreational uses extending east and west from Centre Street. The Langdon Plan Area encompasses approximately 19 quarter sections for a total of 1,230 hectares (3,040 acres). 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);
- The hamlet includes an elementary and junior high school, a high school, ball fields, community park, community centre, fire hall, and a golf course;
- New development is managed in the hamlet by the adoption of *Local Plans*, and
- The Hamlet is surrounded by agricultural lands, wetlands, and a major power substation.
- ~~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.~~

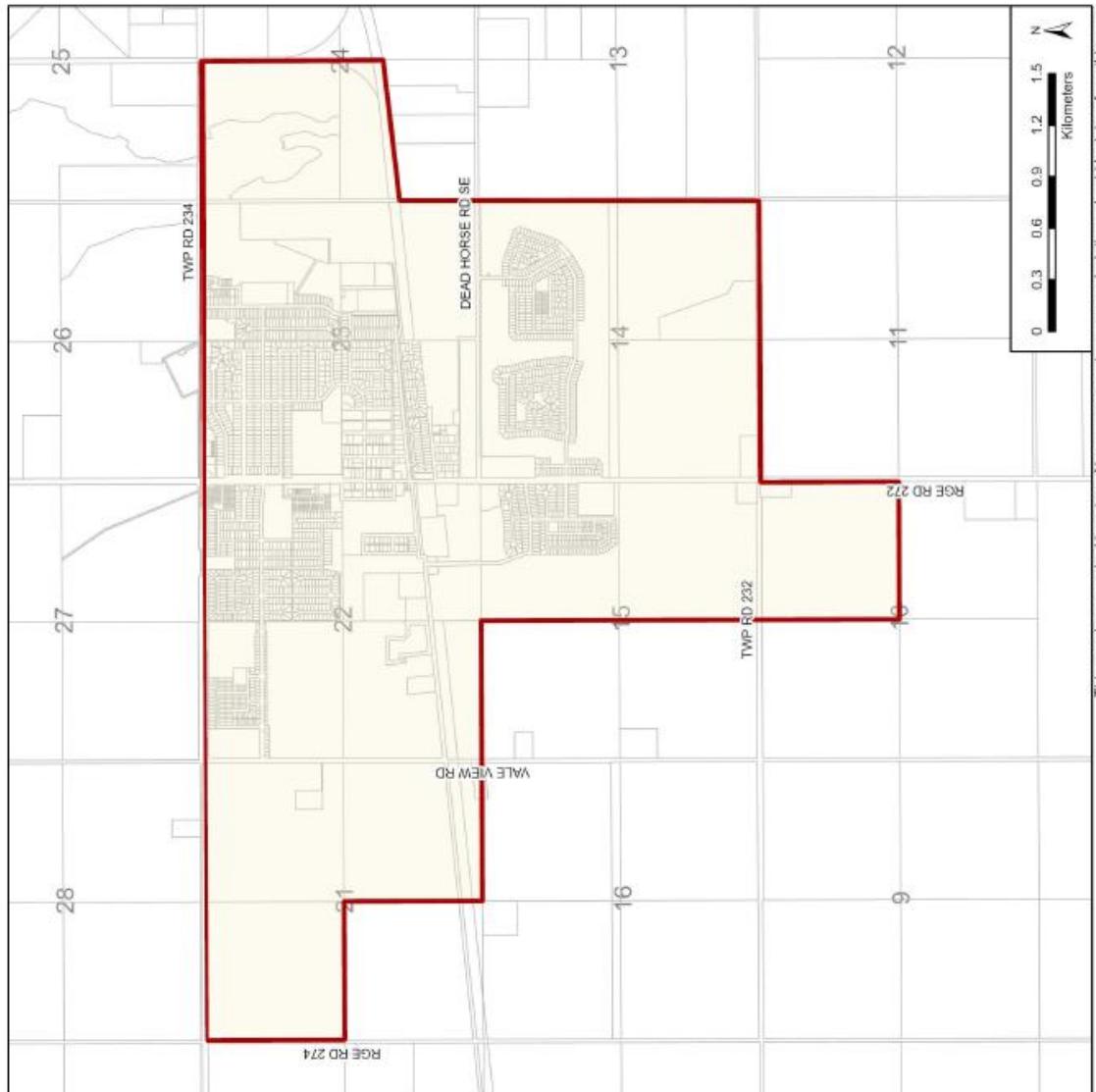
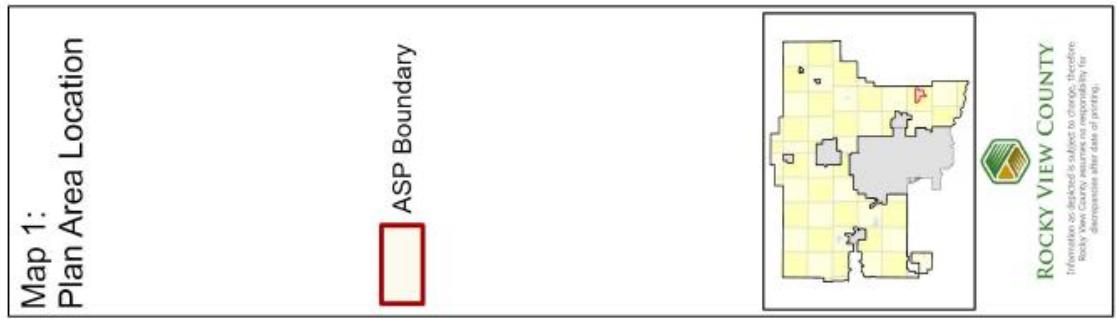
A hamlet is an unincorporated community, governed by the rules and regulations of the County with boundaries approved by Council.

~~The County Plan identifies the Hamlet of Langdon as a full-service hamlet community and encourages and supports the development a range of land uses, housing types, and rural services to their residents and local area, in accordance with their ASP or conceptual scheme. 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.~~

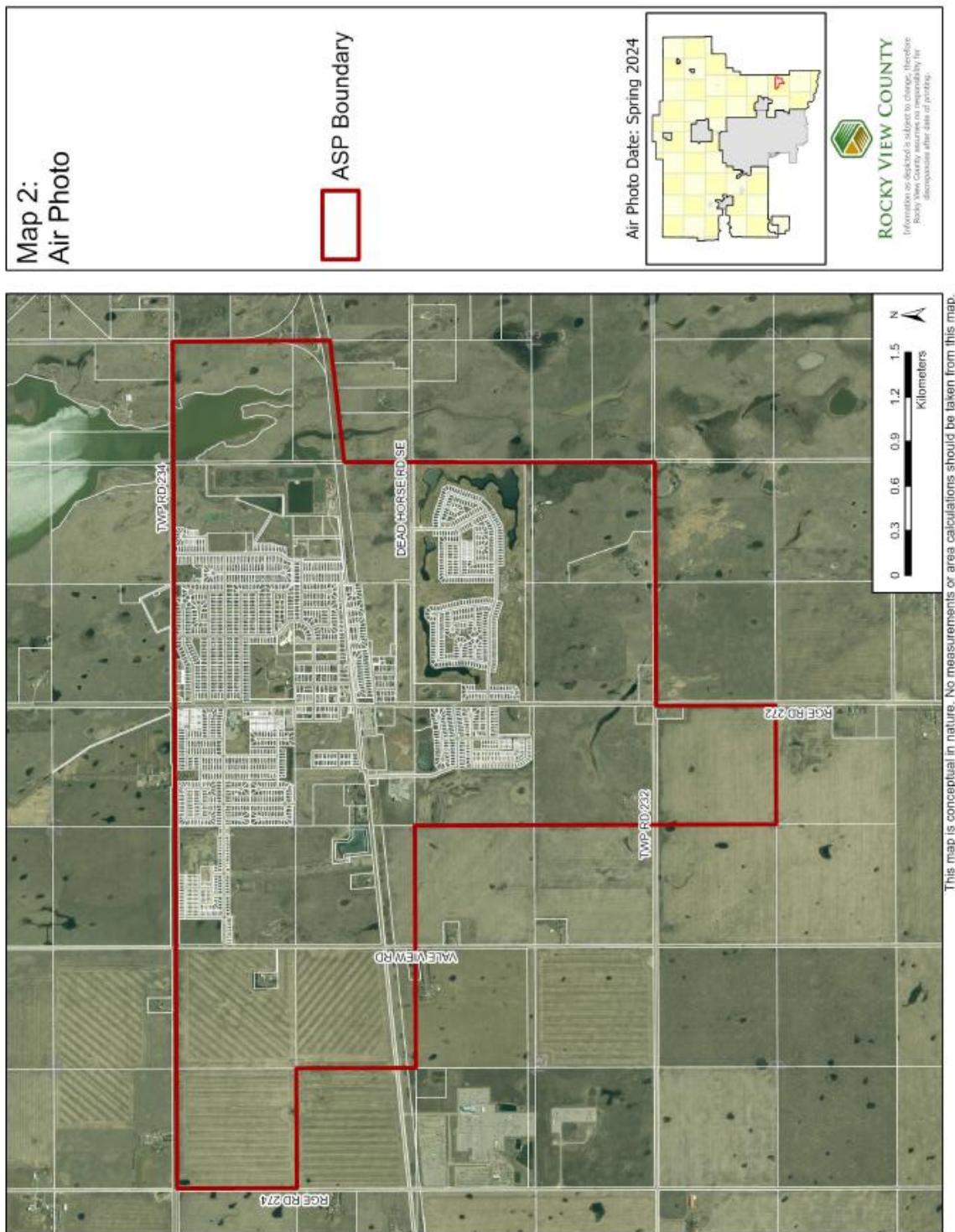
## **Plan Area Maps**

~~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



## Map 2: Air Photo



## 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 1900's Langdon's population decreased significantly from 161 people in 1916 to 83 people by 1931. During the early 1900's 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 1946 Langdon lost its village status and was designated a Hamlet in 1975. 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. ~~Ongoing amendments and updates have occurred recognizing the growth and changes in 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 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 is primarily a residential ~~has been largely developed into a residential~~ community with some commercial development found along Highway 560 (Glenmore Trail) and Centre Street. ~~The majority of residents commute to work in the city of Calgary. In the southern portion of the existing Hamlet, is the Boulder Creek Golf Course; an 18 hole private course.~~

Ten Local Plans have been adopted within the ASP area, including; Painted Sky, Langdon Crossing West, Mornington, Langdon East, Langdon Station, Langdon Meadows, Leland Business Park, Settlers Green, Boulder Creek and Bridges of Langdon. These plan areas are illustrated on Map 12: *Local Plans*. ~~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) ~~and south to Highway 22X. The Hamlet internal road system connects communities and major destinations in the hamlet through a system of collector and local roads. 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. Based on the 2021 Federal Census, the Hamlet has approximately 1,670 dwellings and is home to approximately 5,497 residents. Commercial development has occurred at the junction of Highway 560 and Highway 797 and south along Centre Street. 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 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.~~

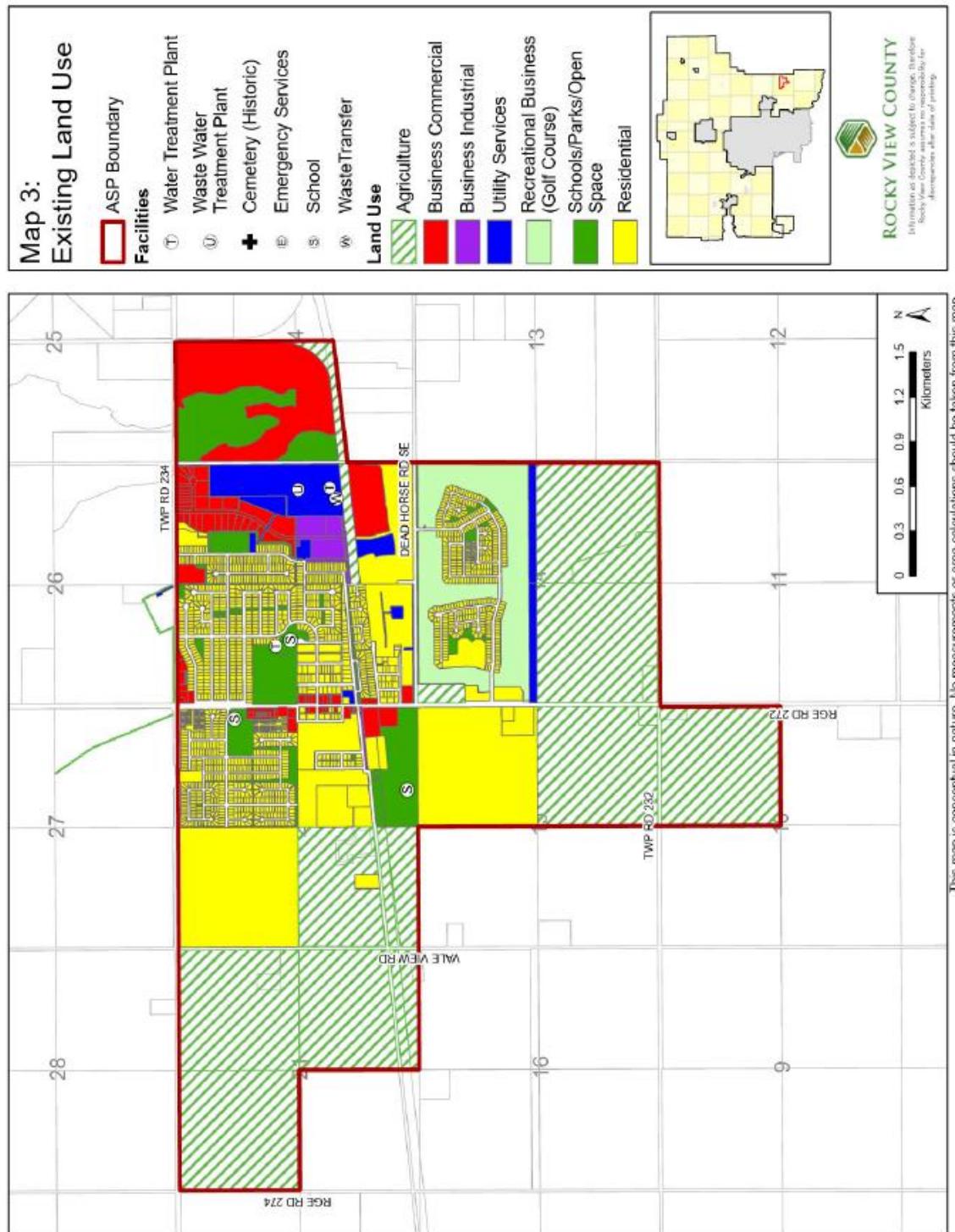
**Water:** Langdon Waterworks Ltd., a privately owned and operated utility company, provides potable water servicing throughout the Hamlet through a franchise agreement with the County. Raw water is sourced from the underlying Paskapoo and Lacombe aquifers from five source wells. The water is then treated 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.

