

Engagement for Langdon West Langdon Area Structure Plan Amendment

What We Heard

February 24, 2026

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Table of Contents

1. Introduction	3
2. Project Summary and Project Status	4
2.1. Summary	4
2.2. Project Status	5
3. Engagement Methods	5
4. What We Heard	6
4.1. Open House #1	6
4.2. Online Survey	7
4.3. Open House #2	11
4.4. Written Submissions	17
4.5. Virtual Town Hall Meetings	18
5. Conclusions	19

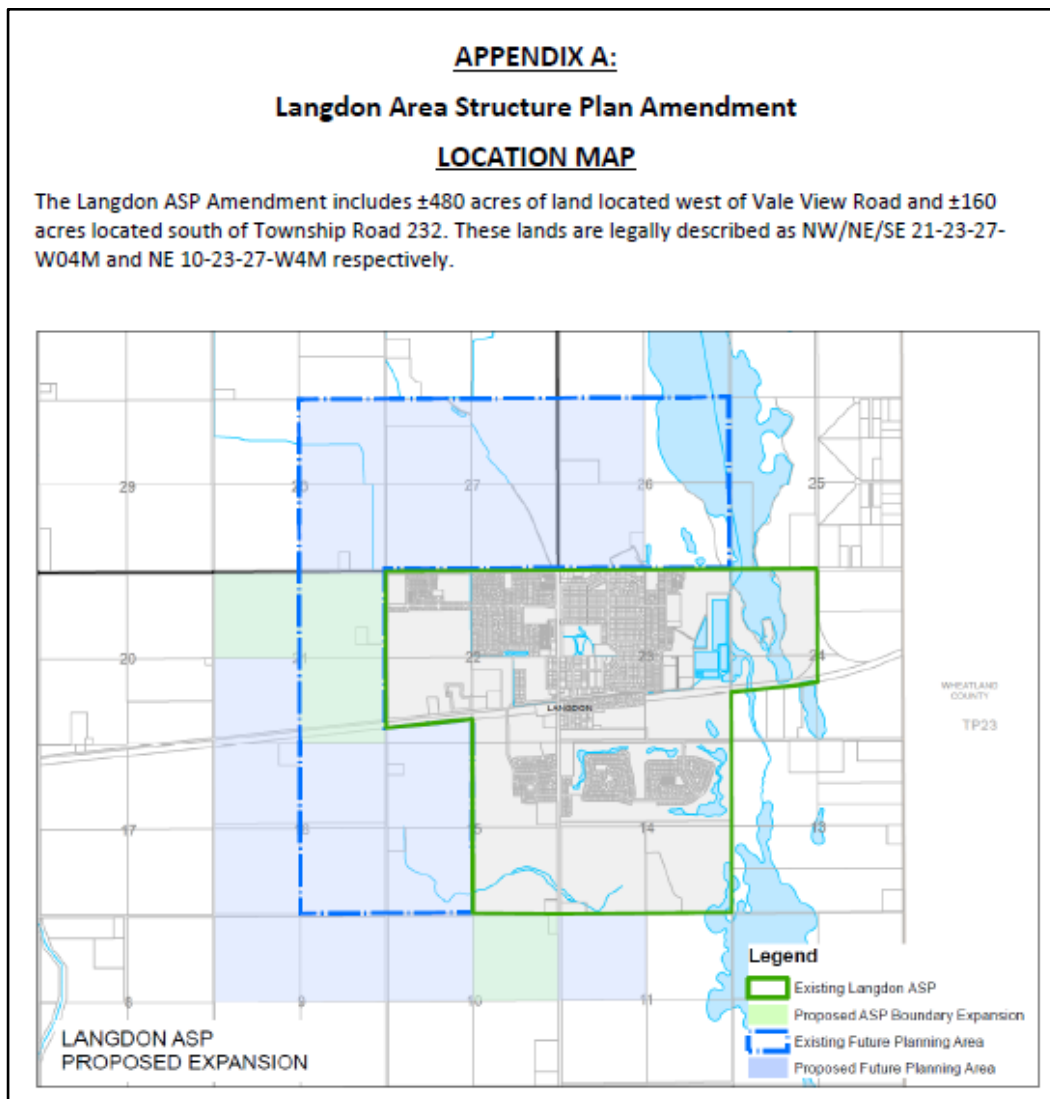
Appendices

A	Notice of Open House #1	19
B	Open House #1 Display Boards	20
C	Open House #1 Comment Sheet Summary	26
D	Online Survey Results	29
E	Summary of Email Correspondence	33
F	Letters Submitted	34
G	Notice of Open House #2	36
H	Open House #2 Display Boards	37
I	Open House #2 Comment Sheet Summary	42
J	Presentation for the Virtual Town Hall Meetings (February 2026)	51

1. Introduction

On November 28, 2023, Rocky View Council authorized the owners and agents of Langdon West to proceed with the preparation of an amendment to the Langdon Area Structure Plan (2016). The purpose of the amendment was primarily to include four quarter-sections of land in the hamlet. The area for consideration for the Amendment is illustrated on Figure 1, as included in the November 28, 2023 Staff report to Council. Three of these quarter sections (illustrated in green) are located west of Vale View Road and immediately south of Glenmore Trail. The fourth quarter section is located on Centre Street (illustrated below).

Figure 1: Approved Langdon Area Structure Plan Amendment Map



The process of amending a statutory document requires community engagement and a public hearing, and three readings of the bylaw. This document provides an outline of the community engagement that took place and the comments and input from the community, landowners, and other developers in the area.

2. Project Summary and Project Status

2.1 Summary

The current 2016 Area Structure Plan (ASP) document reflected the community vision for single detached residential with support commercial uses and facilities for education and recreation to serve the population. The proposed ASP Amendment continues the vision for the Hamlet but strengthens the opportunities for a complete community by increasing the variety of housing types and increasing the opportunity for business, commercial, and light industrial uses. The Proposed Land Use Concept with the additional four quarter sections to be included in this amendment, and a modified future growth boundary with general land uses identified, is illustrated on the display boards for the February 11, 2025 Open House. (Appendix B).

While being included within the Hamlet boundary, the lands will be required to complete a Local Plan, detailing servicing, stormwater, road network, financial and marketing benefits, historical and environmental assessments, and complete community engagement to gather input and ensure the Local Plan reflects the community vision.

The lands located in the north west in Section 21 are proposed for residential and mixed use. The development will be accessed off Vale View Road (with appropriate Traffic Impact Assessments completed). The long-range plan will ensure connectivity between the neighbourhoods and focus on missing middle housing for residents, which will provide attached and small lot residential to support the employment nodes. The three (3) quarter sections together will ensure dedication of park and school spaces.

The existing Area Structure Plan includes a Land Use Plan does not represent the lands that have developed since 2016. These significant developments include; Painted Sky by Qualico, Bridges of Langdon by Pollyco, as well as the new high school construction and ball diamonds. There is less remaining developable residential land than current documents may indicate. The rationale for adding lands to the west is that they have less environmental impact, are less impacted by surface water, and are further from the Weed Lake Storm and Sanitary outflow areas, but have good access to Glenmore Trail.

The proposed employment node on the south side, accessed off Centre Street, provides future main street commercial and light industrial/business park uses in close proximity to Highway 901. This continuation of the Centre Street development will provide convenient

employment and shopping services while ensuring appropriate distancing from residential areas.

The Future Planning Area is identified for either residential or non-residential uses. The Alltech Langdon/Bennett Substation poses a physical barrier to residential expansion, and the northwest quarter of section 16 (NW16) will provide a buffer to the substation. While not proposed to be included in the hamlet at this time, these lands are currently suited to a non-residential employment node use.

This review of the Langdon ASP and expansion of future development areas is identified in both the Rocky View County and Calgary Metropolitan Plans. Langdon has been identified as a growth node for decades in the Rocky View County Plan. With piped water and sewer and excellent road access, the hamlet is poised to continue to be a strong hamlet in the County.

The ASP Amendment will ensure that the Land Use Strategy continues to provide for a comprehensively planned community and will identify a logical phasing for future development based on market demand, servicing capability, and completion of Local Plans.

2.2 Project Status

Based on the input from the community (Open House February 11, 2025, April 2025 online survey, Open House June 24, 2025) and comments from the County staff, the draft ASP Amendment was submitted. Comments from the circulation were presented to the consultant and edits and adjustments were made to the draft plan. The owner of the NE10 on Centre Street has requested that their quarter section be revised to be Hamlet Reserve to reflect the potential for alternative uses on this quarter section to better serve the County. Additional engagement (Virtual Town Hall Meetings February 2026) were held to advise the public that this change was proposed in the draft plan.

Various background studies have been completed, including: infrastructure, traffic impact, financial impact, biophysical assessment, and market assessment.

The ASP Amendment was presented to the Governance Committee on January 13, 2026 and a public hearing has been scheduled for April 28, 2026.

3. Engagement Methods

The engagement strategy encompassed a variety of input options for residents and interested parties. The following engagement was held:

- Open House – February 11, 2025
- Online Survey – April 2025
- Open House – June 24, 2025
- Dedicated email address to pose questions
- One-on-one interviews with key stakeholders
- Two Virtual Town Hall meetings – February 2026

In addition to the developer driven engagement, the residents were aware that they had access to Rocky View staff and elected officials during the process.

The County advertised the Open Houses, mailed out notices to the residents and businesses and posted updates and information on the County website.

4. What We Heard

4.1 Open House #1

The first Community Open house was held at the Track Golf Course in Langdon on February 11, 2025 (notice included in Appendix A). The notice was mailed to every resident and landowner in the Hamlet and within a one-mile radius. In addition, notice of the Open House was posted on the County website.

The Open House provided display boards with information about the process, background reports, and the draft Land Use Concept. Copies of the display boards are included in Appendix B. In addition, there were comment sheets provided (20 of which were completed and submitted) and a sign-in sheet with the option of providing an email address to be included on future updates. All attendees were provided with the email address that had been created for communication.

In summary, there were 75 attendees who signed in, and several attendees who chose not to sign in. Twenty attendees completed and submitted comment sheets. Of the 20 submissions, 4 indicated the vision met their expectation, 7 were neutral, and 9 indicated the proposed vision did not meet their expectations.

When asked if the draft land use concept met expectations, four indicated it did, 8 respondents were neutral, and 8 indicated it did not meet their expectations.

Themes for the comments:

- Keep the small-town feel
- Loss of agricultural land

- Concern that there is not enough water and sewer capacity to accommodate growth
- Glenmore Trail
- More complete community with paths and indoor recreation opportunities
- Maintain the historic architectural theme

4.2 Online Survey

Once the comments from the Open House were reviewed, an online survey was launched to confirm what the consultant heard at the Open House, clarify any changes to the direction of the ASP amendment, and identify other work that needs to be completed. A summary of the responses is included in Appendix D of this report. The survey was advertised in multiple ways:

- Attendees of the Open House who left an email address were emailed the link to the survey
- Rocky View County posted the link on the website
- Consultant posted the link on Facebook page Langford Everything
- Rocky View County send social media reminders of the link

A total of 405 surveys were completed, and 371 of those respondents had not attended the Open House demonstrating a broader engagement with the community. The full survey results are located in Appendix D.

