

SETTLER'S PARK

CONCEPTUAL SCHEME

Hamlet of Langdon, Rocky View County

SW-14-23-27-W04M

JUNE 2026



**Invistec
Consulting Ltd.**



**BLV Development
Management**

ACKNOWLEDGEMENTS

SUBMITTED TO:
ROCKY VIEW COUNTY



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1.0

INTRODUCTION

1.0 INTRODUCTION

1.1 PURPOSE

This Settler's Park Conceptual Scheme (CS) establishes a development vision, planning rationale, and implementation framework to support the development of a comprehensively planned neighbourhood in accordance with the Langdon Area Structure Plan (ASP). The Settler's Park CS policies are intended to facilitate the future subdivision of a portion of SW-14-023-27-W4M in the Hamlet of Langdon. The Settler's Park CS's implementation framework is intended to guide the County's decision-making regarding future applications for land use redesignation and subdivision.

1.2 DEVELOPMENT RATIONALE

The Settler's Park CS is located within Rocky View County, directly south of Boulder Creek and within the Hamlet of Langdon boundary. This portion of the County has experienced increasing development pressure due to the presence of established hamlet neighbourhoods, available services, proximity to Calgary, and Langdon's designation as a full-service growth hamlet within the Rocky View Municipal Development Plan (MDP).

The Settler's Park CS forms a logical, contiguous extension of existing hamlet development. The intent of the Settler's Park CS is to integrate with surrounding land uses while providing opportunities for residential, commercial and open spaces that contribute to a complete and well-connected community. Existing hamlet infrastructure can be extended to service the Plan Area, maximizing previous investments and supporting cost-effective growth. The site consists of undeveloped agricultural land, is relatively flat, and benefits from strong access to the regional transportation network. These characteristics support the orderly and timely development of Settler's Park CS as part of Langdon's continued growth.

1.3 CONCEPTUAL SCHEME OBJECTIVES

Objectives of the Settler's Park CS are:

- To define a comprehensive development vision that supports the creation of a new residential neighbourhood consistent with the policies and direction of the Langdon ASP.
- To define an open space network that supports recreation, environmental stewardship, and neighbourhood connectivity.
- To establish a transportation framework that provides safe, efficient internal circulation and strong connectivity to surrounding road networks, while accommodating future linkages to adjacent lands in accordance with County standards.
- To identify the servicing approach required to adequately support future development, including water, sanitary, stormwater, and shallow utilities.
- To outline a logical phasing strategy to guide orderly and efficient subdivision and development.
- To incorporate design measures that ensure appropriate transitions to neighbouring properties, creating a compatible interface between new development and existing land uses.
- To engage with affected landowners, stakeholders, and community members to share information, gather input, and discuss the proposed development concept.
- To summarize feedback from public and stakeholder engagement and document how community input informed the final development concept and planning process.

The background of the slide is a photograph of a rural landscape. In the foreground, there is a dirt path or road that curves to the right, bordered by a wooden post-and-rail fence with a single strand of barbed wire. The ground is sandy and sparsely covered with dry grass and small shrubs. In the middle ground, a tall, lattice-structured power line tower stands prominently. The sky is a clear, pale blue. The entire image is overlaid with a semi-transparent, dark blue rectangular box with rounded corners, which contains the text.

2.0

PLAN AREA DESCRIPTION

2.0 PLAN AREA DESCRIPTION

2.1 LOCATION AND CONTEXT

As shown on Figure 1: Location and Regional Context, the Settler's Park CS is located within the Hamlet of Langdon and the Langdon ASP area in Rocky View County, directly south of Boulder Creek. The surrounding area is characterized by a mix of existing residential neighbourhoods, approved conceptual schemes, community amenities, and agricultural lands associated with Langdon's continued growth as a full-service growth hamlet.