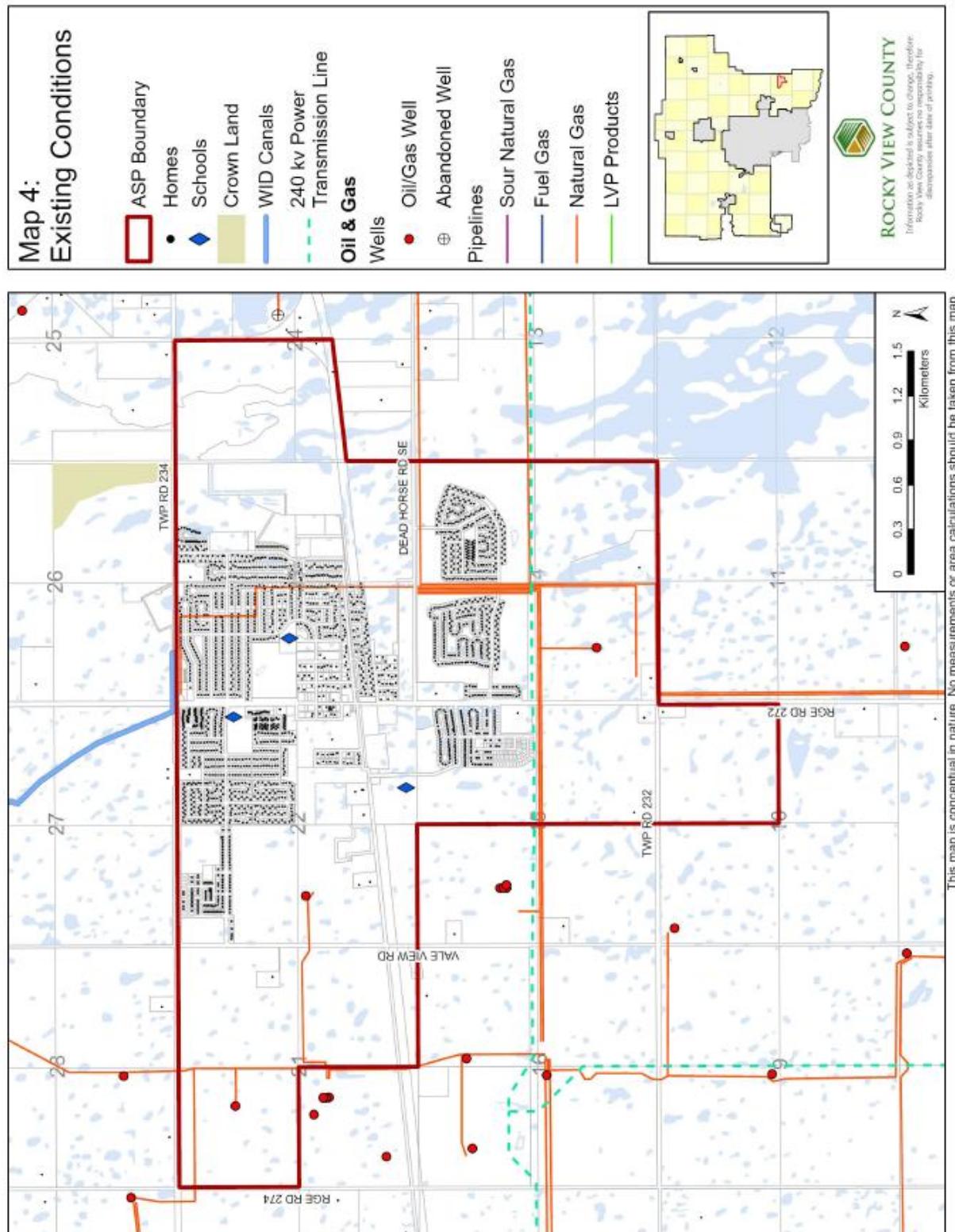
**Canadian Pacific Railway:** The Canadian Pacific Railway had a line running through the central portion of the Langdon Plan Area in an east-west direction. The rail right-of-way is now privately owned and runs north of Dead Horse Road.

**Agricultural Lands:** Agricultural Lands: 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). While there are lands still used for agriculture within the Hamlet boundary, they are identified for non agricultural uses, to be converted at a time when a Local Plan has been adopted. ~~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).~~

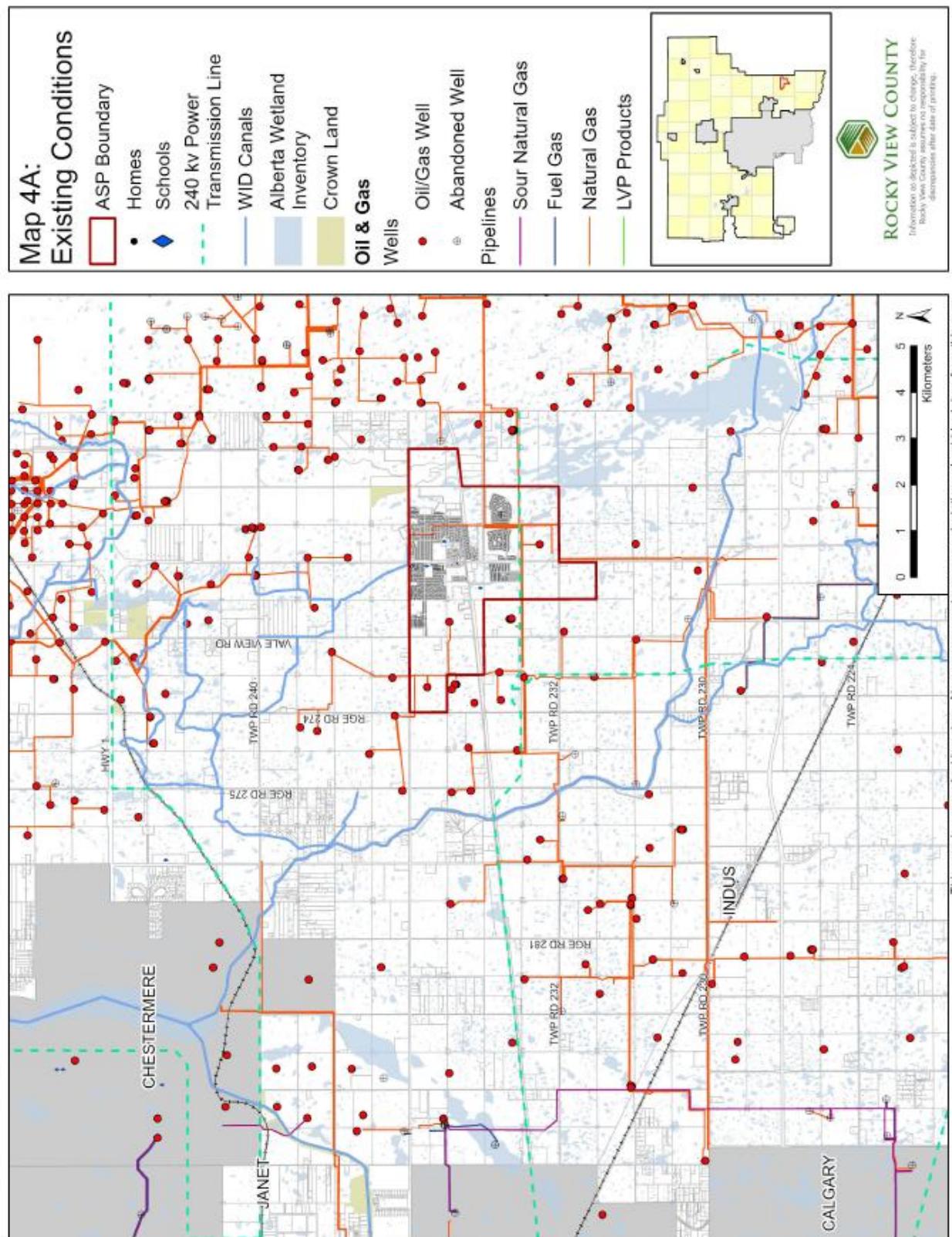
### Map 3: Existing Land Use



#### Map 4: Existing Conditions



## Map 4A: Existing Conditions



## 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, ~~dissolution of the Calgary Regional Metropolitan Board~~, and other relevant County policy;
- need to review and update the 2016 ASP;
- development of significant employment nodes in the area which could place development pressure on the Hamlet; and
- ~~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.

### County Plan

The County Plan identifies Langdon a Growth Hamlet. The Langdon ASP conforms to the goals of the County Plan, specifically:

Goal 1 – Focused Growth and Effective Services

Goal 2 – Celebrate the County's Diverse Communities and Lifestyles

Goal 5 – Grow our Business Community

Langdon is identified as a full service Growth Hamlet, characterized by a vibrant Centre Street, thriving business park, and modern residential, employment and recreation options.

Langdon is located in the Distinct Area of the Western Irrigation District (WID and Irrigation Zone).

The County Plan supports higher intensity growth and sees Langdon adding or becoming a Local Business Hub. Section 6.0 of the County Plan addresses Growth Hamlets. The objectives of which are:

- Support the development of mixed-use main streets that accommodate a wide variety of housing, retail, office, and appropriate light industrial uses;
- Support the co-location of community assets and services with commercial and residential development;

- Provide or support piped water and wastewater services to ensure efficient use of infrastructure and resources; and
- Ensure high-quality public spaces that connect residents and contribute to the social fabric of the community.

**The Hamlet Core should:**

- a. Develop a main street, with a consistent urban design theme that is accessible, pedestrian friendly, and transit-ready;
- b. Provide mixed-use development including residential, retail, office, and appropriate light industrial uses;
- c. Provide institutional and community uses co-located with compatible uses and infrastructure;
- d. Provide opportunities for employment that serves the local and wider rural community; and
- e. Provide a variety of housing options which may include multi unit townhomes and row housing.

The 2016 ASP presented a vision of a charming Hamlet nestled in its surrounding wetlands and agricultural lands, rooted in its railway and early-settler heritage, while supporting modern lifestyles through a range of housing, employment, and amenity options. Centre Street was seen as the major commercial location and there was a desire for a network of sidewalks and pathways throughout the community, and enjoy Langdon's parks, recreation facilities, and outdoor gathering spaces.

The new vision for the Hamlet includes these concepts in a respectful manner and recognizes the need for accessible, inclusive development.

### **Engagement Process**

In 2014, the engagement process began for the Langdon ASP. The County was commitment to an open, transparent, and inclusive process. The goal was to implement a communications and engagement strategy to actively engage stakeholders in meaningful discussion throughout the Plan preparation process. There were three phases to the engagement:

**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 consultation 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.

The engagement plan for the 2025 ASP Amendment also includes four phases: Open House February 2025, online survey April 2025, Open House June 2-25 and the public hearing. The engagement indicated the residents want more services in the hamlet, significant recreational facilities, major improvements to the provincial highway system and maintaining the small town feel of the community. To support recreational and commercial services, an increase in the total population and the population of the service area needs to be increased, in a responsible and phased manner.

The development of the 2025 Langdon ASP Amendment was a developer led and funded ASP Update and Amendment. Rocky View County approved the process in November 2023. The developer held three rounds of community engagement, in addition to meeting with Staff, large landowners, and other stakeholders. A dedicated email address was setup to quickly respond to any inquiries. The three rounds of engagement included:

- Community Open House at the Track Golf Course on February 11, 2025. A total of 85 residents and landowners signed the registration sheet. Display boards presented the draft concept for future land use. Twenty comment sheets were submitted that evening, additional comments were submitted via three dedicated emails.
- Online Survey was opened on February 24, 2025 and closed on April 11, 2025. A total of 405 surveys were completed. The purpose of the survey was to confirm the 7 major areas of concern were identified at the Open House and to gather input from residents as to the potential ways to manage these areas of concern.
- Community Open House at the Track Golf Course on June 24, 2025. The purpose of this open house was to present the draft ASP Amendment. (to be completed after the open house).

### **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 defines 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.

**Protect the Small Town Feel:** The residents of the community want to protect the small town feel of the hamlet, maintain the “western” architectural theme and implement design guidelines.

**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. There were concerns expressed that sustainability and provision of sufficient drinking water may be an issue in the long term. ~~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:** While Centre Street is a provincial highway, policies regarding sidewalks, commercial frontage and bike lanes should be addressed in the ASP. The adoption and implementation of Centre Street Corridor Design Guidelines will direct new development and 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. ~~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. Centre Street Corridor Design Guidelines have 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. Recognizing the primary residential use as single detached housing, the need for a variety of housing types to accommodate a variety of incomes and lifestyles was identified. This could include smaller lot single detached, attached and duplex housing. Light industrial uses and local commercial development were supported. in the southern portion of the Langdon Plan Area. ~~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.

**Loss of Agricultural Land:** Concern was raised about the continued loss of agricultural land. Development will be phased and lands will be farmed until such time as development occurs. **Transportation and Pedestrian Routes:** There is strong support in the community for upgrades to Glenmore Trail (Highway 560). With the significant number of people that commute to Calgary daily, this route is heavily used. Upgrades to the access at Vale View is seen as a future need. Upgrades to Centre Street as well as traffic controls and improved pedestrian environment were the primary concerns.

**Recreation Facilities:** A significant number of surveys and comments from residents identified the need for indoor recreation facilities such as a hockey rink and a swimming pool. Given the costs of these facilities, for both construction and on going maintenance and operation, growth of the hamlet and developer contribution along with provincial grant funds would be the only way to achieve this goal.

**Development Progression:** While the community perception is that there is a significant amount of growth in the hamlet, with the population increase of 133 between 2018 and 2021, it appears that there are only approximately 15 new houses being constructed each year. And while that may increase with the proposed employment opportunities in the region, development will progress in a logical manner, following Local Plans, servicing strategies and market demand.

**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 between 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 on-line 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.*

## 4. LANGDON VISION AND GOALS

### Langdon Vision

The following statement provides the vision for what the Hamlet of Langdon will look like in 20 years:

**Langdon is a complete community that supports modern lifestyles through a diversity of housing styles and prices, local employment opportunities and community amenities, ensuring recreation and educational facilities are available for a safe, accessible and sustainable community.**

A complete community is a place where residents can live, work, play, and access essential services within a walkable or bikeable distance, fostering a sense of belonging and well-being. The aim is to meet diverse needs through integrated land use, transportation, and community design.

*Langdon is a complete community that supports modern lifestyles through a diversity of housing styles and prices, local employment opportunities and community amenities, ensuring recreation and educational facilities are available for a safe sustainable community.*

~~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*

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

#### *Hamlet Size*

- Establish a community through sustainable growth while continuing to maintain a strong sense of hamlet values and citizen involvement.