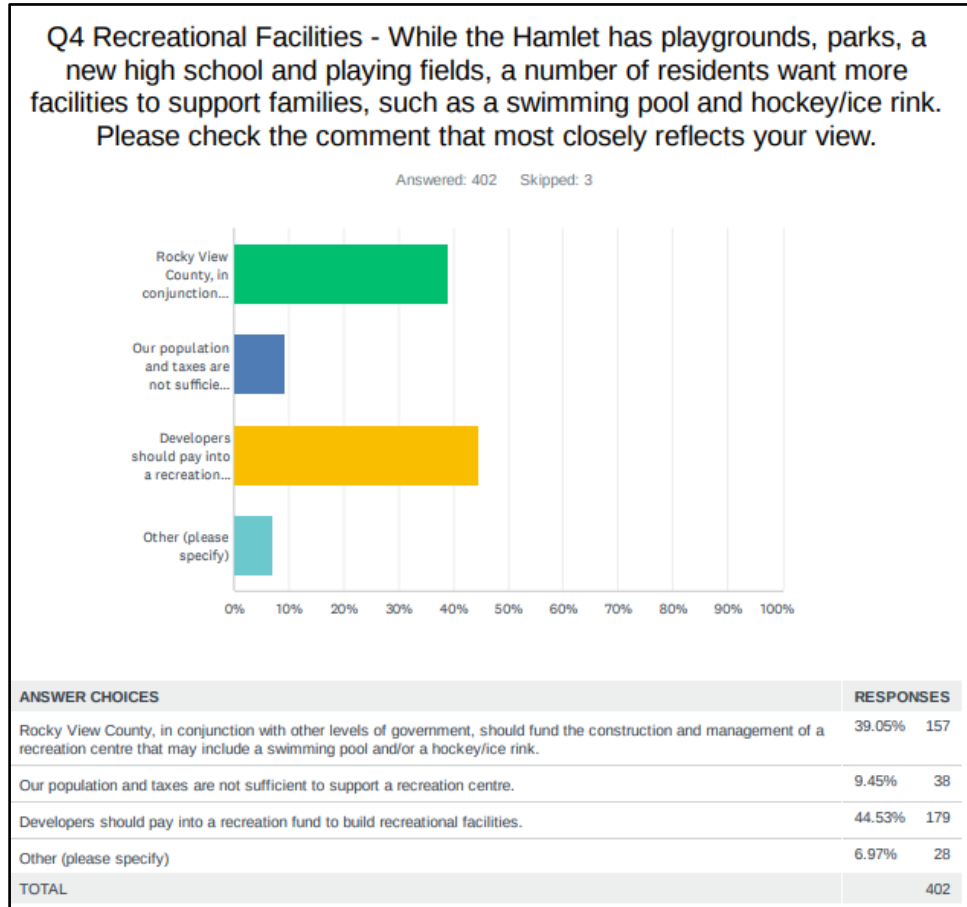
When asked about long-range planning for the hamlet and what should be included in the ASP, 38% of the respondents said that no more land should be included in the hamlet until all current lands were developed. 57.25% of the respondents said that land should be added following logical servicing, which would improve the tax base to keep residential taxes low.

Water was a big concern expressed at the Open House. The future supply and sustainability was a topic of discussion. The survey asked people to check the comment that most represented their views:

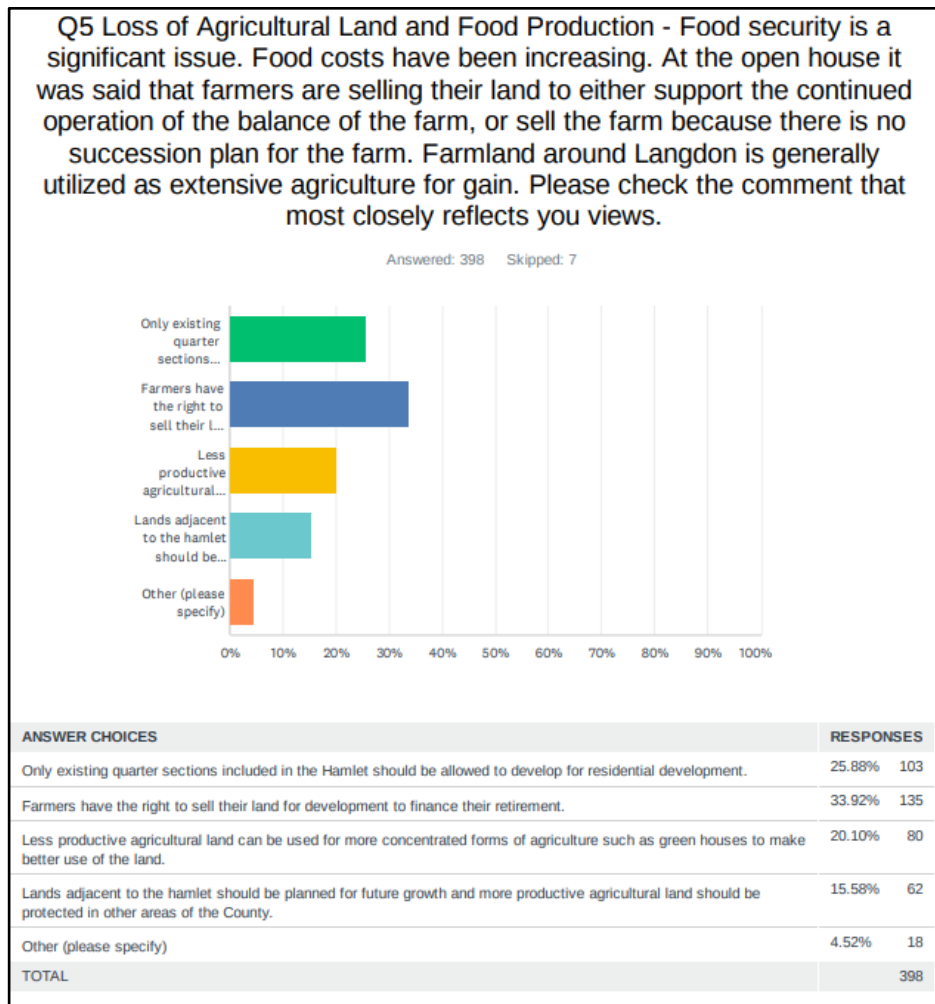
- 47.76% of the respondents said they were concerned that Langdon Waterworks Ltd, did not have a sufficient water license to accommodate approved growth;
- 11.94% of the respondents felt that an alternate water provider be considered; and
- 35.82% of the respondents felt confident that Rocky View County would not approve development without a sustainable water source.

The need for recreational facilities was a very common comment. There was discussion at the Open House about why Indus has a rink (many people not knowing that the Indus arena was funded and built through volunteer efforts decades ago). The excerpt from the survey

shows that the residents feel that Rocky View and the developers should fund future recreational uses.



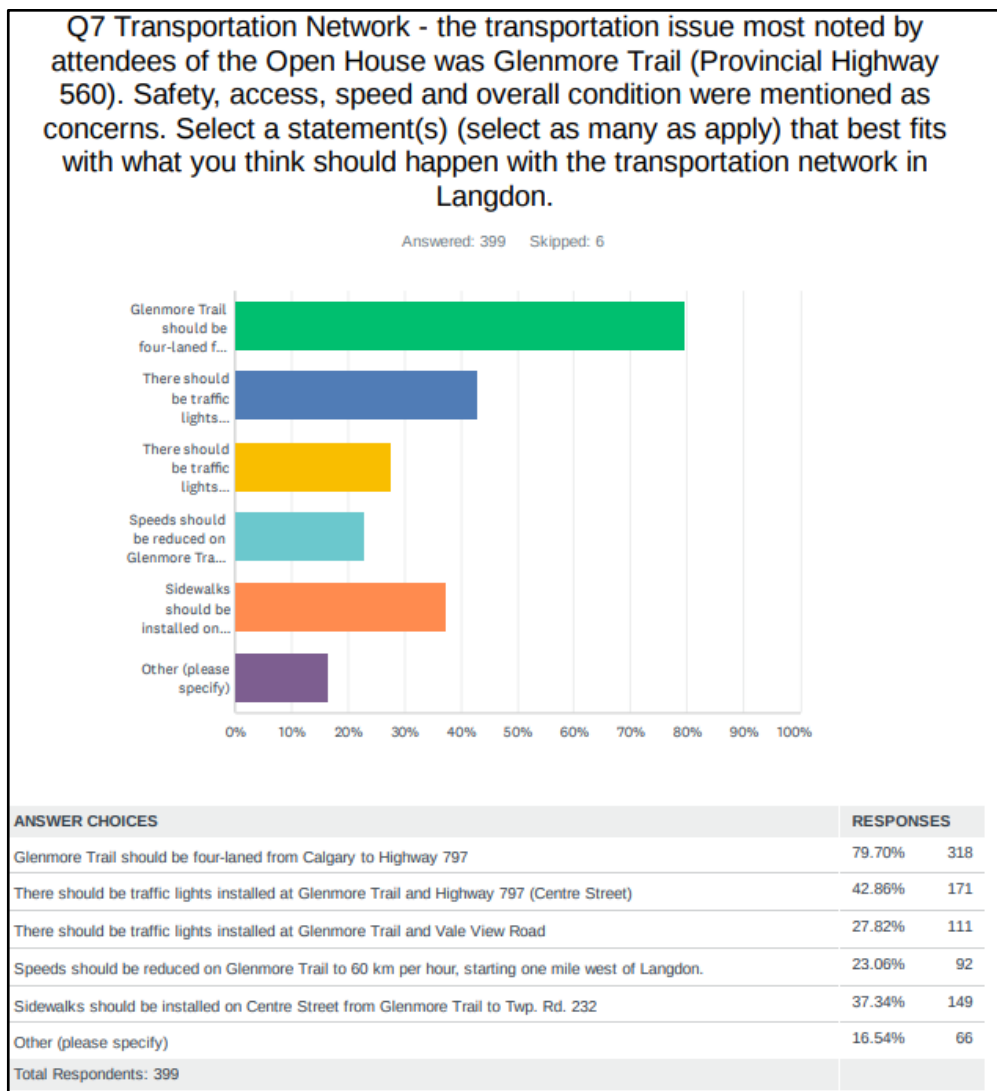
At the Open House, there was some concern expressed over adding land to the hamlet that would ultimately mean loss of farmland. A question was included in the online survey addressing this.



Another issue raised at the Open House was the need to retain the small town historic character of the hamlet (note, people were allowed to provide more than one answer):

- 47.38% of the respondents felt that all new residential development should follow architectural guidelines;
- 37.4% felt the guidelines should apply only to commercial uses; and
- 48.2% that residential development should be able to develop as the developer and the home buyer wants.

The topic of transportation was highly discussed and debated at the Open House. While most of the concerns are related to Glenmore Trail, there were other concerns about internal roads. It was expressed at the Open House that Glenmore Trail is under the jurisdiction of Alberta Transportation (many residents felt that the County should make improvements happen). Recognizing this, the survey asked residents what their priorities were for transportation (see below).



While not within the jurisdiction of the County to direct specific services or businesses, it was considered relevant to the designation of commercial and business areas in the hamlet to understand what uses and services the residents would like to see in the hamlet. There was comment that some of the options provided in the survey were already located in the hamlet, but people identified additional opportunities that would provide choice and potentially lower prices. The top 10 services that the residents would like to see in the Hamlet, included:

Post office	Gym/Exercise Studio
Hardware Store	Bowling Alley
Medical Clinic	Bank
Restaurants/Pubs	Light Industry
Lawn and Garden Centre	Greenhouses

For this question, there were dozens of added comments for recreational uses.

4.3 Open House #2

As with the first Open House, the Open House #2 was held at the Track Golf Course in Langdon on June 24th, 2025. Notifications were mailed out to the community landowners and posted on social media platforms and the County website and the County installed two roadside signs. The purpose of this Open House was to present the draft ASP as amended.

The display boards for this Open House (Appendix H) addressed how the resident comments from the previous engagement were being addressed in the proposed ASP Amendment.

The Consultant Team received an overwhelming participation and responses in the Open House #2. In total, 155 people signed the registration sheet (with several choosing not to sign in), and 60 people provided their email addresses to receive future notices. A total of 65 comment sheets were submitted by these participants with concerns and ideas regarding the draft Area Structure Plan, which is analyzed in the next section.