As shown on Figure 2: Plan Area, the Settler's Park CS includes a portion of SW-14-023-27-W4M and is generally bounded by:

- Centre Street S / Range Road 272 and the Bridges of Langdon CS to the west;
- Settler's Green CS to the east;
- Boulder Creek neighbourhood to the north; and
- Township Road 232 and agricultural lands to the south.

2.2 LAND OWNERSHIP

As illustrated in Figure 3: Land Ownership, the Plan Area includes 1 titled parcel containing ±153.66 ac (±62.18 ha) and legally described as per the following table:

TABLE 1: LEGAL DESCRIPTION & OWNERSHIP

Legal Description	Ownership	± ac	± ha
SW-14-23-27-W04M	1252050 ALBERTA LTD.	153.66	62.18

FIGURE 1: LOCATION & REGIONAL CONTEXT



Legend





-  Settler's Park CS Boundary
-  Langdon Existing CS Boundaries
-  Langdon ASP Boundary
-  Rocky View County Boundary

FIGURE 2: PLAN AREA





Legend

■■■■ Settler's Park CS Boundary

FIGURE 3: LAND OWNERSHIP



Legend

-  Private Ownership
-  Settler's Park CS Boundary

2.3 EXISTING & ADJACENT LAND USE

As illustrated in Figure 4: Existing Land Use, the Plan Area is designated Agricultural, General District (A-GEN) in accordance with the Rocky View County Land Use Bylaw C-8000-2020. The A-GEN district is intended to support agricultural activities as the primary use of a quarter section of land or to provide for residential and associated minor agricultural pursuits.

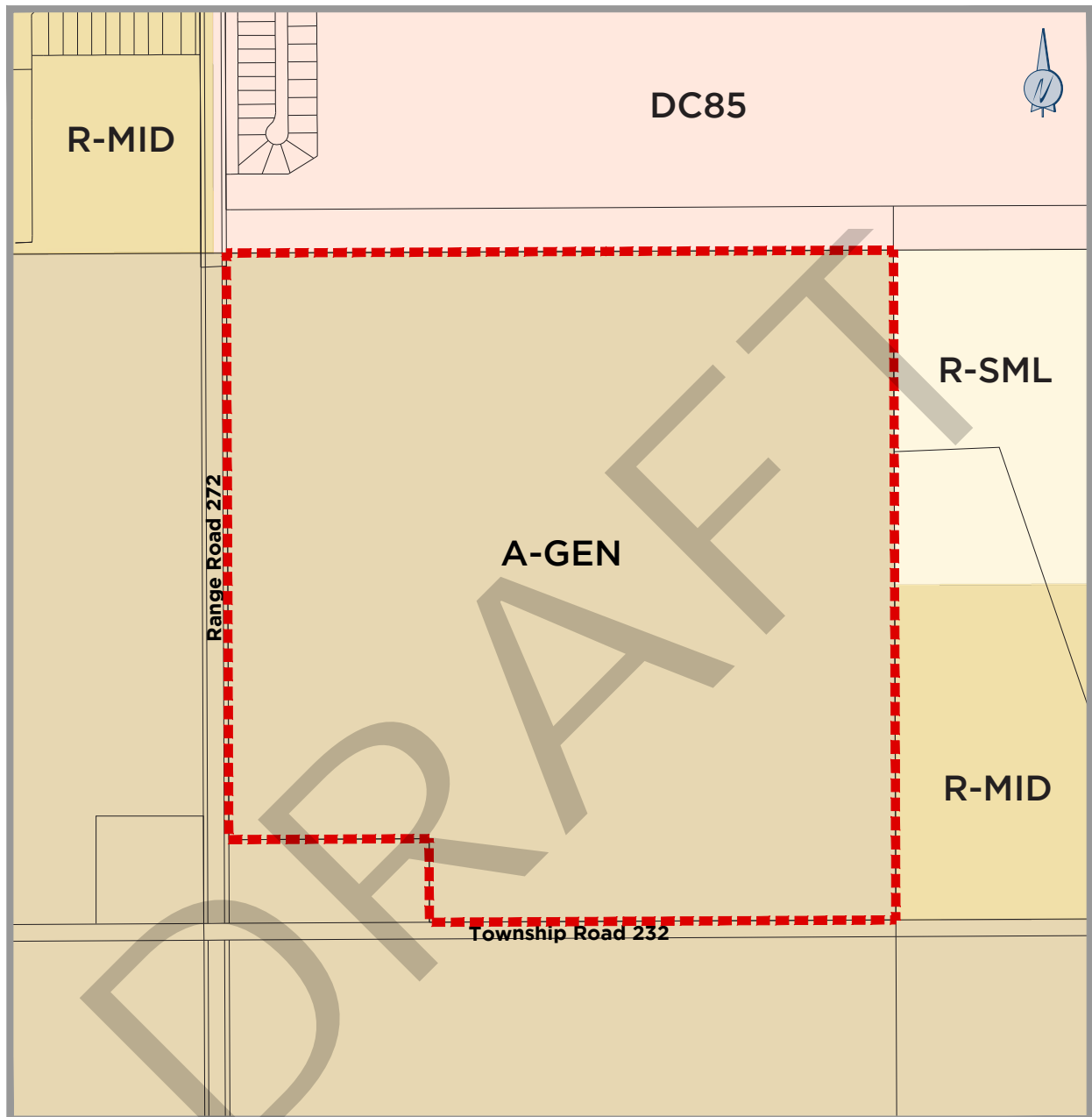
Surrounding land uses include Residential, Small Lot District (R-SML) and Residential, Mid-Density District (R-MID) to the east, and Direct Control District DC-85 to the north. The remaining lands surrounding the Plan Area are designated A-GEN. It is anticipated that lands to the west may be redesignated in the future to facilitate additional phases of the Bridges of Langdon Conceptual Scheme.