- Support an appropriate amount of growth in order to have improved recreational amenities, safe and attractive roads and sidewalks.
- 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*

- 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*

- 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.
- Encourage a safe and well connected network of streets, sidewalks, and multi-use trails that connect to key locations throughout the community.

#### *Parks / Recreation*

- Encourage safety on trails and pathways through lighting and clear signage.
- 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.
- Establish outdoor spaces that support cultural and community events, like concerts, celebrations, and outdoor farmer's markets.

## PART II. PLAN POLICIES

### A. LAND USE

#### 5. 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. ~~New business parks are identified east of the current development and south on Centre Street. South of the existing Boulder Creek Development and west of Painted Sky are future development areas. 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), neighborhood 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. ~~The Langdon ASP plans for a 40-year population of approximately 18,000. This target was arrived at through assessment of available land, landowner aspirations, planning and engineering reviews, and stakeholder consultation and feedback. Final densities will be determined with the preparation of Local Plans. 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**

<b>Development Area</b>	<b>Gross Area Hectares (ac)</b>	<b>Gross Residential Area Hectares (ac)</b>	<b>Net ha of Residential Development (ac)</b>	<b>Units per hectare (ac)</b>	<b>Population (build-out of Langdon Plan Area)</b>
Langdon	1,230 (3,040)	647 (1,666)	485 (1250)	12 (4.85)	18,042

<i>Table 1. Langdon population and density at full build-out.</i>					
<b>Development Area</b>	<b>Gross Area Hectares (ac)</b>	<b>Gross Residential Area Hectares (ac)</b>	<b>Units per hectare (ac)</b>	<b>Population (build-out of Langdon Plan Area)</b>	<b>Population density per hectare (ac)</b>
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.					

This population projection is based on full build out over a 40-year period. Net developable land is based on gross acres, minus roads, parks and recreation facilities, environmental reserve, storm water infrastructure and school sites, generally totalling a minimum of 25% of the gross area. The population calculation is based on the current 3.1 persons per household. Build out for this population increase of 12,545, if achieved, would be based on capacity and availability of water and sewer, and lot absorption of 100 units per year making this a 40-year plan.

As the population ages, the household size will likely reduce. More services and housing for seniors and aging in place will be required.

## Business

Commercial areas across the County provide a wide range of services to Rocky View residents, 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 20 to 40 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. ~~Commercial areas across the County provide a wide range of services to Rocky View residents, 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 (3) 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 (ac)
Residential	590.75 (1,460.86)
Centre Street Commercial	30.16 (74.52)
Business Park	129.13 319.08)
Highway Commercial	7.90 (19.51)
Neighbourhood Commercial	3.22 (7.96)
Mixed Use	226.90 (560.72)
Light Industrial	11.36 (28.09)
Public Utility Lot	23.77 (58.75)
Schools	23.41 (57.85)

Langdon Secondary School Site and Park	17.14 (42.36)
Park / Open Space	77.96 (192.65)
Commercial Recreation	64.79 (160.09)
Total	1,206.49 (2,982.44)

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.

<b>Table 2: Future Land Use Scenario – Land Use Category</b>	
<b>Land Use Type</b>	<b>Gross area hectares (ac)</b>
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:

---

5. Reference Map 5 – Land Use Strategy.
6. All areas are approximate and should be considered as “more or less”.

7. Total area in hectares may vary from total area in acres due to conversion factors.
8. 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 22, that development proposals will be required to meet prior to submitting *Local Plan* applications.** The development criteria identify the priority for development are lands that:

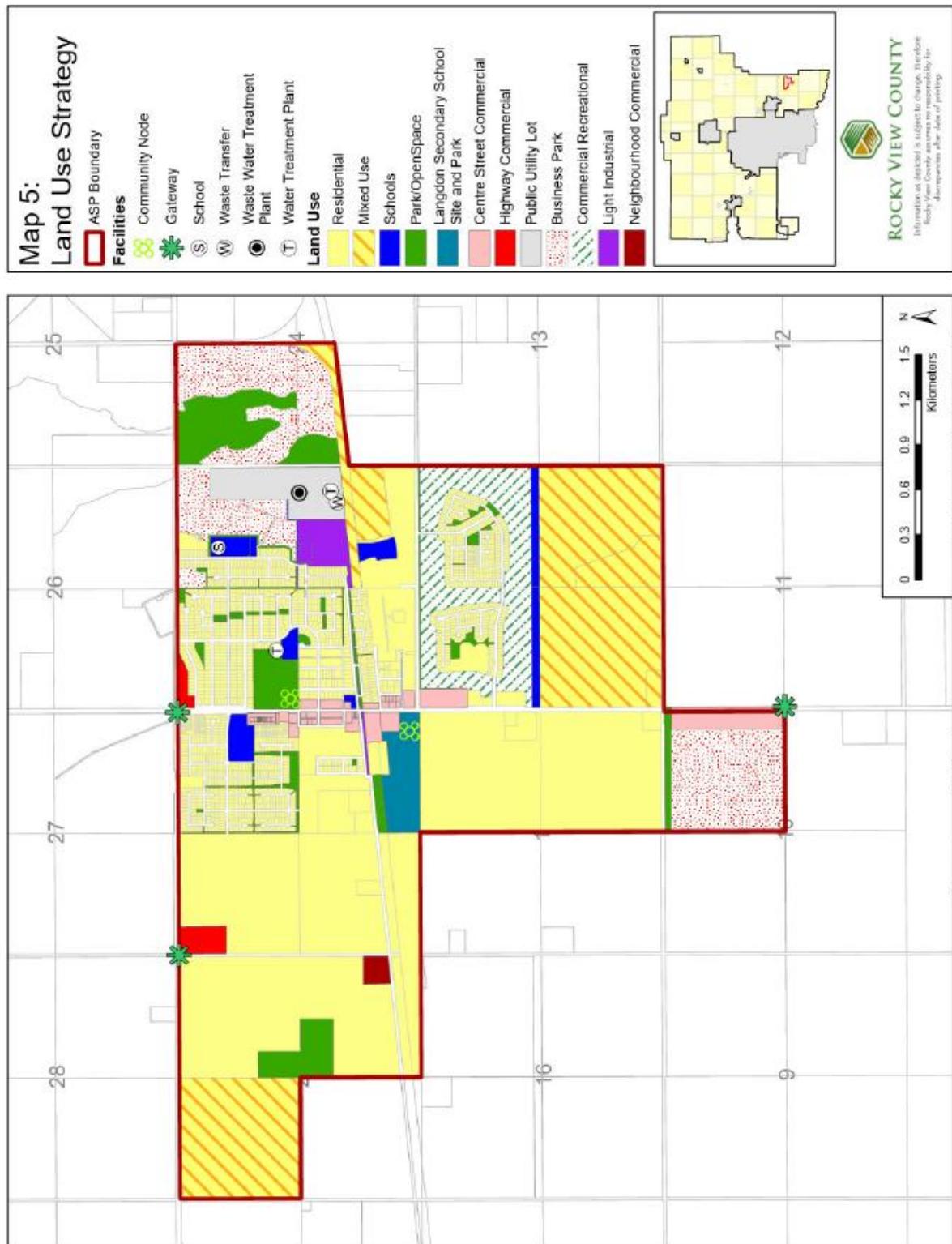
- Have existing approvals in place, and
- Have met the criteria outlined in Section 22.

~~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



## RESIDENTIAL

Residential development will accommodate future population growth while maintaining hamlet charm and rural lifestyle. While single detached residential units will remain a primary typology the need for a variety of housing types is evident including smaller lot single detached, duplex and townhouse development. A slight increase in average density will make better use of infrastructure. Design can support the heritage and rural feel for the community while providing diversity for families, singles, and seniors. Community engagement while preparing the Langdon ASP has suggested that there is a desire for seniors housing within the Hamlet.

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 areas identified on Maps 5 and 6.

*Local Plans* will consider the provision of compatible uses such as parks and pathways, as well as schools, where appropriate.

~~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.~~
- Support the development of comprehensively designed residential neighbourhoods that promote a variety of housing types and encourages 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.

- Consider building or design guidelines that allow for new residential development to accommodate persons with mobility limitations.
- Encourage residential development for seniors within the Hamlet by supporting aging in place, independent living and supportive living seniors housing.
- Provide for human scale design and attractive hamlet residential areas through the use of architectural design guidelines.

## POLICIES

### General

5.1 Residential development within the Hamlet of Langdon shall be supported in the areas identified as 'Residential' on Maps 5 and 6.

5.2 All new residential development will include linkages and connectivity for walking and bicycling. ~~The County supports innovative neighbourhood design within new residential areas provided the proposed design supports the Residential Objectives.~~

5.3 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: residential building form that is similar in height, massing, and architectural design to the surrounding community or landscape and buffering. ~~a residential building form that is similar in height, massing, and architectural design to the surrounding community.~~

5.4 All forms of low and medium density residential uses will be considered, including single detached, small lot single detached, attached housing such as duplexes and row/town housing. Heights shall not exceed 3 storeys or 10 m. ~~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.~~

5.5 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** encompasses a wide range of housing options, including support services tailored to the needs of older adults. They can range from independent living to more complex care facilities with full care. They can be detached cottages or apartments. Independent living units can be ground oriented. Seniors' housing can include communal facilities such as community gardens, shared spaces, and vehicle sharing. Seniors housing should consider parking for vehicles, scooters and electric bicycles. Seniors' housing should be located in areas that are safe, accessible and are part of the larger community. Proximity to shopping, and other services is important. ~~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. The individual businesses (recognizing that it could be constructed as a strip mall with attached bays) should not exceed  $371\text{ m}^2$  (4,000 sq.ft) with a total maximum area of  $929\text{ m}^2$  (10,000 sq.ft). 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. ~~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  $600\text{ m}^2$  (6458 ft<sup>2</sup>) to approximately  $6,000\text{ m}^2$  (64,583 ft<sup>2</sup>). 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

5.6 *Local Plans* shall be required to support applications (see Section 22 ~~27~~ and Map 12: Local Area Plans) for Residential development. The *Local Plan* should provide:

- a. architectural design guidelines that ~~reflect rural identity through the use of promote neighbourly interaction by:~~
  - i. ~~street names promoting front yard aesthetics~~; and
  - ii. ~~use of front porches and pitched roof lines and other elements that emphasize a rural look and feel providing street trees and street oriented porches or patios.~~
- b. landscaping that utilizes local / native plant species and is drought tolerant;
- 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. archeological and historical clearance;
- e. assessment of natural features and water courses;
- f. Servicing strategy for water, sanitary sewer and stormwater;
- g. a transportation analysis addressing the need for an efficient vehicular and pedestrian network within, and external to, the Residential area; and
- h. 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.
- i. ~~rural identity through the use of:~~
  - i. ~~street names;~~
  - ii. ~~architectural design guidelines that emphasize a rural look and feel; and~~
  - iii. ~~landscaping that utilizes local / native plant species.~~
- j. ~~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.~~
- k. ~~a transportation analysis addressing the need for an efficient vehicular and pedestrian network within, and external to, the Residential area.~~
- l. ~~a market demand study, if neighbourhood commercial is proposed, to show that:~~
  - iii. ~~the current supply of the proposed commercial land use is approaching build out, and there is a demonstrated need for the use; and~~
  - iv. ~~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** has been identified through the engagement process as being an important element for the hamlet, primarily for commercial uses, but also for residential development. This reflects the rural agricultural, railway era development of the early 1900's, reflecting a grid road system, traditional housing design and local commercial. ~~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, environmental reserve, storm water facilities, hamlet commercial businesses, local parks, elementary schools, local roads, and small institutional sites such as childcare facilities.

**Net Residential Density** calculations have estimated the amount of land removed from the parcel to accommodate for park dedication, streets, environmental sites and storm water facilities. This recognizes that the net area for residential development can be as low as 50% of the gross area.

**Medium density residential** is a higher density form of housing, considered to be three (3) or more attached dwelling units consisting of townhomes, row housing and multi unit complexes. compared to single-detached housing units. 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.

**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.

**Medium density residential** is considered to be three (3) or more attached dwelling units consisting of town homes, row houses, and multi-unit complexes.

## Density

5.7 The gross residential density of the Residential area should be 12 units per hectare (4.85 units per acre). ~~The gross residential density of the Residential area should be 9.88 units per hectare (4.0 units per acre).~~

5.8 Proposals for densities more than 12 units per hectare (4.85 units per acre) may be considered in residential areas based on the following criteria:

- height and character of the development is reflective of the approved architectural guidelines, and
- water and wastewater servicing capacity has been determined by the County to be available.

~~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.~~

5.9 Medium density residential land use should comprise at least 10 per cent of the net developable area within a residential area without exceeding the overall 4.95 upha density. ~~Medium density residential land use should comprise at least 10 per cent of the net developable area within a residential area.~~

5.10 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.

5.11 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.

5.12 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. 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

5.13 A residential area should provide:

- a. street oriented residential design;
- b. a variety of lot widths and home sizes;
- c. parks and pedestrian connections to adjacent areas;
- d. sidewalks on one side of the street at the minimum;
- e. vehicular connections to other neighbourhoods within the Hamlet; and
- f. 'dark sky' street lighting.

5.14 Design of institutional uses should be compatible with the design of surrounding residential uses.

**Street Oriented Design** prioritizes the pedestrian environment by creating a welcoming and functional public/private interaction space along streets. It involves designing streets that are safe, comfortable, and accessible for pedestrians, and cyclists, while also incorporating street furniture, landscaping, and amenities that enhance the pedestrian experience. 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. ~~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.~~

## 6. 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. ~~More business in the hamlet reduces the need to commute to Calgary for work and shop and recreation. Non-residential development in the Hamlet supports the County's strategic plans of diversifying its assessment base and ultimately supports services and facilities desired in the community. 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 9 of this plan. 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
- b. Highway Commercial
- c. Centre Street, and
- d. Neighbourhood Commercial

~~a. Business Park Commercial~~

~~b. Highway Commercial~~

~~c. Centre Street~~

**Mixed Use Development** is a category of land use identified on Map 5 for a mix of 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.

### BUSINESS PARK

This Plan envisions the development of two business parks in Langdon: one on the eastern portion of the hamlet and the second on the south end of Centre Street, as identified on Map 5: Land Use Strategy. Business Park will contain a broad range of business activities and may involve light industrial activities, processing, warehousing and distribution and office uses, and address a marketplace that is not restricted to local goods and services. Proximity to Highway 560, Highway 22X and only 4 miles south of the TransCanada Highway, make this a strong location for business.

Business Park development on lands adjacent to existing or future residential areas must be sensitive to existing residential uses (Section 8) and provide separation and screening.

Leland Business Park (identified on Map 5 as Business Park) has an approved *Local Plan* (December 2006) and land use designation. While no development has yet occurred, the opportunities based on proposed major employment centres in the area remain. 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).