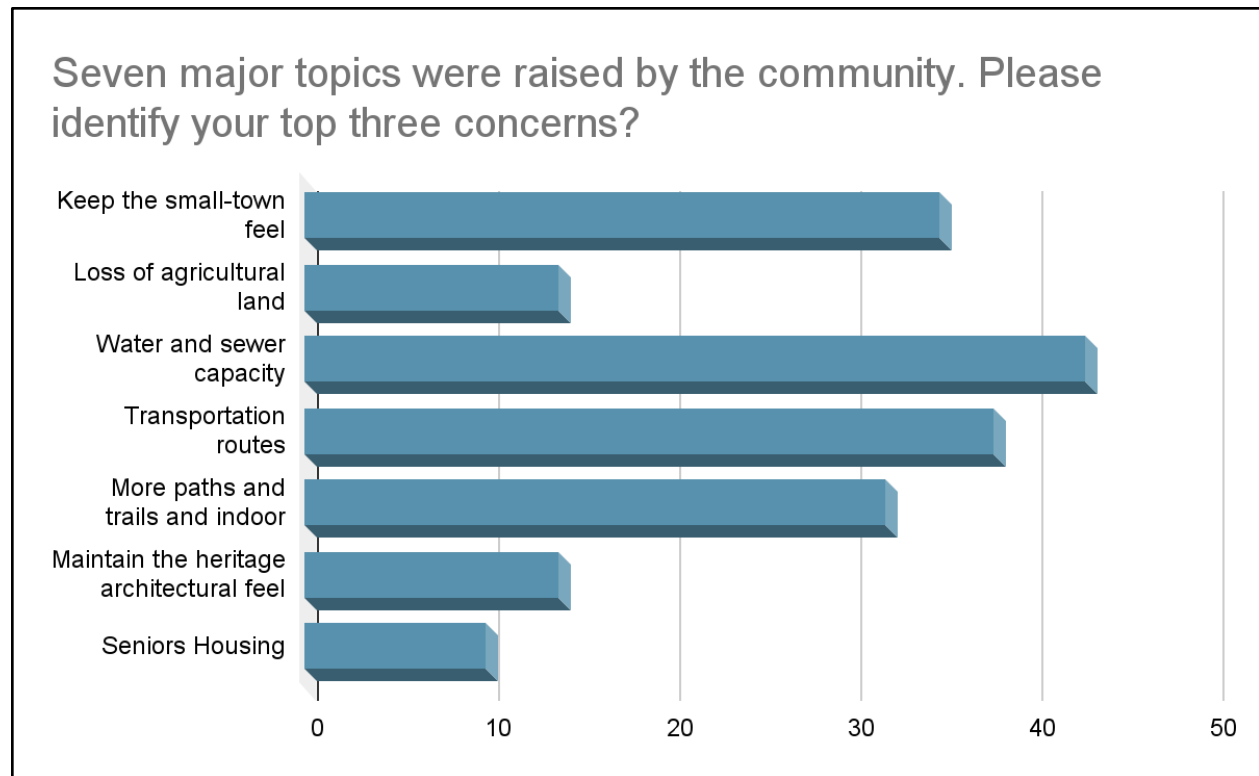
There were four questions posed on the comment sheet, aimed at gathering additional community feedback, including concerns and ideas to be considered in the Final Area Structure Plan. Two of the questions were multiple-choice, while the other two were open-ended.

4.3.1 Community Concerns

The first question asked was *“Seven major topics were raised by the community. Please identify your top three concerns?”*

- Keep the small-town feel
- Loss of agricultural land
- Water and sewer capacity
- Transportation routes
- More paths and trails, and indoor recreation (ice rink)
- Maintain the heritage architectural feel
- Seniors Housing

Some community members selected more than three concerns. These additional responses were included in the data analysis.



The biggest concern that community members chose in the Open House comment sheet was 'Water and Sewer Capacity,' especially with more land and housing being added in Langdon over the coming years. People specifically mentioned concerns about potable/fresh water and the impact on the quality and quantity of groundwater. Some people expressed a lack of trust that the water source is sustainable.

'Transportation routes' was the second most common concern, with Glenmore Trail access being a number one concern. The suggestion was made that the hamlet should have multiple access points for safety reasons, such as in case of fire. The concern of traffic volumes increasing on Glenmore, particularly if the de Havilland development proceeds will cause issues of access. A round-about or lights at both Centre Street and Vale View were mentioned. Centre Street was also a concern with the wish to move heavy truck traffic off Centre Street and improve the sidewalks, bike paths, slow down traffic and create a safer environment.

Additionally, 'keeping the small-town feel' was the third biggest concern for current residents of Langdon. In the comment sheet, many people mentioned that they moved to this small town because of its unique feel, which they worry might be lost with the addition of more land and development.

These were the three major concerns residents selected. It is also worth noting that almost half of the people who filled out the comment sheet chose 'More paths and trails

and indoor recreation (ice rink)' as an important topic with a highlight that the existing paths and trails are not well connected. The idea of a seniors' centre matches the previous suggestions and requests for seniors housing.

4.3.2 Land Uses to be Considered in the Hamlet

The second question posed was *"The proposed land use concept for the expansion land includes residential, school and park, neighbourhood commercial, light industrial, and Commercial Street retail, as well as a quarter section for mixed use. Are there any other uses that should be considered in Hamlet?"*

This open-ended question brought in a wide range of responses from community members. Many shared concerns about rapid residential growth and traffic problems related to future development, while also suggesting a variety of land uses for different facilities, along with ideas for diverse housing types. The following are five key themes identified from the comments:

1. Growth and Small-Town Character

Residents believe that residential growth has been too fast recently, and the inclusion of more land parcels for future growth worries them. Several said they moved here because of Langdon's small-town character and do not want Langdon to become like Chestermere.

A handful of residents raised concerns regarding the need to stop or slow down new housing, keep agricultural land untouched, or leave room for utility and infrastructure expansion.

2. Transportation and Roads

The road capacity and intersections, especially Glenmore Trail, worry people most. An increase in traffic was a major concern with respect to growth and development in the new Area Structure Plan. Access to Glenmore is with the construction of Painted Sky is proving more challenging and the commercial site will be operational soon, making access dangerous. Several people commented that waiting for fatalities to occur is not good planning.

Suggestions by community members included twinning Glenmore, adding multiple access points for safety, and more cycling pathways separate from roadways.

3. Recreation and Community Facilities

A large group of community members want an indoor recreation facility with a pool, ice rink, pickleball courts, splash park, and year-round gathering spaces. Additionally, ideas for dog park, skateboard/parkour park, seniors centre, food bank building, and a playground on Hanson Drive also came up during the Open House.

4. Commercial, Industrial, and Employment Uses

Some community members support light industrial and business park, but only if proper highway access and infrastructure exist, for example, near Hanson or east of Weed Lake. A member also highlighted to have a clear interpretation of the term “light industrial” and what it would include.

Others would like to see restaurants, a library, a lab/medical centre, RV/camping facilities, or mixed-use multi-level housing for seniors and young people.

5. Connectivity and Pathways

Several community members asked for better-connected pathways across the hamlet. Suggestions included separating them from roadways, improving walkability, and linking key community areas. One suggestion also called for keeping a quarter-section as open space for recreation.

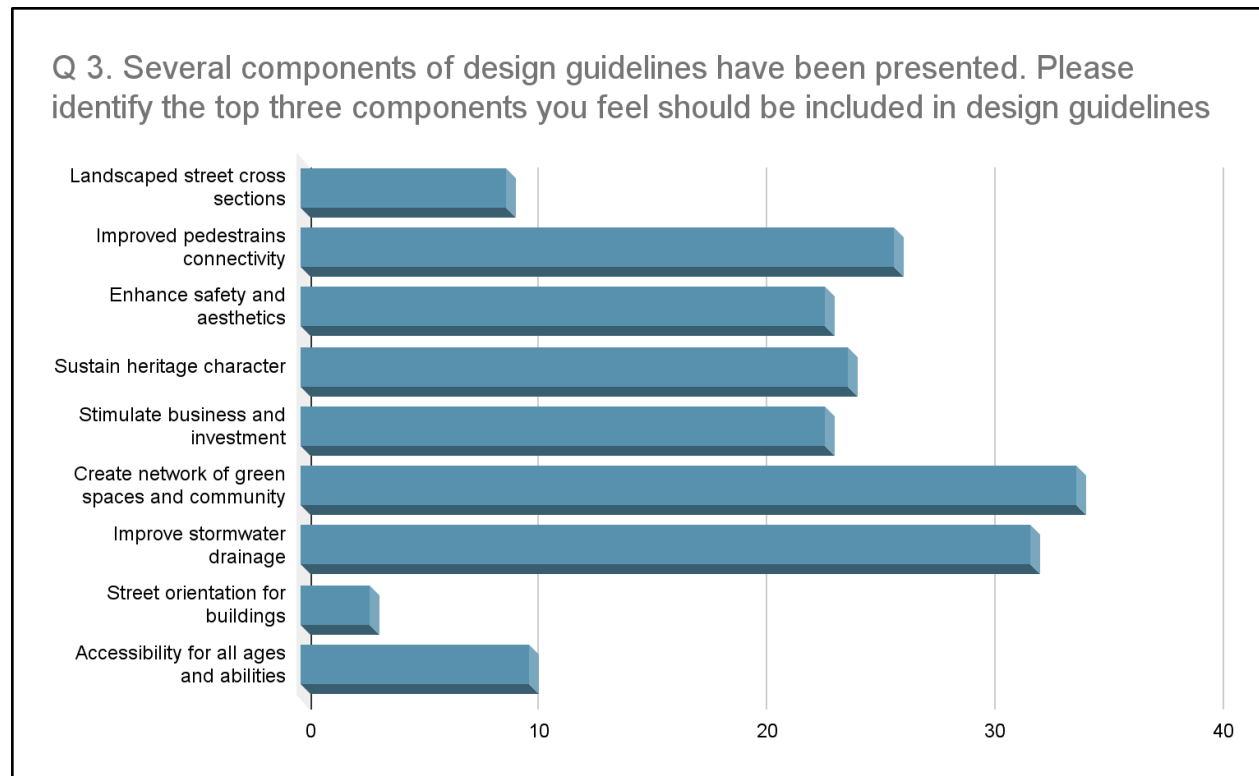
Overall, people want growth that balances housing, services, and recreation, while keeping Langdon’s small-town character and improving roads, pathways, connectivity, and community facilities.

4.3.3. Design Guidelines for the Hamlet

The third question on the Comment Sheet was; “*Several components of design guidelines have been presented. Please identify the top three components you feel should be included in design guidelines for the hamlet.*”

- *Landscaped street cross sections*
- *Improved pedestrians connectivity*
- *Enhance safety and aesthetics*
- *Sustain heritage character*
- *Stimulate business and investment*
- *Create network of green spaces and community gathering spaces*
- *Improve stormwater drainage*
- *Street orientation for buildings*
- *Accessibility for all ages and abilities*

Again, some community members selected more than three components of the design guidelines. These additional responses were included in the data analysis.



The two biggest components of design guidelines that community members want to be included in the hamlet are *‘Create network of green spaces and community gathering spaces’* and *‘Improve stormwater drainage.’* About half of the community members selected these two options, making them stand out among all the choices in the question. *‘Improved pedestrian connectivity’* also came up as one of the most important components for residents.

‘Enhance safety and aesthetics,’ ‘Sustain heritage character,’ and *‘Stimulate business and investment’* were also seen as important by the community, with almost two-fifths of the 65 respondents selecting each of these components.

4.3.4. Additional Comments - Area Structure Plan (ASP)

The Comment Sheet ended with an opportunity for the attendees to provide any other comments regarding the Area Structure Plan (ASP).

This open-ended question in the comment sheet allowed the community members to tell us whatever they want regarding the new Area Structure Plan - ideas, concerns, suggestions, and recommendations. During this open-ended question, 50 community members shared their thoughts, both praise and criticism, about the ASP. Our consultant team has thoroughly read those comments and compiled them into eight categories:

1. Pace of Growth

Many current community members feel that Langdon is growing too fast and has doubled in the last 3 years (which is a perception and not statistically accurate), losing its small-town charm. Suggestions were brought up for keeping Langdon small. Repeated comments were made to stop taking away agricultural lands and urging to slow down the new housing.

2. Connectivity and Pedestrian Safety

Road safety and capacity topped the concerns. Glenmore Trail, Highway 797, Railway Ave, and Centre St intersections were flagged as dangerous or congested. Requests included twinning Glenmore, four-lane 797, new stoplights at Centre and Vale View, alternate truck routes, and speed mitigation on Centre St. There were also concerns about parking congestion around schools and suggestions for better sidewalks and pathways, especially for school children to link Bridges and Boulder Creek to the rest of town.