Pollyco Business Park (identified on Map 5 as Business Park) is located south on Centre Street, continuing the commercial/business uses in that area. A *Local Plan* will be prepared prior to any redesignation or subdivision of the land.

Both of these sites have the opportunity to increase employment and tax base for the hamlet.

~~This Plan envisions business park development in the eastern portion of the Langdon Plan Area as identified on Map 5: Land Use Strategy. Business Park 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 on Map 5 as Business Park) 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

- 6.1 Business Park development within the Hamlet of Langdon shall be supported in the areas identified on Map 5.
- 6.2 The preferred land uses for the Business Park area should be light industrial activities, processing, warehousing and distribution and office uses. The Business Park area is intended to be a high quality district that provides for a wide range of local and regional employment opportunities. ~~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.~~
- 6.3 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.

- 6.4 All new development shall adhere to the County's 'dark sky' Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties, while ensuring security and protection for the businesses.
- 6.5 All new development shall provide universal design for physical accessibility in accordance with the Alberta Accessibility Design Guide 2024.
- 6.6 Business Park uses located adjacent to existing or future residential areas shall comply with the appropriate interface area policies (Section 10 and Map 6: Non-Residential / Residential Interface) of this Plan.
- 6.7 ~~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.~~
- 6.8 ~~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**

6.7 A *Local Plan* shall be required to support applications (see Section 227) for Business Park development. The *Local Plan* should:

- a. provide detailed planning policies and guidelines;
- b. address the County's Commercial, Office, and Industrial Design Guidelines and document how the *Local Plan* meets those guidelines;
- c. provide architectural design guidelines in order to provide a consistent, thematic design to the commercial area;
- d. where necessary, provide for current and future access requirements to Highway 560; and
- e. where necessary, ensure vehicle and pedestrian connections with other *Local Plan* areas are in general accordance with Maps 7 and 8.

### **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.~~

### **HIGHWAY COMMERCIAL**

Highway Commercial is located along Highway 560 in two locations: Centre Street (Highway 797) and Vale View Road (Map 5). 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. Appropriate uses include: gas

station with accessory car wash, restaurant and fast food services, convenience grocery, services such as dental office or other personal service businesses, liquor store and other similar retail uses. 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.
- The Highway Commercial area will provide a range of services that support the Hamlet of Langdon and surrounding areas.

## POLICIES

### General

6.8 Highway Commercial development within the Hamlet of Langdon shall be supported along Highway 560 in the areas identified as 'Highway Commercial' on Map 5.

6.9 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.

6.10 Highway Commercial development shall be attractively designed and address Rocky View's Commercial, Office, and Industrial Design Guidelines, and the Langdon Centre Street Corridor Design Guidelines.

6.11 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 143).

6.12 All new development shall provide universal design for physical accessibility in accordance with the Alberta Accessibility Design Guide 2024.

### ~~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 orientated 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.~~

## CENTRE STREET

Centre Street is the primary location for retail, institutional and service uses for the Langdon community (Map 5). It provides local shops and services on a pedestrian orientated 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. Centre Street south is the Gateway to Langdon and development will be designed to welcome people to the hamlet.

## 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 farmer's market within the Langdon Secondary School Site and Park.~~
- Connect Centre Street to other areas in the hamlet by pedestrian and bicycle paths to link key community sites.
- ~~Ensure all new sidewalks and crosswalks are constructed for universal physical accessibility.~~
- Ensure development of attractive, high quality local commercial development that contributes to an active Centre Street.

## POLICIES

### General

6.13 Centre Street development within the Hamlet of Langdon shall be supported in the areas identified as 'Centre Street' on Map 5.

6.14 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 a farmer's market, bake sale, 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.

6.15 The central 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. ~~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.~~

6.16 Small and medium sized commercial developments should be encouraged on Centre Street.

Small to medium sized commercial development can range from 600 m<sup>2</sup> (6458 ft<sup>2</sup>) to approximately 2400 m<sup>2</sup> (25,833 ft<sup>2</sup>).

- 6.17 South Centre Street development may consist of a combination of street facing retail and service uses, while allowing for a business park on the balance of the lands. This may include a variety of light industrial, processing, indoor and outdoor storage, office and other associated uses.
- 6.18 South Centre Street development function as the “gateway” for the south access to the Hamlet, ensuring visually appealing landscaping and signage.
- 6.19 All private lighting including security and parking area lighting shall be designed to respect the County’s ‘dark sky’ policies.
- 6.20 All existing non-residential land uses on Centre Street are considered legal non-conforming uses.
- 6.21 New land uses proposing extensive outside storage of goods and materials should not be considered appropriate uses fronting onto the Centre Street corridor.
- 6.22 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.
- 6.23 New development shall provide wayfinding that give clear direction for local shops and services within the pedestrian-oriented streetscape.
- 6.24 Ensure that Centre Street has street furniture and opportunities for shade for people of all abilities to use.
- 6.25 Encourage the separation of pedestrian and bicycle lanes/paths to minimize conflict and enhance the safe pedestrian environment.
- 6.26 ~~Large scale or “Big Box” commercial developments should not be permitted in the Centre Street area.~~
- 6.27 ~~All private lighting including security and parking area lighting shall be designed to respect the County’s ‘dark sky’ policies.~~
- 6.28 ~~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.~~
- 6.29 ~~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.~~
- 6.30 ~~New land uses proposing extensive outside storage of goods and materials should not be considered appropriate uses along the Centre Street corridor.~~

6.31 ~~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.~~

## **NEIGHBOURHOOD COMMERCIAL**

Neighbourhood commercial development is small retail and personal service commercial areas located within a residential area that provides daily needs to the residents of the area. It is located central to the residential encouraging walking and pedestrian access. The neighbourhood commercial illustrated at the corner of Vale View and Railway Roads will service the new residential and the high school and the ball fields. Development will be tied to market demand, residential development and servicing capability.

### **OBJECTIVE**

- a. Provide easily accessible daily retail needs to residents.

### **POLICIES**

6.26 Neighbourhood Commercial shall be located as identified on Map 5 or within any new *Local Plan Areas*.

6.27 Neighbourhood Commercial sites shall be pedestrian oriented and provide a range of retail and personal service businesses that will serve the immediate residential area.

6.28 All private lighting including security and parking area lighting shall be designed to respect the County's 'dark sky' policies.

### **Community Nodes**

6.29 ~~Community nodes shall locate in the areas identified on Map 5 or any other location determined to be appropriate by a Local Plan.~~

6.30 ~~A community node may be of sufficient size to host community events such as concerts or farmers' markets.~~

6.31 ~~A community node should be a multi-purpose space, including sufficient parking that can be used at various times of day, throughout the year.~~

6.32 ~~Public art should be encouraged in the community node to act as landmarks and to enhance the space.~~

## **COMMUNITY NODES**

Community nodes are areas of land that may include parking lots, or retail areas with an area that could be used for temporary, seasonal and community related events.

### **POLICIES**

- 6.29 Community nodes shall locate in the areas identified on Map 5 or any other location determined to be appropriate by a *Local Plan*.
- 6.30 A community node may be of sufficient size to host community events such as concerts or farmers' markets.
- 6.31 A community node should be a multi-purpose space, including sufficient parking that can be used at various times of day, throughout the year.
- 6.32 Public art should be encouraged in the community node to act as landmarks and to enhance the space.
- 6.33 A community node should be fully accessible to meet the needs of the elderly or those with various disabilities allowing them to partake in any temporary, seasonal, or community related event that they may otherwise be excluded from.

#### **Local Plans**

- 6.34 ~~Local Plans should support and incorporate the Centre Street Corridor Design Guidelines.~~
- 6.35 ~~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 utilizes local / native plant species; and~~
  - e. ~~appropriate street furniture.~~

#### **Design**

### **GENERAL DESIGN POLICIES FOR BUSINESS DEVELOPMENT**

The following are general policies for all business development projects in the Hamlet of Langdon.

#### **POLICIES**

- 6.34 Commercial development shall be attractively designed and address Rocky View's Commercial, Office, and Industrial Design Guidelines, and should consider the Centre Street Corridor Design Guidelines.
- 6.35 Consideration shall be given to a high quality visual appearance when determining appropriate land use, siting, building design, and landscaping.
- 6.36 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.
- 6.37 Development should consider such factors as sight lines, noise attenuation, setbacks, natural land features, innovative building design, high quality landscaping, signage, and parking.

- 6.38 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.
- 6.39 Centre Street should be designed to contain street trees, furniture, and public art to create an inviting streetscape and meet universal design for physical accessibility in accordance with the Alberta Accessibility Design Guide 2024. ~~Centre Street should be designed to contain street trees, furniture, and public art to create an inviting streetscape.~~
- 6.40 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, and have a host of visible and invisible disabilities, and follow the Accessibility Design Guide 2024, Ministry of Municipal Affairs, 2024, Government of Alberta. **A Barrier Free Area** is designed so that it is accessible to all people including those who are elderly and disabled.

- 6.41 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.
- 6.42 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.

## 7. 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 compliment non-residential development within the Mixed Use area.
- Support development of an attractive and well planned Mixed Use area.

### POLICIES

#### General

7.1 Mixed Use development within the Hamlet of Langdon shall be supported in the areas identified as 'Mixed Use' on Map 5.

7.2 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.

7.3 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

7.4 Primary uses in the Mixed Use area should be light industrial and business park uses.

7.5 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.

7.6 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.

7.7 Business uses such as large format retail, office buildings, and business parks are encouraged. Business uses should be developed in accordance with Section 9.

7.8 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.
- 7.9 Residential uses are permitted in the Mixed Use area but should comprise no more than 50% of the developable area. Residential uses may comprise of single family, multi-family, and live / work units.
- 7.10 Residential uses should be developed in accordance with the policies of Section 8.

### **Local Plans**

- 7.11 A *Local Plan* shall be required to support applications (see Section 227) 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 145) 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.

## 8. 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.~~

The light industrial areas are identified on Map 5. The light industrial areas are 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. Light industrial uses may be combined with office uses and may be designed in a "campus" format.

A "campus business park" is a planned area, often resembling a university campus, designed for businesses to cluster together, offering modern amenities and a sense of community. It's characterized by low building density, strategic location near transportation hubs, and landscaped areas to minimize the impact on surrounding properties.

### OBJECTIVES

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

### POLICIES

#### General

- 8.1 Light industrial land uses shall be supported on lands within the Hamlet of Langdon as identified as 'Light Industrial' on Map 5.
- 8.2 Industrial development shall be separated, screened, and buffered from adjacent non-industrial, institutional and recreational uses. ~~non-business land use, and roads (refer to Section 15).~~
- 8.3 Residential land uses are not considered appropriate uses within the light industrial area.
- 8.4 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.
- 8.5 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.
- 8.6 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

8.7 A *Local Plan* shall be required to support applications for industrial development (see Section 1127). The *Local Plan* should:

- a. ensure that the type of uses for the industrial area are consistent with those identified in ~~this plan 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.

## 9. 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 the Rocky View School Board 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.

**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

- 9.1 The Langdon Secondary School Site and Recreational Park development shall be located along Centre Street in the area identified on Map 5.
- 9.2 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.
- 9.3 The secondary school, playing fields, and community node should be developed in accordance with the policies of this Plan (Sections 16, 17, and 18).
- 9.4 Redesignation and Development Permit applications shall take into consideration and follow policies within the Centre Street Corridor Design Guidelines.
- 9.5 Rocky View County and the Rocky View Schools shall work in partnership for the development of this site.

## 10. 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.~~

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. Three Gateways are identified on Map 5: Glenmore Trail and Vale View Road, Glenmore Trail and Centre Street (Highway 797) and Centre Street and Twp. Rd. 232.

### OBJECTIVE

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

### POLICIES

#### General

- 10.1 Gateways are supported in the areas identified as ‘Gateway’ on Map 5.
- 10.2 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.
- 10.3 Consideration shall be given to a high quality visual appearance when determining appropriate land use, siting, building design, signage, and landscaping.
- 10.4 *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.
- 10.5 Gateways should be developed in accordance with the County’s Commercial, Office, and Industrial Design Guidelines and the Centre Street Corridor Design Guidelines.
- 10.6 The Centre Street Corridor Design Guidelines should be considered in gateway development where they apply.
- 10.7 Rocky View County should collaborate with Alberta Transportation in creating an attractive gateway along Highway 560.
- 10.8 Any wayfinding features should provide useful information for navigation that includes orientation, identification and general information for all users entering Langdon.

## 11. 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

- 11.1 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.
- 11.2 The creation of a single lot from an unsubdivided 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.
- 11.3 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.
- 11.4 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.
- 11.5 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.

## 12. 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

- To minimize the impact of non-residential development on residential development.
- To provide edge conditions in Non-residential / Residential Interface areas that are complementary to adjacent residential areas.

### POLICIES

#### General

12.1 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.

12.2 In the case of mixed use and industrial lands, the impact on adjacent uses, including retail, residential, institutional and recreational, shall be minimized by screening and setbacks along the edge of the site.

12.3 Figure 1 illustrates the concept of Non-residential / Residential Interface implementation.

12.4 ~~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.~~

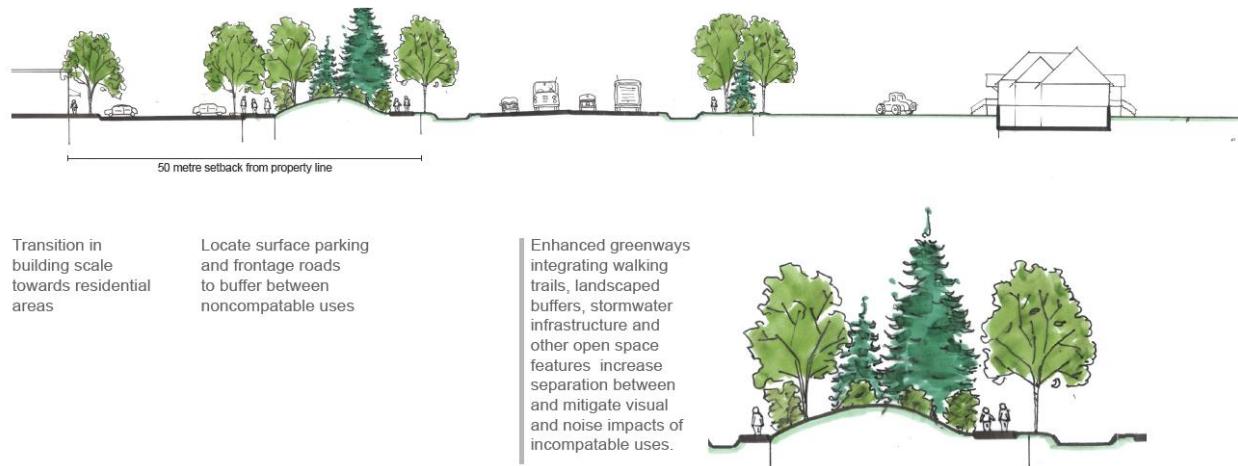
#### Business Uses

12.5 Business uses located in those areas identified on Map 6 as Non-residential / Residential Interface shall ensure that the edge conditions of the site comply with the following requirements: ~~Business uses located in those areas identified on Map 6 as Non-residential / Residential Interface shall comply with the following requirements:~~

- a. Uses along the edge of the site, adjacent to non residential uses should include those that are primarily carried on within an enclosed building that generate no significant nuisance factor outside of the enclosed building;

- b. 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 along the edge of the site; and
- c. Outdoor storage is not an acceptable use in the Non-residential / Residential Interface area.
  - a. ~~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~~
  - b. ~~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

12.6 Uses within the setback of a Non-residential / Residential Interface area may include:

- a. landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks; and
- b. surface parking where the parking is hidden from view by berms and / or landscaping.

12.7 A landscape plan shall be prepared for the setback as part of a *Local Plan* that addresses the County's Land Use Bylaw. ~~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.~~

12.8 The landscape plan prepared for the *Local Plan* will demonstrate how it screens the visual impact of the commercial / industrial buildings within an interface area. ~~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:~~

- a. ~~should incorporate natural contours and variations in height in order to achieve a natural landscaped appearance; and~~
- b. ~~may be located in either the Non-residential / Residential Interface area or the municipal reserve, if provided.~~

12.9 The landscape plan:

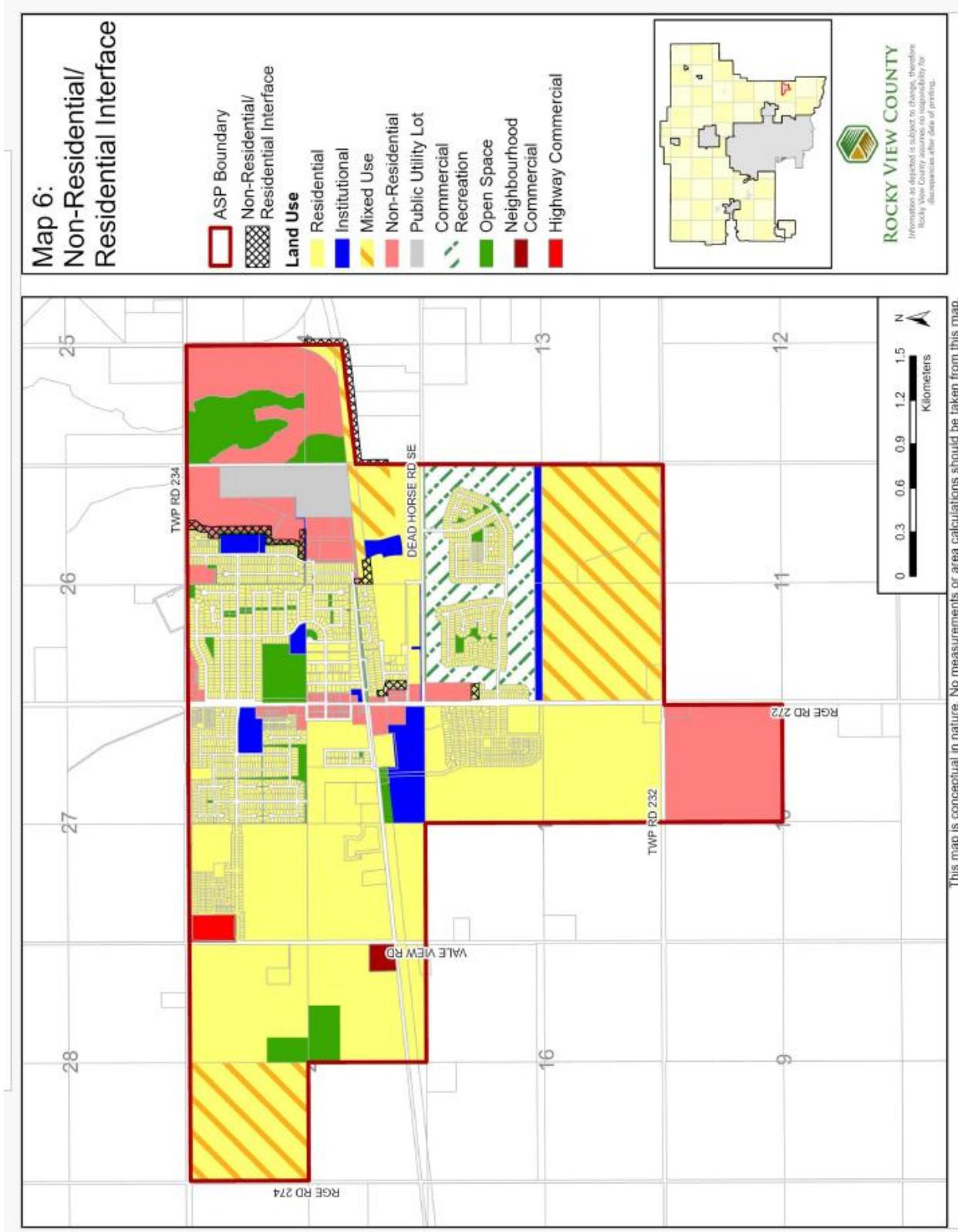
- a. should incorporate natural contours and variations in height in order to achieve a natural landscaped appearance; and
- b. may be located in either the Non-residential / Residential Interface area or the municipal reserve, if provided.

12.10 Landscaping should consider developing natural sound barriers, reducing noise between non residential and residential areas.

**Building Quality and Appearance**

- 12.11 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, & Industrial Design Guidelines.
- 12.12 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.
- 12.13 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



## B. SERVICES

### 13. SCHOOLS

~~Rocky View County and the school authorities administering the schools in the County have determined that 6 future schools may be required within the Hamlet of Langdon; 4 public elementary and junior high schools, 1 catholic elementary school, and 1 public high school. Presently, there are 2 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.~~

Rocky View County and Rocky View Schools the school authorities administering the schools in the County.

Currently Langdon is home to three schools: Langdon School, Sarah Thompson School and Horseshoe Crossing High School (locations of schools illustrated on Map 5). The schools are Joint Use Sites. This partnership between the Rocky View School Board and the County will identify sites for future schools as development progresses and population increases. Schools include playing fields, playgrounds and a Community Node. Schools benefit the larger community and add to the level of vibrancy and activity of Langdon.

Rocky View Schools monitors the enrollment, growth in the hamlet and future needs for schools. Each type of school has a land requirement to ensure the appropriate space for playing fields and the recreation required by the age category of the school. Current size requirements are 10 acres for an Elementary School, 15 acres for a Middle School, and 25 acres for a High School. Additional locations will be finalized based on demand and the policies of this Plan.

**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

- ~~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.~~
- Ensure future development works with Rocky View Schools and the county to identify and provide land for future schools.
- Identify new school sites in the *Local Plan*.
- Support the partnership between Rocky View Schools and Rocky View County for the joint development and use of future school sites.

### POLICIES

## General

- 13.1 The location of existing school sites are shown on Map 5: Land Use Strategy.
- 13.2 Future school sites will be identified in new development based on the need, the type of school and the area of land required for the specific type of school. ~~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.~~
- 13.3 As *Local Plans* are prepared, consultation shall occur with the Rocky View Schools and other relevant partners to confirm additional school needs and to identify further locations for future school sites. ~~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.~~
- 13.4 Future Local Area Plans will identify school sites and ensure the sites abut a minimum of two roads. ~~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.~~
- 13.5 Future servicing to the property line of the school sites and recreational amenities will be provided by the developer. ~~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.~~
- 13.6 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. ~~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.~~
- 13.7 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.
- 13.8 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.
- 13.9 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

- 13.10 The County may partner with the School Authorities to facilitate the creation of joint use facilities or amenities.
- 13.11 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.

13.12 Inclusive play space design considerations should be used for new and re-developed playgrounds and play spaces.



Horseshoe Crossing High School, Langdon, Alberta  
Source: Government of Alberta

## 14. 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. During the engagement for the preparation of this plan, the community strongly expressed their need for a skating/hockey rink in the community. Recognizing the expense of both construction and ongoing operation and maintenance, this plan identifies the need but does not provide a funding solution.

~~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.
- The County will provide support in future planning to secure recreation lands for community facilities (i.e., meeting space, ~~skating/hockey rink, ball diamonds~~, youth centre).
- Provide recreation amenities for people of all ages in the Hamlet (youth, young families, singles, and seniors).
- Intergenerational recreational programs will provide opportunities for different age groups to share skills, education, and experiences.

### POLICIES

#### General

- 14.1 *Local Plans shall consider the appropriate type, size, and scale of recreation, cultural, and community services.*
- 14.2 *Local Plans shall consider and, where required, provide for the location of lands for recreation, cultural, and community uses.*
- 14.3 *The County shall support the development of recreation, cultural, and community facilities and amenities through grant funding programs / appropriate funding mechanisms.*

- 14.4 The County shall support the development of intergenerational recreational programs.
- 14.5 The County may encourage public and private partnerships to provide recreation, cultural, and community services and specifically investigate the potential for a skating/hockey rink in the community. ~~The County should encourage both public and private partnerships to provide recreation, cultural, and community services.~~
- 14.6 The County should work with the Hamlet's community groups to determine long range recreation needs and appropriate use of cash in lieu funds, which may include a skating/hockey rink. ~~The County should work with the Hamlet's community groups to determine long range recreation needs and appropriate use of cash in lieu funds.~~
- 14.7 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.
- 14.8 All new development shall provide universal design for physical accessibility in accordance with the Alberta Accessibility Design Guide 2024.

### **Support of Programs**

- 14.9 The County encourages and supports recreation, cultural, and community programs through appropriate mechanisms and public / private partnerships.
- 14.10 The County should work with other organizations to provide enhanced opportunities for all community members to have access to recreation and leisure activities for existing and future recreation facilities.
- 14.11 The County should work with businesses and not for profit organizations to increase the number of day care, childcare, and after school programs.

## 15. 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.
- Ensure all new paths and open spaces are designed using Accessibility Design Guide 2024, Ministry of Municipal Affairs, 2024, Government of Alberta.

### POLICIES

#### General

15.1 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.

15.2 *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 / or
- g. other mechanisms as may be approved by the County.

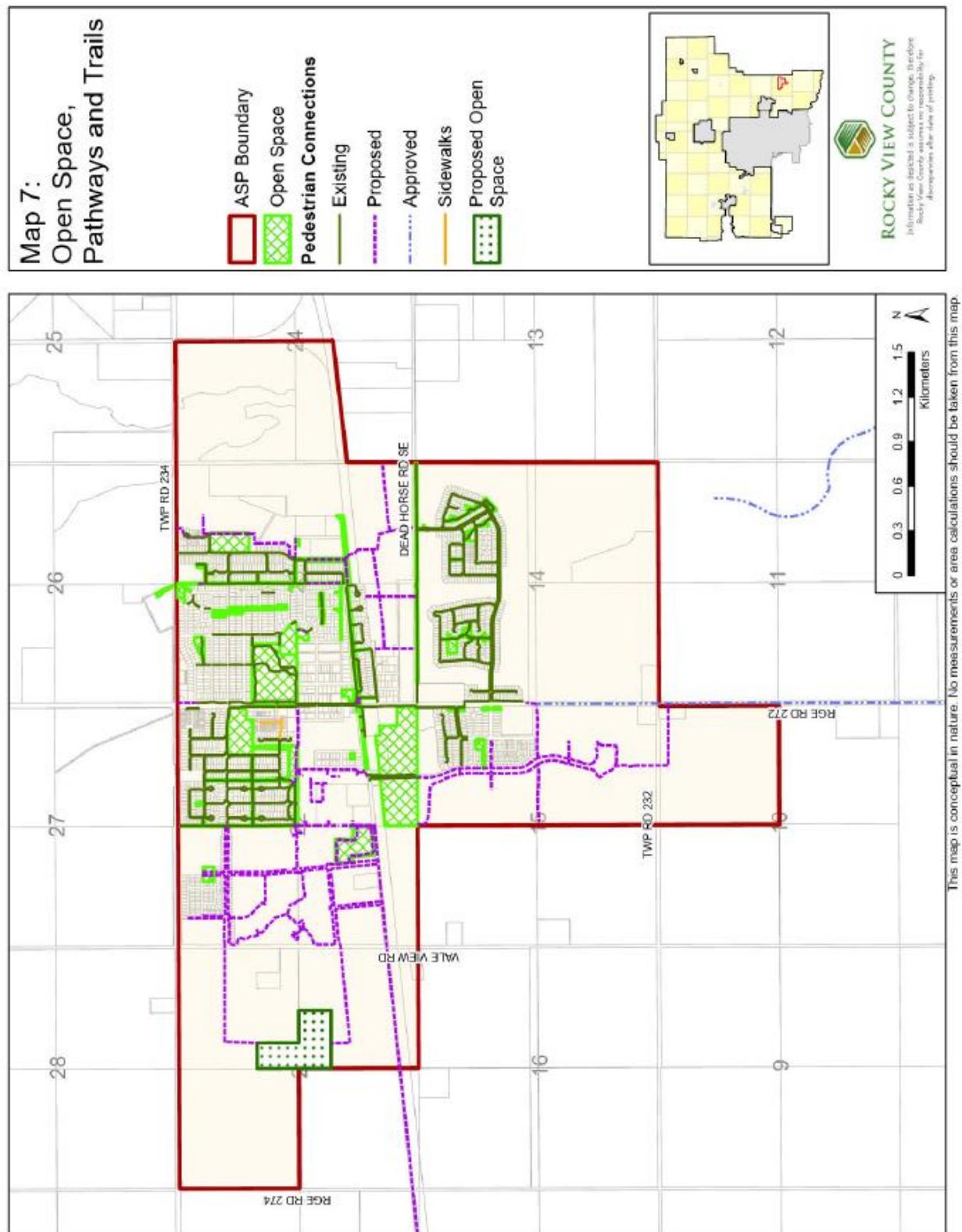
- 15.3 *Open space* shall be planned and integrated into the Langdon Plan Area so that the function of each space will provide a positive and safe social, cultural, and / or recreational experience for the community.
- 15.4 *Open space* shall have an ecological, social, cultural, recreational, and / or aesthetic function that is sustainable.
- 15.5 Multi-purpose and joint use sites for schools, parks, and recreation facilities **will contribute to the *Open Space* plan. ~~are encouraged, where needed.~~**
- 15.6 The network of pathways, trails, and sidewalks should promote walking and cycling; the network should provide connections between residential, commercial, institutional, and industrial areas.
- 15.7 The design and construction of parks, pathways, trails, and associated amenities shall be of high quality and adhere to the County's Servicing Standards, Parks and Pathways: Planning, Development, and Operational Guidelines, and the County's Parks and Open Space Master Plan design criteria.
- 15.8 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.
- 15.9 **All new development shall provide universal design for physical accessibility in accordance with the Alberta Accessibility Design Guide 2024.**

### **Local Plans**

- 15.10 ***Local Plan* preparation should provide for a pathway, trail, and sidewalk network that generally aligns with the network shown on Map 7: Open Space, Pathways and Trails, and follow the policies and recommendations of the Active Transportation Plan South County 2018. ~~*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 and are 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.