3. Water, Sewer & Utilities

Residents want a clear plan for water and sewer capacity. Concerns included “where do you get water for this development?” and the availability of water supply for current residents. Concerns were also raised about existing well capacity and the county providing capacity models for both potable water and sanitary sewer, rather than leaving it solely to developers.

4. Recreation & Community Facilities

There’s strong demand for a designated recreation centre, complete with pool and ice rink that developers should deliver. People highlighted that designated land for a recreation centre is a must if it's going to be built in the future. Others asked for walking and wellness trails, a dog park, and teen gathering spaces. The flooded Dead Horse Road area came up as a prime site for green space and a park.

5. Policing, Fire & EMS

As Langdon grows, so does the need for full-time emergency services. Many called for a 24/7 RCMP building, fire response, and EMS response to keep pace with the growth and development of Langdon.

6. Infrastructure Funding & Responsibility

Some residents appreciated that developers would be responsible for road and infrastructure upgrades. The current infrastructure needs a lot of improvements. While a concern was expressed that high development standards and regulatory barriers were making it difficult to develop existing business lands, especially near the east side of town. A few also warned that if taxes increase too much to cover infrastructure costs, it could reduce Langdon's appeal and lower home values.

7. ASP Process & Trust

A few respondents felt the public engagement was "lip service," since construction had already begun (people were confusing the Painted Sky development with the proposed residential on the west side of Vale View). They asked for more transparency, such as expected population numbers, how many new homes are planned, and rules about things like tree requirements on a lot, so residents can better understand what's actually coming to the community.

8. Mixed Support & Overall Positives

Not all comments were critical. A handful said "love the plan," "ASP is well thought out," and "more development is needed to grow Langdon." This matches the responses we got to the online survey in April 2025 when many people supported or at a minimum understood that we need to plan for future growth and not just cut it off. Some residents expressed excitement about the infrastructure upgrades tied to growth.

Residents want the ASP to balance careful, phased growth with protections for Langdon's small-town character. They're asking for road and utility upgrades to happen before or alongside new housing, a guaranteed recreation centre and green spaces, and full-time emergency services. Trust and transparency in the process also emerged as key needs, as people look for clear data on water supply, population forecasts, and development timelines.

4.4 Written Submissions

There were some written submissions sent directly to the dedicated email address (langdonasp2024@gmail.com). A summary of the comments is included in Appendices E and F.

4.5 Virtual Town Hall Meetings

The project was updated to the Rocky View Governance Committee on January 13, 2026. At that time, the Committee authorized staff to schedule a public hearing for April 28, 2026. There was one change in the land use concept from what was presented at the June 2025 Open House. The parcel of land in the NE10 south on Centre Street was originally identified for business park and Centre Street commercial. The owners of this quarter section recognize that the industrial landscape is changing in the County and that Langdon will be surrounded by large industrial projects. This may indicate that residential development on this quarter may be more appropriate. To ensure that the community has input into this process, the Langdon ASP Amendment mapping has been modified to show this quarter section as Hamlet Reserve. This change would include the quarter section in the hamlet boundary with the ASP Amendment, but allow the owner to consult with the community, complete updated marketing studies and prepare a local area plan for this quarter section with more detail.

To present this change to the community, two virtual town hall meetings were held: February 9th, 2026 and February 18th, 2026.

Residents were notified of these meetings by mail out, posting on the County website and through direct emails from Patricia Maloney through the dedicated email address to those people who had provided their emails at open houses.

The February 9th meeting had over 24 people attend. General questions and concern revolved around fear of too much growth and how it may change the character of the community and sustainable water and sanitary sewer services. There was also concern about bringing productive agricultural land into the Hamlet.

The February 18th meeting had fewer attendees (16). There was some confusion about why this amendment was proceeding. It was explained that this process was approved by Council in February 2024 and the Public Hearing will be an additional forum for the community to provide comments to council. Comments from residents who are still on private wells indicated that they were concerned that water table may change with the proposed development and their wells might be jeopardized. There was the general feeling that clarifying the infrastructure future was critical for any more development. It was noted that the ASP Amendment had a civil engineering study completed and that the Servicing Task Force, headed up by Langdon Waterworks, funding by landowners, was looking at another 77 quarter sections of land in addition to the 4 proposed in this amendment.

The power point used for this presentation is included in Appendix J.

Notice posted on the County website (<https://www.rockyview.ca/node/4255/planning-projects-underway/langdon-area-structure-plan>)

Virtual Town Hall Meetings

We invite community members and stakeholders to take part in a virtual engagement session to learn more about the project update, ask questions about the changes and share your feedback. Further details about this virtual engagement are found [here \[PDF/430KB\]](#) Your input will help inform the next steps of this project.

The two online sessions are as follows:

February 9, 2026

Time: 6:00 – 7:00pm

[Meeting Link](#)

February 18, 2026

Time: 5:00 – 6:00pm

5. Conclusions

The engagement process for the Langdon Area Structure Plan (ASP) brought forward a wide range of perspectives from the community. While there is a shared appreciation for Langdon's small-town character, residents are deeply invested in how future growth will unfold and how it will affect the community's livability.

Key concerns revolved around the **pace of growth, water and sewer capacity, transportation safety**, and the **loss of agricultural land**. There was a strong desire for **clearer communication** about what's being planned, especially around population growth, infrastructure, and development impacts.

At the same time, many residents supported the inclusion of **recreational amenities, better trail connectivity**, and **design standards** that reflect Langdon's existing charm. Some were encouraged to see developers contributing to infrastructure upgrades and called for more defined responsibilities to ensure services keep pace with development.

While some skepticism was expressed about the planning process, this engagement revealed a high level of interest in shaping Langdon's future and ensuring that planning decisions reflect local priorities. The feedback received will be essential in refining the final ASP to align with both the community's vision and the County's long-term goals.

Appendix A – Notice for Open House #1

This notice was mailed to every address in the Hamlet and Langdon and the surrounding area.

Langdon ASP Amendment

OPEN HOUSE

TUESDAY FEBRUARY 11, 2025

5:00 PM TO 8:30 PM

THE TRACK EVENTS ROOM
333 BOULDER CREEK DR, LANGDON

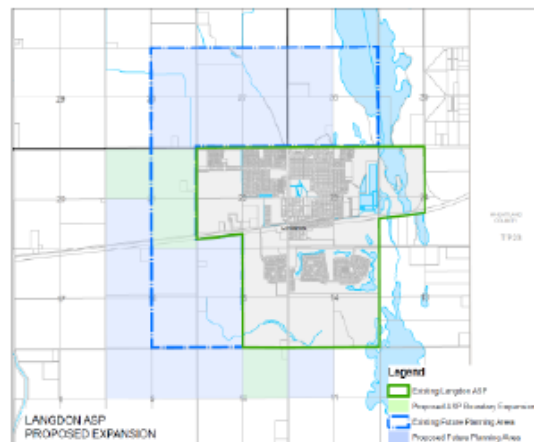
APPENDIX A:
Langdon Area Structure Plan Amendment

LOCATION MAP

The Langdon ASP Amendment includes ±480 acres of land located west of Vale View Road and ±1.60 acres located south of Township Road 232. These lands are legally described as NW/NE/SE 22-23-27-WB4M and NE 10-23-27-W4M respectively.

In November 2023, Rocky View Council approved a developer initiated and funded Area Structure Plan Amendment to the Langdon ASP. The amendment would expand the Hamlet boundary to include four quarter-sections of land; three for residential and one for commercial/business uses.

The purpose of the Open House is to present findings from background studies, the proposed land use strategy and gather input from the residents and landowners.



Learn more at rockyview.ca/langdon-area-structure-plan

For questions, contact Patricia Maloney at langdonasp2024@gmail.com

Appendix B – Open House #1 Display Boards

The following were the display boards for the February 11, 2025 Open House held at the Track Golf Course in Langdon.



Welcome to the Langdon Area Structure Plan Amendment Open House

This Open House is being held to provide information to the community and allow feedback, input and comments on the proposed Amendment

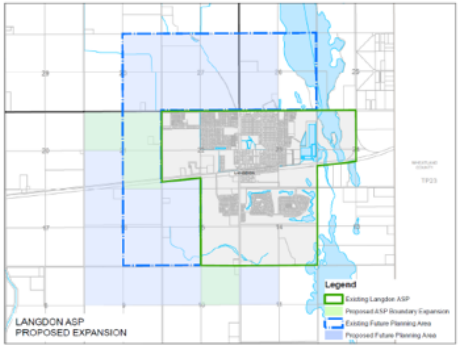
LANGDON WEST
CREATING COMPLETE COMMUNITIES
February 11, 2025

Authorization

- ▶ In September 2023 the owners of the four quarter sections (shown in green on the map) applied to Rocky View County for the authorization to prepare a developer driven and funded ASP Amendment to include four quarter sections of land in the Hamlet
- ▶ On November 28, 2023, Rocky View Council approved this amendment.

**APPENDIX A:
Langdon Area Structure Plan Amendment
LOCATION MAP**

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



Legend

- Existing Langdon ASP
- Proposed ASP Boundary Expansion
- Existing Future Planning Area
- Proposed Future Planning Area

LANGDON ASP PROPOSED EXPANSION

LANGDON WEST
CREATING COMPLETE COMMUNITIES

Scope of Work

The ASP Amendment is to provide a framework for the future growth in the area. The Langdon ASP will provide for a range of housing, employment and amenity options as a continuation of the predominantly residential development activities supported by business development within the Langdon ASP.

The project aligns with the County's Strategic Plan for "responsible growth" as the subject lands are ideally situated along major transportation corridors and can be connected to the County's existing infrastructure.

The Langdon ASP Amendment shall be drafted to align with existing statutory documents.

The Langdon ASP Amendment must include: :

- a) Community and stakeholder input;
- b) Technical studies including:
 - i. Water and Sewer servicing strategy;
 - iii. Storm water management plan;
 - iv. Transportation Impact Assessment;
 - v. Historical Resources Overview;
 - vi. Biophysical Inventory; and,
 - vii. Shallow Utility assessment.
- c) Fiscal Analysis Report; and
- d) Market demand analyses.



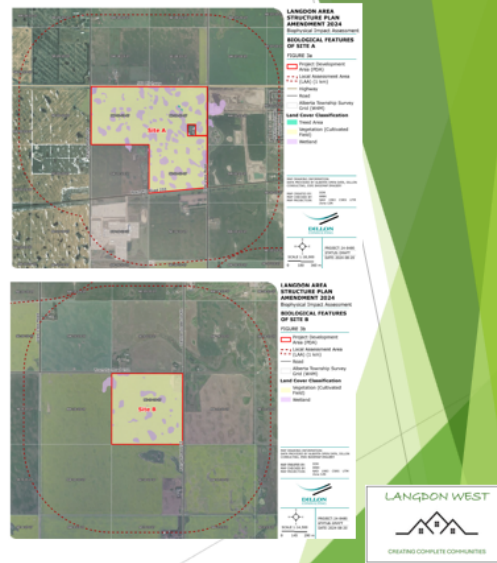
Proposed Vision

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.



Biophysical

- ▶ Dillon Consulting Limited (Dillon) was retained to prepare a Biophysical Impact Assessment for the four quarter sections proposed for inclusion in the hamlet.
- ▶ The lands are predominantly utilized for cultivation. There are no mapped watercourses present. There are many small, seasonal waterbodies and wetlands.
- ▶ There is little value for wildlife, biodiversity and water quality ecosystem services. Wildlife and wildlife habitat is limited. There is a borrow pit which has been reclaimed with wetland vegetation. There are no native grasses.
- ▶ Additional work will be required by the developer when development proceeds.
- ▶ The inventory of biophysical resources (completed in June 2024) is illustrated on these maps.



Historical and Archaeological

Lifeways of Canada Limited was engaged to review the Historical and Archaeological status of the four quarter sections.

Application was submitted to the Province of Alberta for review and the lands have received Historical Resources Act Approval for Urban Residential Subdivision.