CPTED stands for Crime Prevention Through Environmental Design. It's a philosophy and approach that uses design principles to reduce crime and increase the sense of safety in a built environment. CPTED aims to modify the physical environment to make it less appealing to criminals and to enhance the ability of residents and visitors to monitor and control their surroundings.

**Map 7: Open Space, Pathways and Trails**



## 16. 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

- 16.1 Wetland protection shall be guided by County and Provincial Policy.
- 16.2 The County shall require the use of the Alberta Wetland Classification System to determine wetland classification and relative wetland value.
- 16.3 *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.

16.4 *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.

16.5 Wetlands, not claimed by the Crown, that have a high relative value should be dedicated as environmental reserve or environmental reserve easement.

16.6 Where the County and Province approve the removal of wetlands, compensation shall be provided in accordance with County and Provincial Policy.

### **Riparian Areas**

16.7 Riparian area protection shall be guided by County and Provincial Policy.

16.8 ~~Building and development in the riparian setback area shall be in accordance with the Riparian Protection areas as identified in the County's Land Use Bylaw and Riparian Land Conservation and Management Policy (C-419). 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.~~

16.9 The riparian setback area uses may include parks, pathways, and trails.

16.10 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.

16.11 The riparian setback area shall remain vegetated and development proponents should maintain the natural riparian function through the use of native plant species.

## 17. 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 lands required by the subdivision authority to be dedicated to the municipality that:

- a. in the opinion of the subdivision authority, the land has environmentally significant features;
- b. the land is not land that could be required to be provided as environmental reserve;
- c. the purpose of taking the conservation reserve is to enable the municipality to protect and conserve the land; and
- d. the taking of the land as conservation reserve is consistent with the municipality's municipal development plan and ASP.

~~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.~~

**Community Services** 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; and
- 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 6 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.

- Provision 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

- 17.1 Reserves owing on a parcel of land shall be provided as:
  - a. municipal reserve, school reserve, or municipal and school reserve;
  - b. money in place of reserve land; or
  - c. a combination of land and money.
- 17.2 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.
- 17.3 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.
- 17.4 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.
- 17.5 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.
- 17.6 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.
- 17.7 Provision and allocation of reserves shall be determined at the time of subdivision by the County's Subdivision Approving Authority.
- 17.8 ~~The dedication of reserves should meet the present or future needs of the Langdon Plan Area by considering the recommendations of this ASP, Agricultural Edge Design Guidelines, the Parks and Open Space Master Plan, Recreation and Culture Master Plan, Local Plan, school boards, and / or recreation boards.~~
- 17.9 The amount, type, location, and shape of reserve land shall be suitable for public use and readily accessible to the public.
- 17.10 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:

- a. money in place of reserve land;
- b. money from the sale of surplus reserve land; or
- c. other sources of identified funding.

### **Environmental Reserves**

- 17.11 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.
- 17.12 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.
- 17.13 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**

- 17.14 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.
- 17.15 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.

## 18. EMERGENCY SERVICES

Emergency services within the Langdon Plan Area include fire and protective service needs. Fire Services are provided by the County with agreements in place with other jurisdictions. Protective services are provided by the County (bylaw enforcement) and the RCMP (policing).

~~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

- 18.1 In association with 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.
- 18.2 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.
- 18.3 The County should review the policing requirements for the Hamlet area and identify additional needed resources.
- 18.4 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.
- 18.5 *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.
- 18.6 Crime Prevention through Environmental Design (**CPTED**) features should be considered and incorporated into the design and construction of all new development, wherever possible.

## **Emergency Service Infrastructure**

- 18.7 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.
- 18.8 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.

## C. INFRASTRUCTURE

### 19. 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, as well as provides information on road classifications. The engagement completed for the development of this plan indicated the residents are most concerned about Glenmore Trail traffic and the intersection at Highway 797, as well as the traffic and pedestrian environment on Centre Street (Hwy. 797).

~~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, as well as 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 and provides safe pedestrian and bicycle routes.

~~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

- 19.1 All transportation infrastructure should be developed in accordance with the Langdon Transportation Modelling and Review report.
- 19.2 A Transportation Impact Assessment shall be required as part of the *Local Plan* preparation and / or subdivision application process where applicable.
- 19.3 All new development shall provide universal design for physical accessibility in accordance with the Alberta Accessibility Design Guide 2024.

## Regional Transportation Network

- 19.4 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.
- 19.5 The County shall collaborate with the Province regarding regional road connections and access to Highway 560.
- 19.6 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.
- 19.7 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.
- 19.8 At the time of ~~subdivision, road development~~ rights of way shall be dedicated in accordance with the Langdon Network Analysis study prepared by Watt Consulting Group.
- 19.9 Where required, *Local Plans* shall accommodate existing and / or potential changes in access to the provincial transportation network, as identified on Map 8: ~~Transportation Network~~.
- 19.10 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 utilize sound access management principles and shall be in accordance with the 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.
- 19.12 ~~At the time of local road design, the developer will follow the cross-section standard approved in the Local Plan and County Servicing Standards. 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

- 19.13 An urban standard cross-section should be used in the development of new non-residential areas, including: industrial / commercial / mixed use / business park areas, and should be identified in the *Local Plan*.

- 19.14 Non residential areas should provide internal pathways and pathway connections to the regional trail network.
- 19.15 All roads within commercial areas should be designed to an urban road standard requirement established by the County Servicing Standards.
- 19.16 Light Industrial / Commercial development shall provide for safe and efficient pedestrian and bicycle circulation between buildings, sites, and, where applicable, adjacent areas.
- 19.17 Centre Street shall be designed to an urban road standard and provide for pedestrian and cycling movement on both sides of the road and ensure curb cuts at every driveway and intersection to accommodate accessibility needs.

~~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 an 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.~~

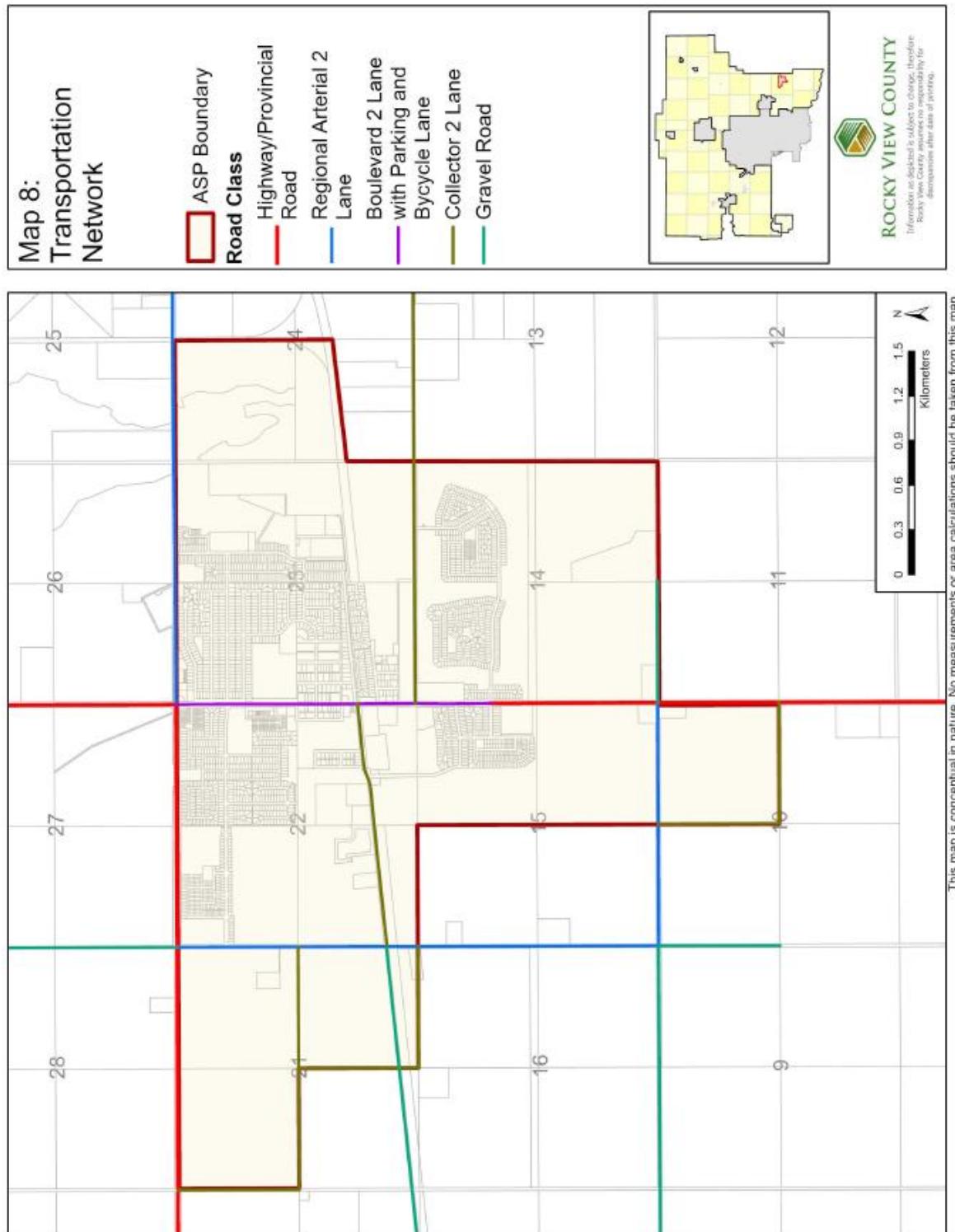
#### **Local Roads - Residential**

- 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



## 20. UTILITY SERVICES

Well-designed and effective utility services are the foundation of a well-planned community. New development cannot occur unless the development can be responsibly and sustainably serviced with utilities. In this section, the utilities addressed include: water, waste water, storm water and shallow utilities. All new development is expected to connect to the piped 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. Future extension of water services will be considered in collaboration with Langdon Waterworks and Rocky View County. **Map 10:** Wastewater shows existing sewage transmission lines, lift stations, and sanitary catchment areas in the Hamlet area. Future extension of sanitary sewer service will be considered based on capacity and requirements identified by Rocky View County.

~~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.
- Rocky View County, in co-operation with key stakeholders, will manage stormwater and treated effluent discharges to manage the seasonal water levels and quality of Weed Lake.

Private shallow utilities are generally underground infrastructure, like gas, electrical, and telecommunication lines, that are installed at relatively shallow depths by the service provider company. They are often found in public road right-of-way or on special easement across private land.

## POLICIES

### General

- 20.1 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.
- 20.2 New development will be required to develop a *Local Plan* which will provide the details of the demand, capacity and connection for water and wastewater prior to approval by the County.
- 20.3 The County shall determine servicing wastewater capacity requirements and allocation within, and external to, the Langdon Plan Area.
- 20.4 The County and the water supplier shall determine potable water capacity requirements and allocation within the Langdon Plan Area.
- 20.5 All new developments shall connect to piped water and wastewater services.
- 20.6 All new development shall pay for the cost of connecting to the existing water and wastewater system and may be required to contribute to expansion of the wastewater system, as required by the County.
- 20.7 The development of utility services should support an orderly, logical, and sequential pattern of development.
- 20.8 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.
- 20.9 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.

20.10 ~~The County shall determine servicing wastewater capacity requirements and allocation within, and external to, the Langdon Plan Area.~~

20.11 ~~The County and the water supplier shall determine potable water capacity requirements and allocation within the Langdon Plan Area.~~

20.12 ~~All new developments shall connect to piped water and wastewater services.~~

### **Utility Location**

20.13 ~~The development of utility services should support an orderly, logical, and sequential pattern of development.~~

20.14 ~~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.~~

20.15 ~~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**

20.16 All new development shall connect to the piped potable water system.

20.17 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.

20.18 Notwithstanding policies ~~22.10 and 22.11, 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.

20.19 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.

20.20 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.

20.21 ~~All new development and buildings relying on potable water provided by the water provider's utility system shall install low flow fixtures and appliances. Existing development is encouraged to convert to low flow fixtures and appliances. Development and buildings relying on potable water provided by the water provider's utility system should use low flow fixtures and appliances.~~

### **Wastewater**

20.22 All new development shall be required to connect to the County's wastewater system.

20.23 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.

20.24 ~~An exception to the requirement for all development to tie into piped services, agriculture uses may provide wastewater service by a private sewage treatment system in accordance with County Policy and Provincial regulation. 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.~~

20.25 Sump pumps shall be connected to the storm system and not to the wastewater system.

20.26 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.

20.27 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.

20.28 Rocky View County, in cooperation with key stakeholders, should manage stormwater discharges and treated effluent discharges to maintain the operating levels of Weed Lake.

20.29 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.