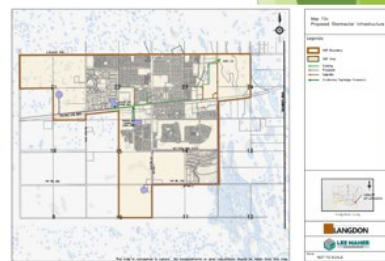
The approval states:

Historical Resources Act approval is granted for the activities described in this application and its attached plan(s)/sketch(es) subject to Section 31, "a person who discovers an historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery." The chance discovery of historic resources is to be reported to the contacts identified within Standard Requirements under the Historical Resources Act: Reporting the Discovery of Historic Resources.



Engineering

- ▶ Lee Maher Engineering was engaged to review the future servicing for the four quarter sections.
- ▶ Based on their assessment, and the understanding that the developer will pay for the installation of the servicing to these lands, there appears to be appropriate capacity and ability to tie into existing systems.



Traffic Study

Bunt & Associates was engaged to complete a Traffic Impact Assessment based on the assumption that at full build out (60+ years) the two proposed sites will create the following:

North Site:

- ▶ 400 single family units (attached & detached)
- ▶ 5 acres of retail strip

South Site:

- ▶ • 62.5 acres of business park
- ▶ • 42.5 acres of light industrial
- ▶ • 20 acres of retail strip

The report showed that, given the other development as currently approved in the hamlet, there are many road upgrades required prior to the development of the Langdon West quarter sections.

This report showed that several intersections and road upgrades are required to accommodate the 2028 background traffic, including:

- Intersection upgrades:
 - Highway 560 and Centre Street
 - Railway Avenue and Centre Street
 - Highway 560 and Highway 791
 - Highway 560 and Vale View Drive
 - Deadhorse Road and Centre Street
 - Highway 22X and Centre Street
- Continuation of 4-lane cross-section of Centre Street south of Railway Avenue



The developer will be responsible for the construction of the internal roads and access points for the four quarter sections and will be responsible for additional road upgrades as the development proceeds.





Appendix C – Open House #1 Comment Sheet Summary

After looking at the display boards and considering the proposed vision and land use concept, please provide additional input. Please circle the answer that most closely reflects how you feel.

1. The draft vision for the Hamlet of Langdon:

Exceeds my expectations	Meets my expectations 4	I'm neutral 7	Does not meet my expectations 9
-------------------------	----------------------------	------------------	------------------------------------

- Diverse housing without a definition will ruin this community.

2. The draft land use concept for the Hamlet of Langdon:

Exceeds my expectations	Meets my expectations 4	I'm neutral 8	Does not meet my expectations 8
-------------------------	----------------------------	------------------	------------------------------------

3. What other issues or land uses would you like to be considered for inclusion in the ASP Amendment?

- Water supply will be critical to any expansion
- Assurance about water supply and effluent capacity to Weed Lake
- Facilities for our children and grandchildren. Just selling lots of homes does not provide for our community, and does not benefit my family
- The lot sizes of new homes are tiny, even for larger homes. Builders/developers getting as much \$ as possible always causes me concern. If these families have tiny lots, they will need more space and facilities for families to have recreational time – a swimming pool, better parks, and ice rinks are an expectation for a Canadian community.
- No plans for facilities for children and grandchildren, like sporting community centres or swimming pool or ice rink. We need community facilities
- Where there is a lot of undeveloped land, why build beyond that? Do we have sufficient water for this development? Glenmore will need greater controls at

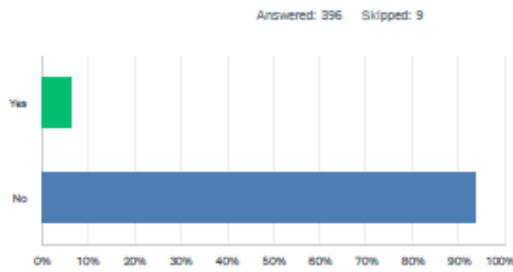
intersections from Calgary to Langdon with the increase of population in Langdon. Without community sport or parks we just become a bedroom community of Calgary.

- Water supply – don't need to have issues like Okotoks. Just because we have good supply now, need to ensure growth takes that into consideration.
- Duplex/Townhouse/Rowhouse – what is parking provisions? Do not need an area like Belvedere and area around Costco at East Hills. People need to have room to park in their own space not in front of others homes or wherever they can find room
- Your wildlife study says “nothing significant”. You're not out here. There is lots of wildlife and wildlife homes.
- Business owned buildings rather than large companies leasing space.
- I want Langdon to continue with its historic/agricultural theme. I want straight streets for roads (like most of Langdon East)
- The area designated for commercial/industrial development surrounds our heritage home, built by my grandparents 100 years ago. Our hope is to keep the home in the family so the idea of being surrounded by industry is not appealing. We would hope to have many future discussions should this plan proceed. The parcel is currently agricultural which would be a shame to lose. We enjoy a spectacular view of the mountains which is not small thing.
- There is no mention of the agricultural lands you propose to gobble up. Where would you like your food grown in the future. Better use for land is greenhouse operations so we can feed ourselves – won't be able to afford US produce.
- I hope it does take 60 years or more for your vision. Rocky View has committed over and over again to protect Ag1 and Ag2 lands and ¼ by ¼ it all goes under concrete. Shame on you! Where on earth do you think your food is going to come from in a few years. How short-sighted! Do infill development first and poor quality scrub land.
- Will Railway Avenue continue east and then north to Glenmore Trail?
- Density proposed is higher than 4.0 upa
- Langdon Water Works doesn't have enough water to supply the expansion. Build out existing ASP first. Trashy proposal and building a slum. Transportation upgrades should be born by the developer and Glenmore should expand on the south side of Glenmore
- We need to keep to the small town looks and feel. We need to keep this hamlet as a family friendly community. And need a larger post office.
- Please keep the small town cozy look on the buildings
- This is early stages but so far so good.
- Glenmore – understand it is provincial jurisdiction but needs attention.

- There is not enough water for this. Everytime a well is drilled local wells go dry. Glenmore Trail is not big enough now without this development. Crime has already gone up because of the new developments going ahead. Rocky View County has a policy of preserving good agricultural land unless the councillors get a big bonus from developers.
- Better improved drainage for streets in the hamlet
- Pathway improvements, drainage improvements. Keep the small town feel for strip malls, maintain the current old town theme. Ensure road improvements off main roads have proper turn lanes and approaches for safe turns.
- Better drainage and lighting
- Sidewalks needed and decent bike paths and dog park. Better approaches and turn lanes. Keep with old town look (historic)
- Need a hockey rink – families of hockey players have no intention of moving to Langdon.
- Improved communication regarding zoning for existing businesses
- Presenter unavailable (talking with like minded individuals)
- Unclear on actual recreational plans, what is proposed content.
- NO expansion of Langdon
- The developer's political contribution should be disclos

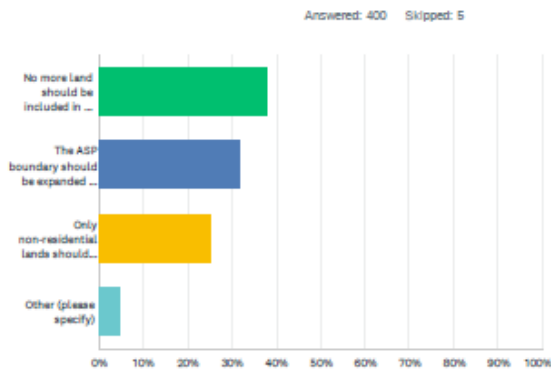
Appendix D – Online Survey Results

Q1 Introduction - An Open House was held at the Track Golf Course on February 11, 2025. For more details of the Open House and next steps go to: Langdon ASP Amendment. The purpose of this survey is to confirm what was heard at the open house and to consider possible mitigative measures. From the comment sheets and emails submitted, seven key issues were identified. This survey provides a number of actions to be considered in the Area Structure Plan Amendment. Were you able to attend the Open House on February 11th, 2025?



ANSWER CHOICES	RESPONSES
Yes	6.31% 25
No	93.69% 371
TOTAL	396

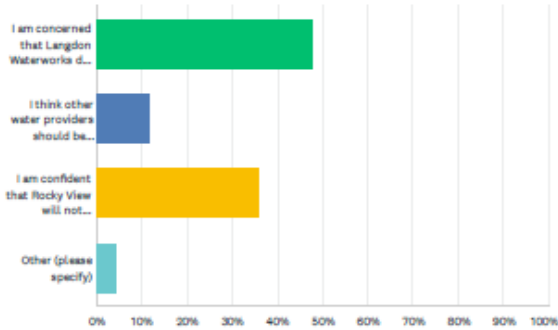
Q2 Timelines - The County Plan and the Area Structure Plan are long range plans that guide development for up to 20 years. These plans are updated regularly to reflect changes in the environment, population, economic and policy. While there is still undeveloped land in the hamlet, it is important to understand that if additional lands are not planned for the future, housing and land prices will increase and make the community unaffordable. Please check the comment that most closely supports your ideas for long range planning.



ANSWER CHOICES	RESPONSES
No more land should be included in the Hamlet until all current lands are developed.	38.00% 152
The ASP boundary should be expanded to allow for planning and engineering to proceed logically and tie into existing servicing and transportation networks.	32.00% 128
Only non-residential lands should be added to the hamlet to improve our tax base and keep residential taxes low.	25.25% 101
Other (please specify)	4.75% 19
TOTAL	400

Q3 Potable Water - potable (drinking) piped water is provided to the hamlet by Langdon Waterworks Ltd. through groundwater licenses issued by the Province of Alberta. Please check the statement that most closely represents your view.

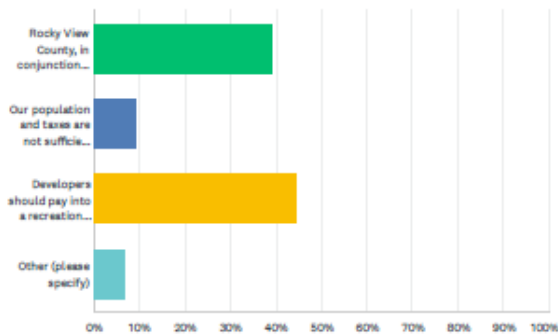
Answered: 402 Skipped: 3



ANSWER CHOICES	RESPONSES
I am concerned that Langdon Waterworks does not have sufficient water license to accommodate approved growth.	47.76% 192
I think other water providers should be considered for the hamlet.	11.94% 48
I am confident that Rocky View will not approve development without a sustainable water source.	35.82% 144
Other (please specify)	4.48% 18
TOTAL	402

Q4 Recreational Facilities - While the Hamlet has playgrounds, parks, a new high school and playing fields, a number of residents want more facilities to support families, such as a swimming pool and hockey/ice rink. Please check the comment that most closely reflects your view.

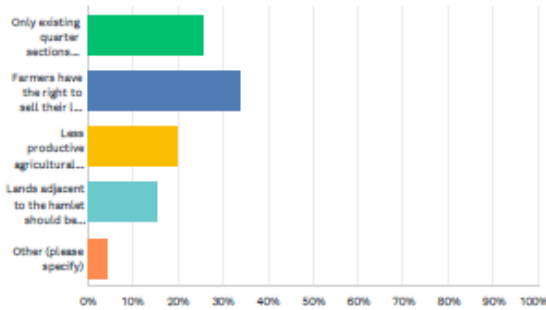
Answered: 402 Skipped: 3



ANSWER CHOICES	RESPONSES
Rocky View County, in conjunction with other levels of government, should fund the construction and management of a recreation centre that may include a swimming pool and/or a hockey/ice rink.	39.05% 157
Our population and taxes are not sufficient to support a recreation centre.	9.45% 38
Developers should pay into a recreation fund to build recreational facilities.	44.53% 179
Other (please specify)	6.97% 28
TOTAL	402

Q5 Loss of Agricultural Land and Food Production - Food security is a significant issue. Food costs have been increasing. At the open house it was said that farmers are selling their land to either support the continued operation of the balance of the farm, or sell the farm because there is no succession plan for the farm. Farmland around Langdon is generally utilized as extensive agriculture for gain. Please check the comment that most closely reflects your views.