20.30 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**

20.31 All new development shall be serviced with shallow utilities at the expense of the developer.

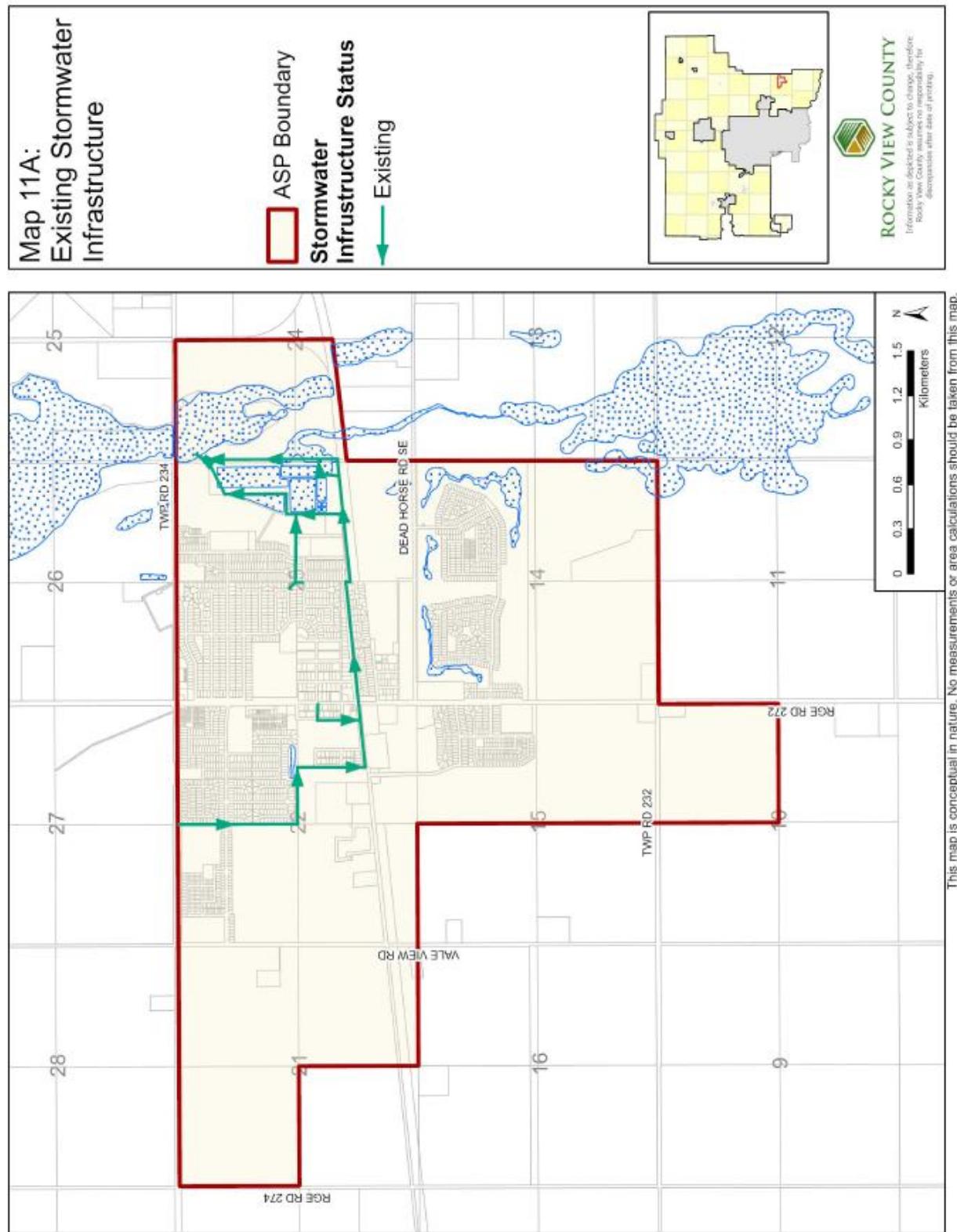
20.32 Commercial Communications Facilities should locate on land identified for industrial, commercial, or business park uses and be in accordance with County Policy.

### **~~Emergency Service Infrastructure~~**

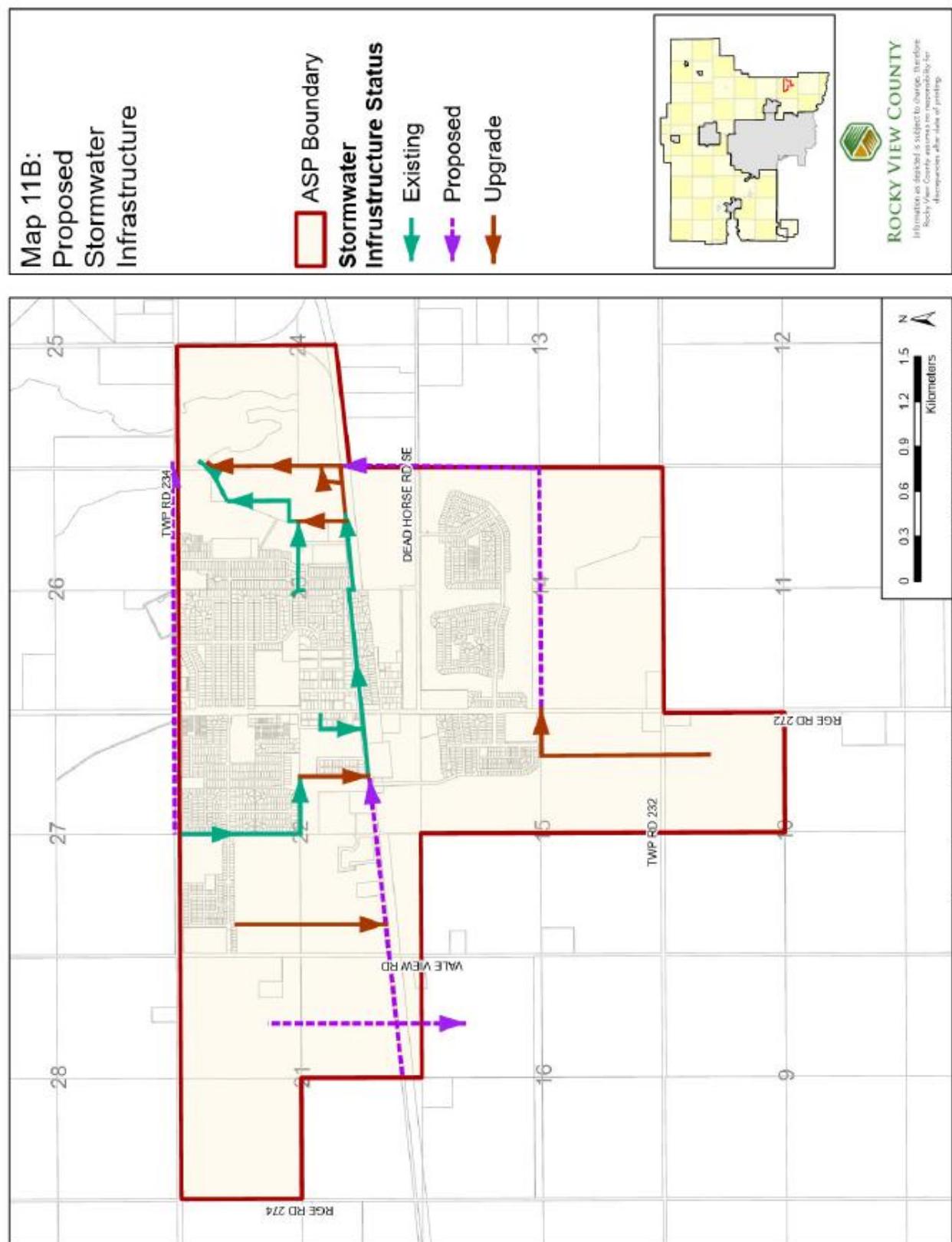
20.33 ~~All industrial and commercial buildings are required to provide fire suppression systems and shall be in accordance with the County Fire Hydrant Water Suppression Bylaw, the National Fire Protection Association, and the Alberta Fire Code.~~

20.34 ~~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 9A: Existing Stormwater Infrastructure



## Map 11B: Proposed Stormwater Infrastructure



## 21. STORMWATER

The Hamlet of Langdon exists within a low-lying area of the Weed Lake Watershed, which consists of approximately 4600 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, City of Calgary, Town of Strathmore, Wheatland County, and 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](http://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

21.1 Development that is required to tie-in to 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

21.2 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.

21.3 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.

21.4 All new development must include an integrated stormwater management plan in the *Local Plan* the adheres to future CSMI stormwater management policies and County policy and considers the regional storm water movement. ~~All future developments shall be required to adhere to future CSMI stormwater management policies.~~

21.5 All new development shall implement low impact development, storm water collection and utilize storm water ponds for the retention and quality improvement before release of storm water at pre development rates. ~~The County shall investigate and, if necessary, implement stormwater treatment standards necessary for discharge into Weed Lake and the overall CSMI system.~~

21.6 The County shall investigate and, if necessary, implement stormwater treatment standards necessary for discharge into Weed Lake and the overall CSMI system.

21.7 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.

21.8 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).

21.9 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;
- Manage runoff pollutants at source;
- Control runoff volumes to minimize impacts on the receiving water body;
- Ensure 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**

21.10 Stormwater conveyance systems should develop in an orderly, logical, and sequential pattern of development.

21.11 Stormwater shall be conveyed in a manner that protects downstream properties.

- 21.12 Where required, proponents of new development shall identify, secure, and implement, in consultation with the County, the downstream stormwater conveyance system.
- 21.13 Stormwater conveyance systems must provide a right-of-way of sufficient width to accommodate upstream stormwater flow.
- 21.14 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**

- 21.15 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.
- 21.16 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.
- 21.17 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.
- 21.18 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 generates from sump pumps;
  - g. flow contributions from the upstream natural catchments; and
  - h. downstream impacts.

**A Stormwater Pond** is an artificial, man made or enhanced 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. Stormwater ponds offer numerous benefits, primarily focusing on managing stormwater runoff and improving water quality. They help reduce flooding, control erosion, and improve water quality by trapping pollutants and allowing sediments to settle. Additionally, they can create or enhance wildlife habitats and provide aesthetic benefits for communities.

~~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 naturally 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.

~~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.~~

21.19 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's 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.

21.20 As part of preparation of a *Local Plan*, findings and recommendations from supporting studies such as the Langdon Comprehensive Stormwater Review and storm water reports for adjacent developments (when available), shall be reviewed and implemented. ~~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.~~

21.21 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**

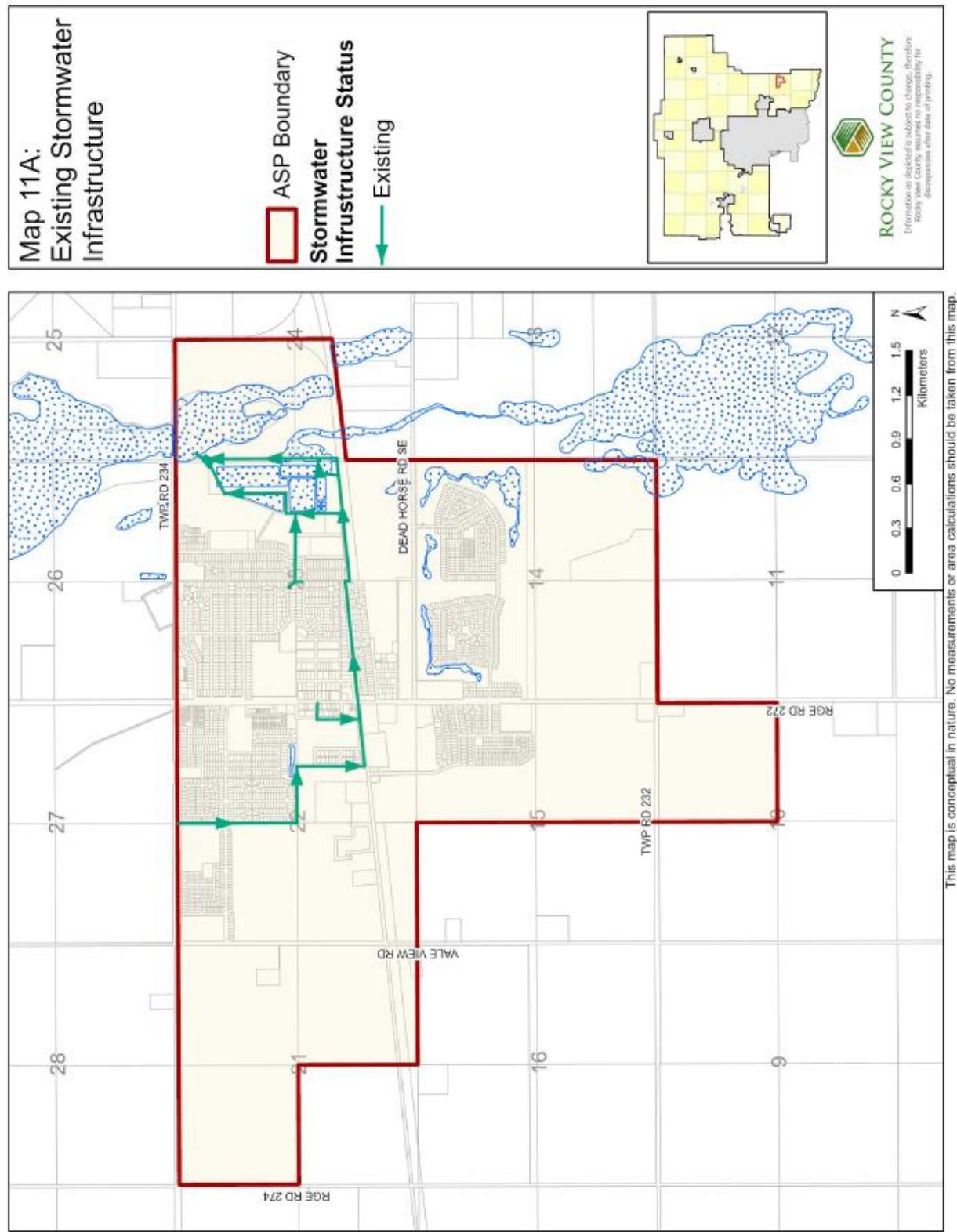
21.22 Developers relying on regional County stormwater services may be required to front-end or contribute to the costs of service upgrades where deemed necessary by the County.

21.23 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.

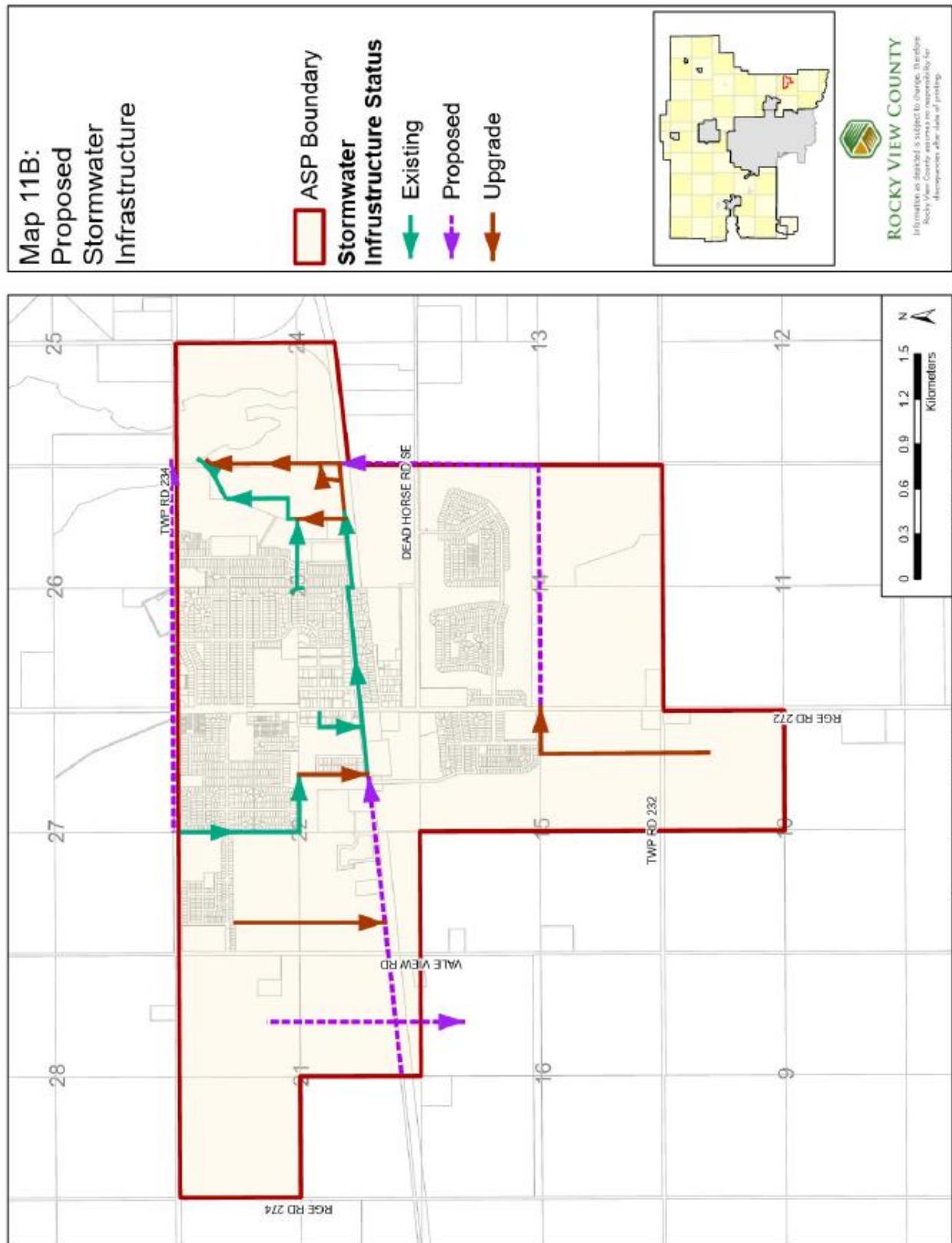
21.24 Costs associated with stormwater service improvements are the developer's responsibility.