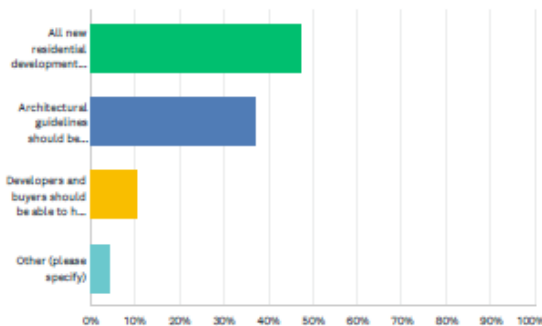
Answered: 398 Skipped: 7



ANSWER CHOICES	RESPONSES
Only existing quarter sections Included in the Hamlet should be allowed to develop for residential development.	25.88% 103
Farmers have the right to sell their land for development to finance their retirement.	33.92% 135
Less productive agricultural land can be used for more concentrated forms of agriculture such as green houses to make better use of the land.	20.10% 80
Lands adjacent to the hamlet should be planned for future growth and more productive agricultural land should be protected in other areas of the County.	15.58% 62
Other (please specify)	4.52% 18
TOTAL	398

Q6 Small-Town Historic Character - Langdon is a historic agricultural community. Residents expressed the desire to retain the small town feel of the hamlet. Please check the comment that reflects your vision of Langdon.

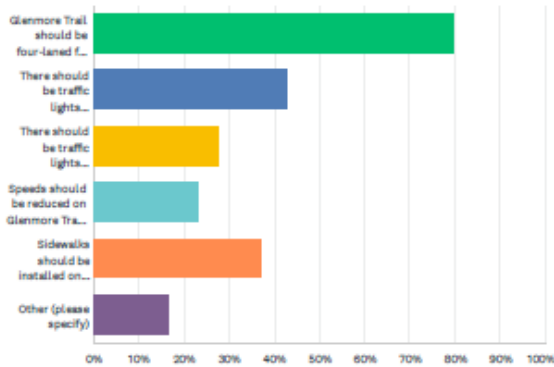
Answered: 401 Skipped: 4



ANSWER CHOICES	RESPONSES
All new residential development must follow architectural guidelines to ensure the historic small town character of Langdon.	47.38% 190
Architectural guidelines should be applied to all new commercial uses, but housing should be able to develop in modern ways, like recent housing development.	37.41% 150
Developers and buyers should be able to have whatever housing style they want.	10.72% 43
Other (please specify)	4.49% 18
TOTAL	401

Q7 Transportation Network - the transportation issue most noted by attendees of the Open House was Glenmore Trail (Provincial Highway 560). Safety, access, speed and overall condition were mentioned as concerns. Select a statement(s) (select as many as apply) that best fits with what you think should happen with the transportation network in Langdon.

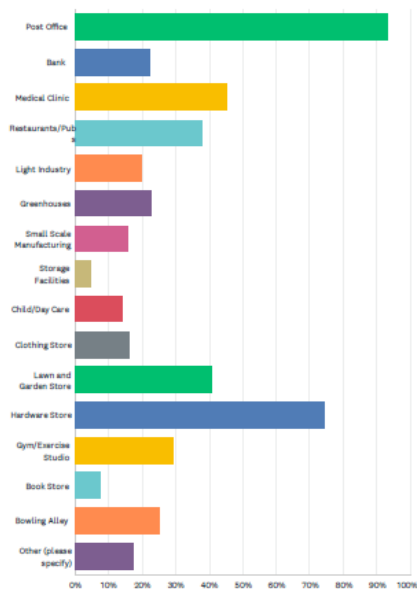
Answered: 399 Skipped: 6



ANSWER CHOICES	RESPONSES
Glenmore Trail should be four-laned from Calgary to Highway 797	79.70% 318
There should be traffic lights installed at Glenmore Trail and Highway 797 (Centre Street)	42.86% 171
There should be traffic lights installed at Glenmore Trail and Vale View Road	27.82% 111
Speeds should be reduced on Glenmore Trail to 60 km per hour, starting one mile west of Langdon.	23.06% 92
Sidewalks should be installed on Centre Street from Glenmore Trail to Twp. Rd. 232	37.34% 149
Other (please specify)	16.54% 66
Total Respondents: 399	

Q8 More Services - many people indicated that they wanted more services in the hamlet. Please identify the top 6 services that you feel should be encouraged in the Hamlet.

Answered: 403 Skipped: 2



ANSWER CHOICES	RESPONSES
Post Office	93.05% 375
Bank	22.33% 90
Medical Clinic	45.41% 183
Restaurants/Pubs	37.72% 152
Light Industry	19.85% 80
Greenhouses	22.58% 91
Small Scale Manufacturing	15.88% 64
Storage Facilities	4.96% 20
Child/Day Care	14.14% 57
Clothing Store	16.13% 65
Lawn and Garden Store	40.94% 165
Hardware Store	74.44% 300
Gym/Exercise Studio	29.53% 119
Book Store	7.69% 31
Bowling Alley	25.31% 102
Other (please specify)	17.37% 70
Total Respondents: 403	

Appendix E - Summary of Email Correspondence

The following is a summary of the emails and inquiries received to the dedicated email address, all of which were responded to in a timely manner. Names and personal details are not included but the County has access to the actual emails.

November 6, 2024 – resident inquiry about adding commercial and industrial development on Centre Street to provide locals more opportunities. Forwarded map and info for the Open House

November 13, 2024 – landowner near Highway 560 and RR273 wanted their land included. Explained that the land was very wet and difficult to develop.

February 2, 2025 – son of a landowner got notice of open house in mail and wanted to support indoor recreation facilities.

February 10, 2025 – resident received the open house notice and wanted to include their property in the area. Advised to attend the open house.

February 14, 2025 – resident with questions after the open house. Several emails were exchanged with the consultant answering the questions.

February 16, 2025 – resident who attended the open house submitted a letter. Letter is included in Appendix F.

March 5, 2025 – assisted a resident find materials on the County website.

April 2, 2025 – adjacent landowner asking about how imminent development was.

April 7, 2025 – landowners agent called to ask about changing business lands in the east to residential. Discussion focused on the wetlands. Discussion indoor recreational uses.

Appendix F – Letters Submitted

The following are letters that were submitted to the consultant through the dedicated email address for the project.

Letter #1 – Resident of Langdon, submitted February 15, 2025

Feb 16/ 2025

Hello Patricia,

I attended the proposed vision and land use concept for the future ASP for Langdon and have some concerns. It does not meet my expectations. There are far too many concerns regarding any more development in the hamlet of Langdon.

I will attempt to list them, and they may not be in order of importance to some, but certainly important to me and our 3rd generation farm. We farm on the north side of Langdon and my biggest concern currently is the traffic issues. Many days it is almost impossible to get out of our driveway when vehicles are approaching at 100km/hr, much less trying to get equipment out safely. I feel that Glenmore Trail/ Hwy 560 is not safe for the increase in any more traffic unless some upgrades are done. Number one the is no where safe for a vehicle to pull off if there is trouble. It needs to be widened. Number 2 the speed limit should be addressed immediately. Driving at 100 km/hr to a four-way stop is unsafe due to the heavy traffic on that highway. The speed limit should be reduced before the Vale view Rd intersection to 80km/hr then subsequently to 60km/hr starting at the housing development. You informed us at the open house that this was a transportation issue and not a part of the development plan. Well, if that is the case then the developers need to act/work in accordance with transportation department to fit the needs of further development. So, until this is done any further ASP or development should be halted.

Another big concern is the large trucks and heavy equipment coming through town, down our main street. We have 1 elementary school on main street and many children are walking and crossing the street and all times of day and night. “Increase Safety” The 2016 ASP had addressed some of these issues, but no actions have been taken to date.

I really do not feel that Langdon needs any more land put into an ASP especially good agriculture land which is the ¾ section that you are proposing. We had just attended a Rockview Agriculture Masterplan on Jan 27th. Their goal is to keep good agriculture land in agriculture! Just wondering if you have had a chance to look at that.

There also will be a big problem with sewer and water, I do not believe that Langdon Water Works has been approved for a license to divert 616,313 cubic meters of ground water annually from our Hamlet. That could be a possible disaster to our present aquifer.

As we know the proposed packages are outside the already large “future proposed development zone”. And especially the commercial parcel south of Langdon in the middle of nowhere. Shouldn’t they focus on approval/development of the parcels already in the zone prior to considering adding any additional for inclusion?

Additionally, we currently have 1,350 homes approved for Painted Sky, and about 1,000 for Bridges, and I’m not sure how many for Langdon Meadows. Sounds like 7-10 years of development approved already. And those homes will bring approx. 6,000+ new residents. Making our population around 12,000.

The infrastructure report says that 8,750 is the projected number where they need to do some serious upgrading. We will far surpass that number with development already under way.

Referring to the 2016 ASP under “Key Issues and Opportunities” it was my understanding that there would be some development done for senior living. Is this still in the plan?

I believe no more land should be added to the ASP at this time.

Thank you for your attention to this matter.

Appendix G - Notice of Open House #2

You are invited!

OPEN HOUSE #2

Langdon Area Structure Plan (ASP) Amendments

Hosted by Patricia Maloney Consulting on behalf of Rocky View County

TUESDAY JUNE 24, 2025

5:00 PM TO 8:30 PM

THE TRACK EVENTS ROOM
333 BOULDER CREEK DR, LANGDON

Join us on June 24, 2025, as we share the draft Langdon ASP Amendments with the community of Langdon.

Following the February 11, 2025 Open House and the online survey, that received 405 responses, this Open House is also seeking feedback on the draft that will be presented to Rocky View Council. Your feedback will be shared with Council.

This ASP Amendment includes four quarter sections of land for a combination of residential and non-residential uses and addresses the key concerns of the community.

Your feedback is wanted to ensure the needs of the community are being met and that together we are thoughtfully managing growth and building desired communities.

Learn more about the project: rockyview.ca/langdon-area-structure-plan



For questions, contact Patricia Maloney at langdonasp2024@gmail.com

Or planning_policy@rockyview.ca

Appendix H – Open House 2 Display Boards

The following were the display boards for the June 24, 2025 Open House held at the Track Golf Course in Langdon.



Welcome to the
**Langdon Area
Structure Plan
Amendment**
Open House #2

LANGDON WEST



CREATING COMPLETE COMMUNITIES

June 24, 2025

This Open House is being held to present the draft Area Structure Plan with edits.

Proposed Vision

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 and accessible for a safe, sustainable community.



LANGDON WEST
CREATING COMPLETE COMMUNITIES

What we Heard

- ▶ Through the comment sheets from Open House #1, email correspondence and the on-line survey (405 responses), the community provided comments on their major concerns.
- ▶ We have incorporated policies to address these concerns.
- ▶ It is recognized that growth will be slow but steady and that only growth will support and pay for the services the community wants.

Top Concerns

1. Keep the smalltown feel
2. Loss of agricultural land
3. Water and sewer capacity
4. Glenmore Trail
5. More paths and trails and indoor recreation (ice rink)
6. Maintain the heritage architectural feel
7. Seniors Housing

June 24, 2025

Langdon West



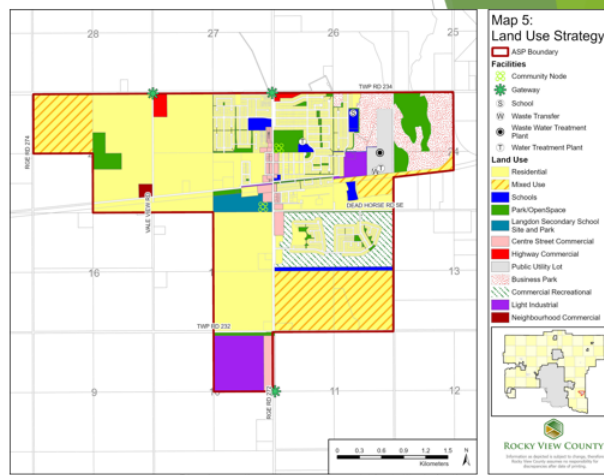
Proposed Concept

The proposed concept adds four quarter sections of land into the hamlet boundary.

The east half of Section 21 is designated for residential and school and park land. The Northwest of Section 21 is designated mixed use for the future to lands in the west are phased to develop the NE21 a mix of non residential and residential uses.

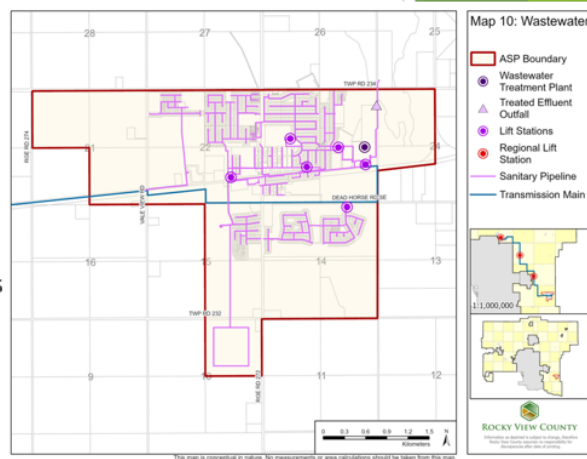
The NE of Section 10 is identified for light industrial with an extension of Centre Street Commercial. This will provide employment, services and tax base.

The remainder of the hamlet land use remains as was allocated in the 2012 Area Structure Plan.



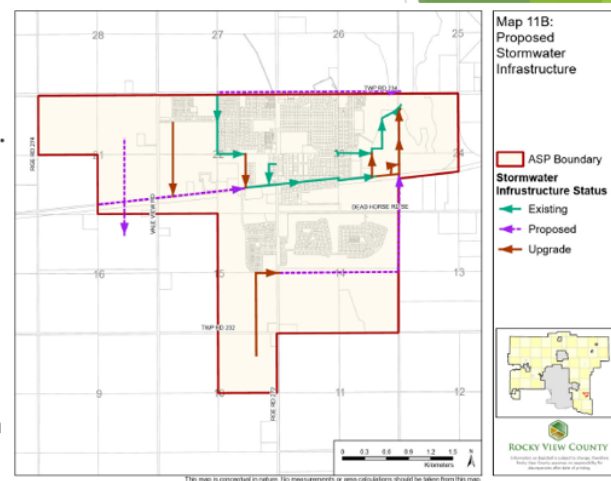
Sanitary Sewer

- ▶ Sanitary sewer collection and treatment is provided by Rocky View County.
- ▶ No new development can proceed until the capacity to service the development with Sanitary sewer is demonstrated.
- ▶ Developer will be responsible for construction of the distribution systems.



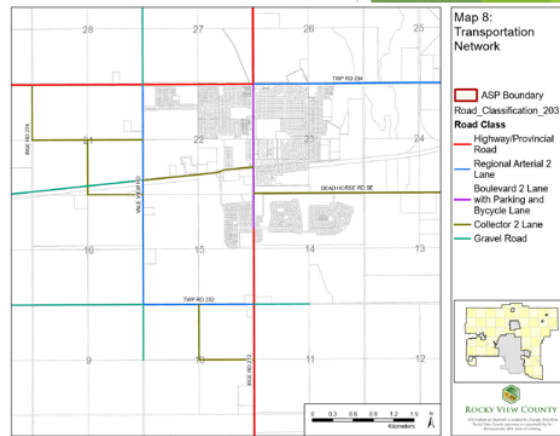
Stormwater

- ▶ The Langdon area is relatively flat. Stormwater management is critical.
- ▶ Weed Lake provides a destination for stormwater.
- ▶ Development is encouraged to use low impact elements and permeable surfaces to reduce site runoff.
- ▶ New development will be required to meet standards for on site storm water detention, retention and treatment through ponds.



Transportation Network

- ▶ Langdon is serviced by provincial highways: Glenmore Trail (SR 560) and Centre Street (SR 797)
- ▶ 4 miles south of the TransCanada Highway and 2.5 miles north of Highway 22X
- ▶ Access at Centre Street and Vale View Roads at Glenmore Trail will be upgraded as development progresses.
- ▶ Developers will be responsible for construction of roads for new development and contribution to upgrades to the road network.
- ▶ All roads will meet County standards

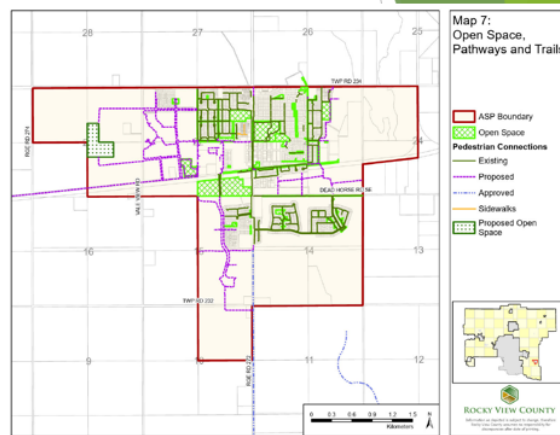


June 24, 2025

Langdon West

Parks, Open Space and Pedestrian Environment

- ▶ The ASP proposes new paths, trails open space, parks and playgrounds.
- ▶ The Community strongly supported a future indoor recreation facility (specifically including an ice rink). While a specific location is not identified, lands will be allocated for future parks and recreation uses.
- ▶ Paths and trails are proposed to be multi purpose to accommodate pedestrian and cycling.
- ▶ Future school sites are proposed in the east half of Section 21 to support the continued growth of the hamlet.



Design Guidelines

Draft Centre Street Design Guidelines were prepared in 2015 but not adopted.

As part of the ASP Amendment process, we will support the adoption of Design Guidelines that will emphasize:

1. Landscaped street cross sections
2. Improved Pedestrian Connectivity
3. Enhance Safety and Aesthetics
4. Sustain Heritage Character
5. Stimulate Business and Investment
6. Create Network of Green Spaces and Community Gathering Spaces
7. Improve Stormwater Drainage
8. Street Orientation for Buildings
9. Accessibility for all Ages and Abilities



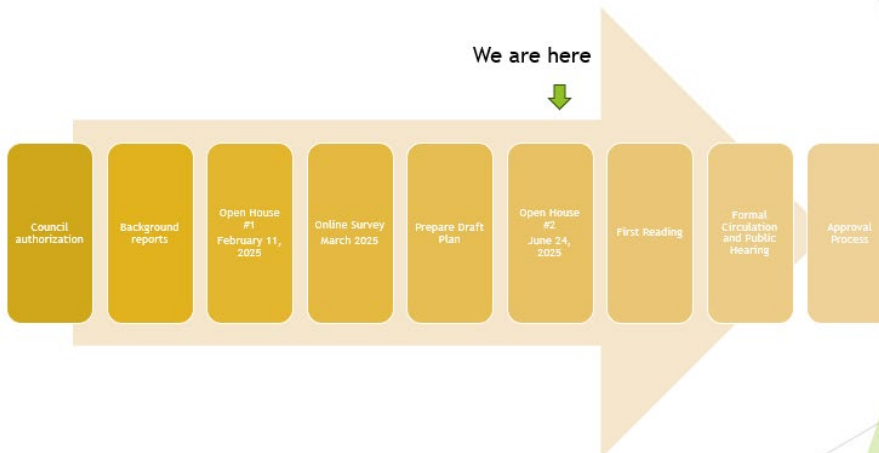
Figure 13 – Conceptual Center St. streetscape from Glensmore Trail (Highway 560) to Railway Avenue intersection



Figure 14 and 15 – Conceptual illustrations of Centre Street



Next Steps



Appendix I - Open House #2 Comment Sheet Summary

Q1. Seven major topics were raised by the community. Please identify your top three concerns.

Keep the small-town feel	35
Loss of agricultural land	14
Water and sewer capacity	43
Transportation routes	38
More paths and trails, and indoor recreation (ice rink)	32
Maintain the heritage architectural feel	14
Seniors Housing	10

- Water and Sewer Capacity was biggest concern that community members chose especially with more land and housing being added in Langdon. Concerns about potable/fresh water and the impact on the quality and quantity of groundwater.
- Transportation routes with suggestions included adding multiple access points, particularly on Glenmore Trail, for safety (e.g., in case of fire).
- Regarding “keeping the small-town feel”, people moved to Langdon for its unique character, which they fear might be lost with new land and housing developments.

Q2. The proposed land use concept for the expansion land includes residential, school and park, neighbourhood commercial, light industrial, and Commercial Street retail, as well as a quarter section for mixed use. Are there any other uses that should be considered in Hamlet?

Total responses – 49

- Residential is moving too fast in the last 3 years. Seems like bigger keeps getting bigger, so does painted (?). If I knew it was going to go this way, I probably would not off moved here.
- Roads, intersections, increased traffic problems
- Road capacity/intersections
- Need to address Glenmore
- NO - do not even want what more is.
- Indoor recreation facility that is built by the developer. They can even have their name on it.
- Requirement for a recreation center before approval. Recreation center should include Pool and Ice Rink.
- A full recreational facility for year-round use, including swimming pool/splash park/ice rink. Families need places to gather and live healthy lifestyles.
- There needs to be a pool and a hill for kids + families to toboggan down.
- More employment
- I do not think these parcels should be included, specifically the light industrial until infrastructure
- Sports and indoor pickleball courts.
- The proposed land uses are appropriate.
- Keep the small town. If you loved (?) what has happened to Chestermere (?) you know that growth is not always for the better.
- more parks or gathering spaces
- 3rd spaces, recreation center, restaurants, library
- Dog Park
- I thought the recreation centre location was already determined but the poster in the room indicates otherwise - can you please clarify? A dog park could be well utilized.
- Medicenter / Lab / X-Ray
- Medicentre and lab
- Do not crowd Langdon. We moved here for the small town feeling that seems distant.
- Indoor or outdoor public pool. Teenage/adult recreation park
- Paved parking lot at Fieldhouse. Develop a building for Food Bank (Developer to Build + Maintain)
- Smaller, more affordable housing for seniors or young people. Maybe condos, or apartments. Laundromat
- Multi-level housing for young people or single people to rent or own (apartments).
- The listed uses are required and needed. No other uses come to mind.
- I think developing more is a great idea. All the suggested uses seem perfect.

- Cycling pathways (separate from roadways)
- Indoor recreation complex, pathways network - pedestrian's calming (?)
- Mix the light industrial. Build a business park elsewhere with better highway access like near Remuda on highway 9 and highway 1. Add country residential east of Hanson instead.
- Large properties (eg. - acerages of 1-5 acres). Indoor pool/recreation centre. Keep section 21 as an open space for recreation use. This is use ALL the time. Add a playground to Hanson Dr. for kids (east side).
- Skateboard park, Parkour park
- Developer Restrictive Covenants need to become enforceable bylaws
- Pathways that connect to each other. Twinning of Glenmore with lights at Indus + Chestermere turn offs.
- Pathways, please, that connect to each other. Twinning of Glenmore sooner than 10 years will be critical.
- You have everything listed except medium/heavy industrial.
- Residential on Centre St. versus Commercial.
- Would like a much more defined interpretation of light industrial, as this term includes trucking. Roads are not presently capable of accommodating heavy traffic.
- Increase residential with retail (?)
- A place for RV's and camping, hotel-motel.
- More family amenities
- Light industrial should be located at the Industrial Park or east of Weed Lake. Only commercial in the immediate boundaries of the town.
- Room should be left for utility expansion.
- Utilities
- Off leash fenced dog park, please.
- Agriculture. Stop building more houses.
- All of them. These presentations are a joke!
- No more housing development. We moved here 5 years ago for the small-town charm. We don't want to be Chestermere.
- No

Q3. Several components of design guidelines have been presented. Please identify the top three components you feel should be included in design guidelines for the hamlet.

Landscaped street cross sections	9
Improved pedestrians connectivity	26

Enhance safety and aesthetics	23
Sustain heritage character	24
Stimulate business and investment	23
Create network of green spaces and community gathering spaces	34
Improve stormwater drainage	32
Street orientation for buildings	3
Accessibility for all ages and abilities	10

- Create network of green spaces and community gathering spaces and Improve stormwater drainage each was chosen by about half of respondents.
- Improved pedestrian connectivity was also highlighted as a key priority.
- Other frequently selected components included: Enhance safety and aesthetics, Sustain heritage character, and Stimulate business and investment. These were each chosen by roughly two-fifths of respondents.