21.25 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 10A: Existing Stormwater Infrastructure



## Map 11B: Proposed Stormwater Infrastructure



## 22. SOLID WASTE & 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 per cent 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

22.1 All new development will be serviced by Rocky View County curbside collection program. ~~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 the Provincial Standards and Requirements.~~

22.2 Rocky View County's Solid Waste Services should plan facility upgrading to accommodate the solid waste, recycling, and disposal requirements of a service population provided in this ASP.

22.3 All new development will be serviced by Rocky View County curbside collection program.

22.4 The developer shall be responsible for the management and disposal of solid waste generated through all stages of construction.

22.5 Waste minimization and waste diversion practices are encouraged in the Langdon Plan Area. A diversion target of 50 per cent is recommended.

22.6 A *Local Plan* should:

- a. Prepare a construction management plan that will 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. ensure appropriate access and location for bins for every new residential unit developed. Freehold (not condominium) row housing, town housing and duplexes with street access, will be serviced by curbside collection; and ~~residential development consisting of no more than 2 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**

22.7 ~~As noted in 24.3, condominium or multi unit 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**

22.8 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.

## 23. 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

23.1 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.

23.2 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.

23.3 At the time of ASP preparation, well facilities are identified in the NE21-23-27 W4M. A set back of 100m from the well head is identified for future development. The Local Area Plan will confirm setbacks and work with the Duty Holder to confirm future uses.

23.4 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.

- 23.5 Prior to the preparation of a *Local Plan* to develop lands within 1.5 km 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.
- 23.6 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**

- 23.7 All setbacks from a pipeline shall be in accordance with Provincial regulations.
- 23.8 All land uses on pipeline rights-of-way shall have regard for the safe, ongoing operation of the pipeline.
- 23.9 Crossing and access agreements shall be in place prior to conditional subdivision plan approval for lands encumbered by a pipeline right-of-way.
- 23.10 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

### 24. 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 Area Structure Plan 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 Area Structure 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 [24.29 and Appendix G](#)).

- 24.1 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.
- 24.2 *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 Langdon Area Structure Plan.
- 24.3 *Local Area Plans* will be required to provide background reports including geotechnical, stormwater management, servicing and any other reports as determined Rocky View County.
- 24.4 Land use, subdivision and development applications shall address and adhere to the requirements of the *Local Plan* and the policies of the Langdon Area Structure Plan.
- 24.5 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.

- 24.6 Where a *Local Plan* does not exist or is silent on a subject, the policies of the Langdon Area Structure Plan shall apply.
- 24.7 *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.
- 24.8 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*.

- 24.9 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.
- 24.10 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**

- 24.11 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.), which serve community needs and are an essential part of a community.

- 24.12 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.

- 24.13 The County develop Centre Street Corridor Design Guidelines based on the work completed in the draft 2015 and 2017 guidelines.**
- 24.14 Local Plans approved prior to adoption of this Plan may process with existing approvals in accordance with approvals and the requirements in this ~~ASP Area Structure Plan~~.
- 24.15 New development areas should be contiguous to existing development or approvals.
- 24.16 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:
  - a. ~~the current supply of the proposed commercial land use is approaching build-out, and / or there is a demonstrated need for the use to maintain a walkable community; and the current supply of the proposed commercial land use is approaching build-out, and there is a demonstrated need for the use;~~
  - b. the proposal will contribute to the fiscal balance of the municipality.
- 24.17 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:
  - a. the extension of wastewater services is logical and cost-effective; and
  - b. is located in close proximity to existing utility infrastructure.
- 24.18 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.

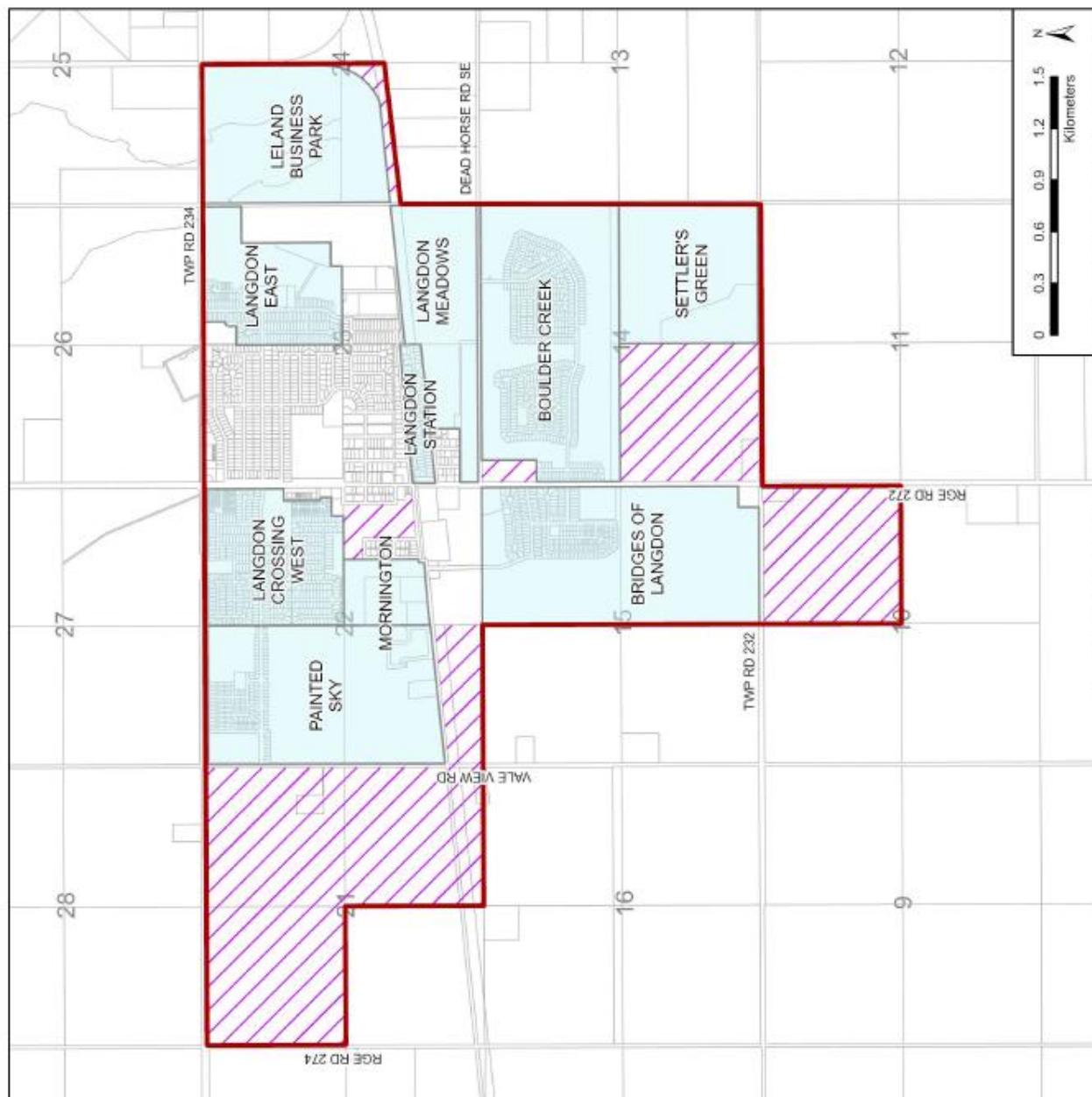
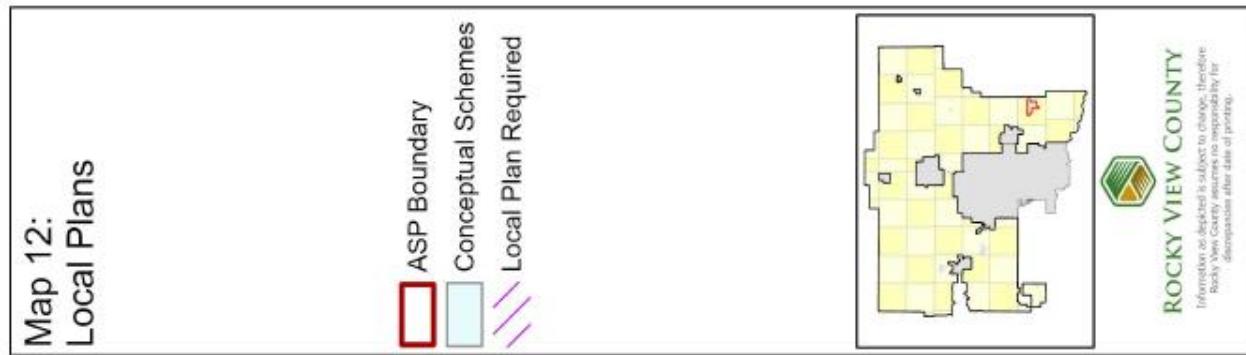
24.19 County Administration shall report to Council on implementation of the Langdon Area Structure Plan as part of Administration's yearly reporting on the overall implementation of the County Plan.

#### **Plan Review and Amendment**

24.20 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 Area Structure Plan is sufficiently flexible to account for change, periodic review and occasional amendment of the Area Structure Plan may be required.

24.21 Prior to amending this Plan a public engagement process involving area stakeholders shall be undertaken.

## Map 11: Local Plans



## 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 ASP 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

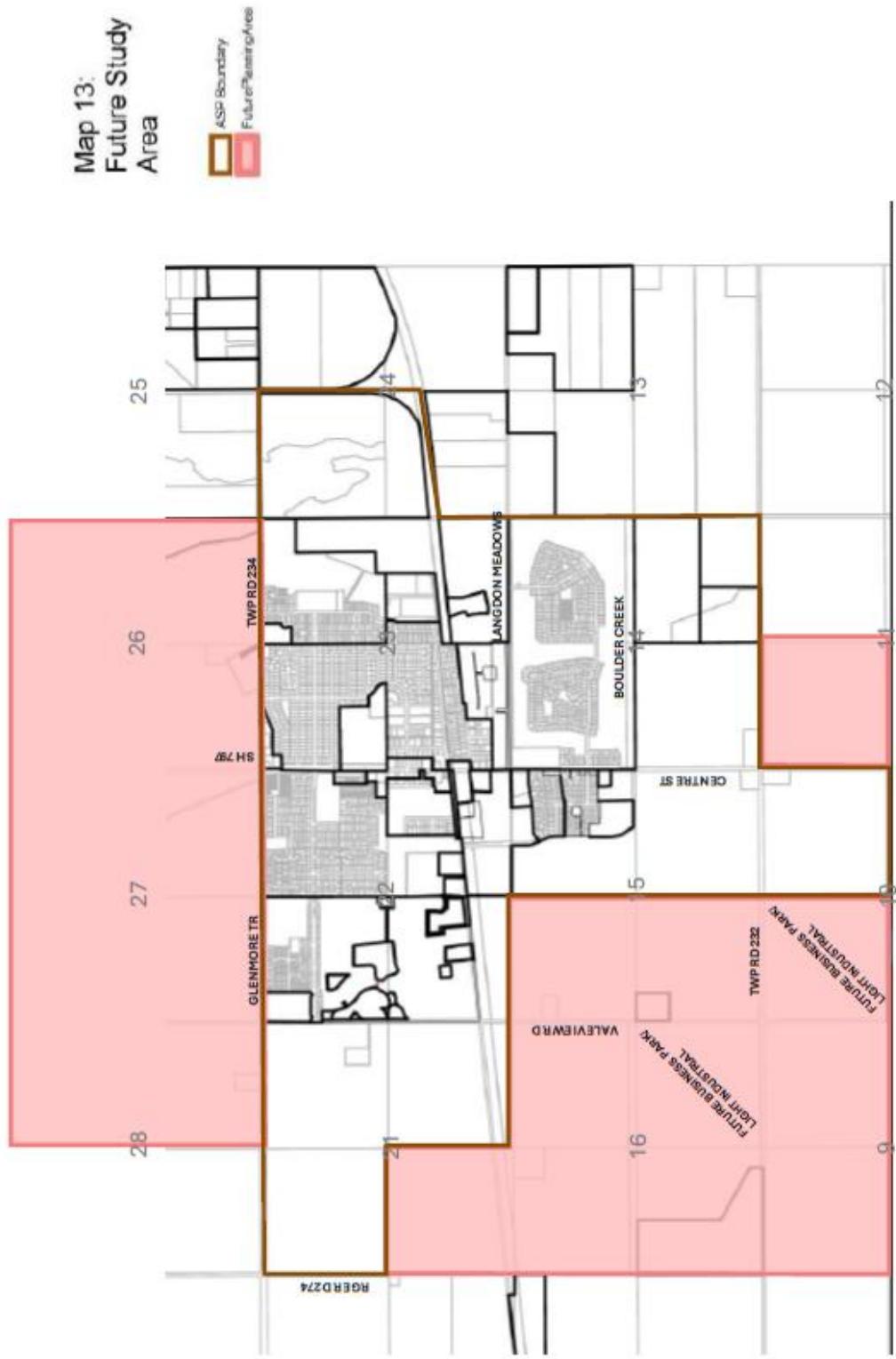
### Future Study Area

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 Study  
Area





## **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.