Q4. Please provide any other comments regarding the Area Structure Plan (ASP).

Total responses – 50

- Why ask for our opinion, you already made your mind up with no consultation with anyone and its already being built. I wanna know populations, whats being built, how many houses etc. I cannot fill this out. I wanted to see and hear what the builders are building, how many more houses etc. This gives me no indication of anything.
- Sounds like you have everything planned out already so why ask for our opinion, its not going to do any good anyway. Do not like the way things are going. Growing too fast, already feel like it is doubled in 3 years. Keep taking all the farmland for developing so far on it. Too much traffic if you have to go to Calgary or back in rush hour. Better have a couple off hours. Need more connection from one to another lots of new people using them not picking there dog litter.
- Water, sewer, and traffic flow. 797 is a dangerous route through the middle of town. Where do you get water for this development?

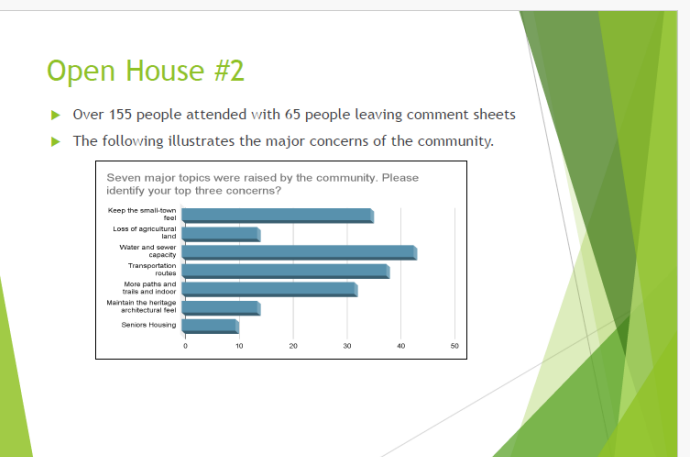
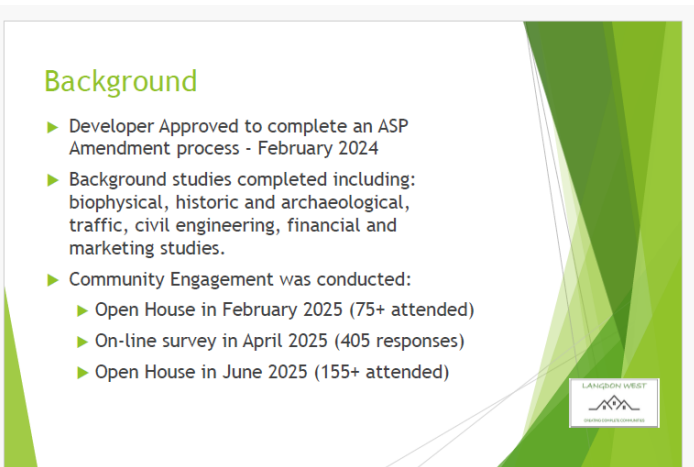
- Railway Ave west of Center street needs ++ improvements. School kids are going to get hit walking on the road. Lights needed at Center + Railway Ave. Eastlink us Telus cable + internet. Langdon water works capacity. * Safety of pedestrian crossings!!
- I am concerned about how big Langdon is becoming. Our water supply will become shortened. At what point will it be capped for housing.
- Improvements must be approved and completed on Glenmore Trail, 797, and 22X before anymore development takes place in Langdon.
- Without a designated space for a recreation center, it will never happen and this should be required. Also, with current issues with wells there is serious concern about availability of water to support expansion.
- Although this concept of a swimming pool is not even considered by the developers, it is a shame that they do not consider the need for Canadians to be healthy + strong.
- Swimming Pool - There are many swim teams in the area that could rent the pool and bring in revenue.
- Must improve transportation network, Alternate truck route to main street.
- Lack of current Police/Fire/EMS capacity needs 24/7 full-time staff.
- Need information on fresh water supply and sustainability.
- I am new to Langdon, and I am excited for the community to continue to grow. I am glad to see that having the developers be responsible for road construction for new developments is part of the ASP, and I hope infrastructure upgrades will come with development.
- The more you grow, the more (?) you will introduce into our town. As a parent, it is a much (?) way to take kids to the city. Do not bring the big city here.
- Speed mitigation on Centre Street or move the school. JK (?) speed though. We need RCMP building. Parking zone for school pickup.
- Parking issues created by school - damage to green areas belonging to home owners and county.
- Be cautious with the speed of change and the accompanying increase in taxes. If taxes rise too much, the appeal of living here will decline, decreasing home values. We are out of the Prairie. Do we have rules about the number of trees that need to be on any lot? Walking trails to promote wellness & opportunities to meet people on the paths.
- Improvement to Glenmore (4 lanes). Stop lights @ Central Valeview Rd.
- There are a lot of secondary suites going in this will greatly increase traffic and congestion in the community.
- - Lack of a current full-time Police 24/7 response. - Lack of a fully staffed EMS response. - Lack of full-time fire response. We need 24/7 full-time firefighters to maintain quicker response times in this growing community.
- Need more spaces for teens and young adults.

- Love the plan
- The land off the dead horse road is flooded most of summer + not sound for building, - make it a greenspace park.
- Plan looks good, not much that I would change. More development is needed to grow Langdon.
- The ASP is really well thought of! Some commercial, more residential - everything looks good.
- Planning with the Alberta government to twin Glenmore Trail is critical. It is not enough to put land aside for a recreation centre (ice rink), there needs to be a firm plan to build it. Make the developers pay for it!
- Need to address Glenmore trail. Will there be enough water for everyone with the proposed development? Increased police presence at night as there are lots of prowlings.
- Nobody wants the industrial or business section 21 east of Hanson. Make it country residential or residential instead. The ASP development requirements are ridiculously high around stormwater management etc. Nobody is developing existing business lands in town because of county roadblocks, environmental reviews, traffic improvement requirements etc. Over regulation and impossible development standards imposed by the county.
- Please do not reduce Centre St to a 2-lane blvd. It is way too busy as is. Speed limit should be increased to 60. Glenmore must be twinned.
- Connectivity - gathering spaces - keeping areas safe as well.
- Langdon needs facilities and a recreation centre. RVC has an obligation to the taxpayer to provide these.
- Business park on eastside of town affects duck's unlimited ponds, weed lake bird sanctuary.
- Keep our town small!
- Please try not to consume so much agricultural land.
- We understand that we need to build houses but it is a shame to lose so much agricultural land.
- Need places for teens to hang out, gather, to me that is as important as everything else.
- Sanitary sewer systems have collection not distribution. The county should be responsible for providing capacity models and data for potable water and sanitary sewer systems. Making the developers responsible is an ADHD response by the county (over)
- Green spaces truly add to the feel of the community. Agreed, there is a cost to this, but that makes life here unique and special.
- Truck traffic should not be allowed in residential areas!

- Concerned about future water supply - sewage supply twinning of Glenmore Trail and highway 797, traffic control, such as traffic lights, 4-way stops, policing.
- Glenmore must be upgraded for the volume and the big trucks using it. Police patrols would help.
- Kind of late to ask now! With new commercial centre started in painted skies, how many commercial area needed, and how many empty lots. By pass for all semis!
- Centre St. speed limit should be 40 km all the way to and including Boulder Creek.
- Keep the field in the NW area (Cowan Street)NW as a green zone of pedestrian path, which will connect the Horseshoe High School with the west area of town. This area is currently used as a "dog park", and students (High school)
- Transportation needs to be clearly communicated and able to manage interactions between industrial, passenger vehicle, and pedestrian to provide safe paths for new drivers and kids to walk/ride to school. Sustainable development also does not mean increasing population by 50%.
- These things suck. You are going to do what you want or are paid off to do no matter what. This is just lip service to say you engaged with the public but it is total B.S. Why are there no sidewalks to Sarah Thompson School
- How is it a proposed plan when many aspects are already under construction? The presentations are full of spelling errors, grammatical mistakes, and incorrect units. You could at least try.
- Crime is not being dealt with now. If we get bigger, we will have more crime.
- We bought in Bridges (E 1/2 15), and part of the reason was the pathway system they promised. Now, apparently, they are not doing them. We felt scammed and want those pathways. There is no cohesive connection from Bridges/Boulder Creek to the rest of Langdon on Centre Street.
- Expected population?

Appendix J – Presentation for the Virtual Town Hall Meetings (February 2026)

The following is the presentation material for the two Virtual Town Hall meetings.



Draft Langdon ASP Amendment

Taking the concerns and comments from the engagement, a draft ASP Amendment was submitted to staff on August 11, 2025.

Since then, the draft has received internal circulation. This review provided comments which have resulted in edits to the draft.

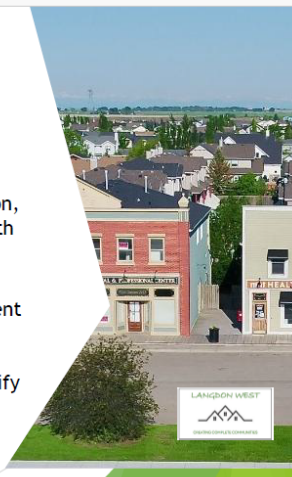


NE10 Quarter Section

Since August 2025 there have been significant changes in the economic situation in the region.

With the proposed industrial and employment sites near and around Langdon, the market is changing. As a County Growth Node, Langdon could provide the housing for many of these future employers.

The proposed change to the ASP Amendment that was presented to the public in June 2025 is to continue to include the quarter section in the Hamlet boundary, but identify the land as Hamlet Reserve.



Hamlet Reserve


"Hamlet Reserve is land inside the hamlet boundary for which future uses have not been determined or confirm but anticipates short term development due to logical progression and close proximity to servicing. Local Area Plans will be prepared, with supporting documentation, for the future uses, to support future redesignation applications for future development. An ASP Amendment will be required at the time of the Local Area Plan to identify the future uses."



Moving Forward


At the January 13, 2025 Rocky View Governance Committee, the County has directed that the Langdon ASP Amendment will go to Public Hearing before the end of April 2026.

In addition, the ongoing Langdon Servicing Strategy has been directed to provide their draft recommendations and report by the end of March 2026. This study has looked at a total of 81 quarter sections of land, including the four proposed for inclusion in the hamlet by this ASP Amendment.



Purpose of this Engagement

1. To present the change from business park and commercial to Hamlet Reserve to the community prior to the Public Hearing
2. To provide information about what Hamlet Reserve is.
3. To ensure the community understands the process should the ASP Amendment be adopted.



Rationale for Change to Hamlet Reserve

- ▶ Langdon is a growth node in the County.
- ▶ Industrial projects will require increased residential development
- ▶ The need for residential will increase.
- ▶ Local Area Plans will be required for any new development in the quarter sections proposed to be added into the hamlet which will require a rigorous process, including several engagement processes with the community.
- ▶ The four quarters proposed to be added to the hamlet are contiguous to existing development and logical expansion
- ▶ Servicing must be demonstrated prior to any approvals for more development.

Proposed Land Use Strategy

Map 5: Land Use Strategy

Legend:

- Facilities:**
 - Community Node
 - Cemetery
 - School
 - Waste Transfer
 - Waste Water Treatment Plant
 - Water Treatment Plant
- Land Use:**
 - Sports Field
 - Centre Street Commercial
 - Main Street Commercial
 - Light Industrial
 - Mixed Use
 - Neighbourhood Commercial
 - Local Neighbourhood School Site and Park
 - Hamlet
 - Public Library
 - Commercial/Residential
 - Park/Open Space
 - Hamlet Reserve

ROCKY VIEW COUNTY LANGDON WEST

Next Steps

We are here

Process Flow:

- Council Authorized Plan to Start
- Background reports
- Open House #1 February 11, 2025
- Online Survey March 2025
- Prepare Draft Plan
- Open House #2 June 24, 2025
- Consultation and EIR Draft EIR October 2025
- Governance Committee January 13, 2026
- Formal Consultation and Public Hearing
- Approval Process

LANGDON WEST