2.4 EXISTING ACCESS & TRANSPORTATION INFRASTRUCTURE






The Settler's Park CS is well positioned to connect to existing transportation infrastructure and offers multiple access opportunities. The regional transportation network includes Centre Street / Range Road 272, Township Road 232, Dead Horse Road, and Boulder Creek Drive. Centre Street / Range Road 272 is a two-lane north-south corridor that serves as the primary route through the Hamlet of Langdon. It connects to Glenmore Trail at the hamlet's northern boundary, which provides a key east-west connection to the City of Calgary. Township Road 232 is currently a two-lane gravel road forming the southern boundary of the Plan Area.

Existing access is currently provided via an approach from Centre Street / Range Road 272 along the western boundary of the Plan Area. The approach connects to an existing internal access road that extends eastward to the active oil and gas well site near the centre of the property.

FIGURE 4: EXISTING LAND USE



Legend

-  A-GEN Agricultural, General District
-  R-SML Residential, Small Lot District
-  R-MID Residential, Mid-Density Urban District
-  DC85
-  Settler's Park CS Boundary

2.5 EXISTING SITE CONDITIONS

As shown on Figure 5: Existing Site Conditions, the Plan Area is undeveloped agricultural lands with no existing structures as described in the following sections.

2.5.1 OIL & GAS INFRASTRUCTURE

There is one active well located within the Plan Area owned by Ember Resources Inc., and is situated near the centre of the site. The well is connected to the broader Ember pipeline network through associated pipelines extending north to two east-west pipelines located near the northern boundary of the Plan Area.

Policy 2.5.1 (a)

Development shall comply with Alberta Energy Regulator (AER) requirements for development setbacks from wells, pipelines, and facilities.

Policy 2.5.1 (b)

Prior to subdivision or development within areas affected by existing oil and gas infrastructure, the Owner/Developer shall coordinate with the applicable energy operators and regulatory authorities to confirm the status, abandonment requirements, and any required relocation or removal of wells, pipelines, or associated facilities.

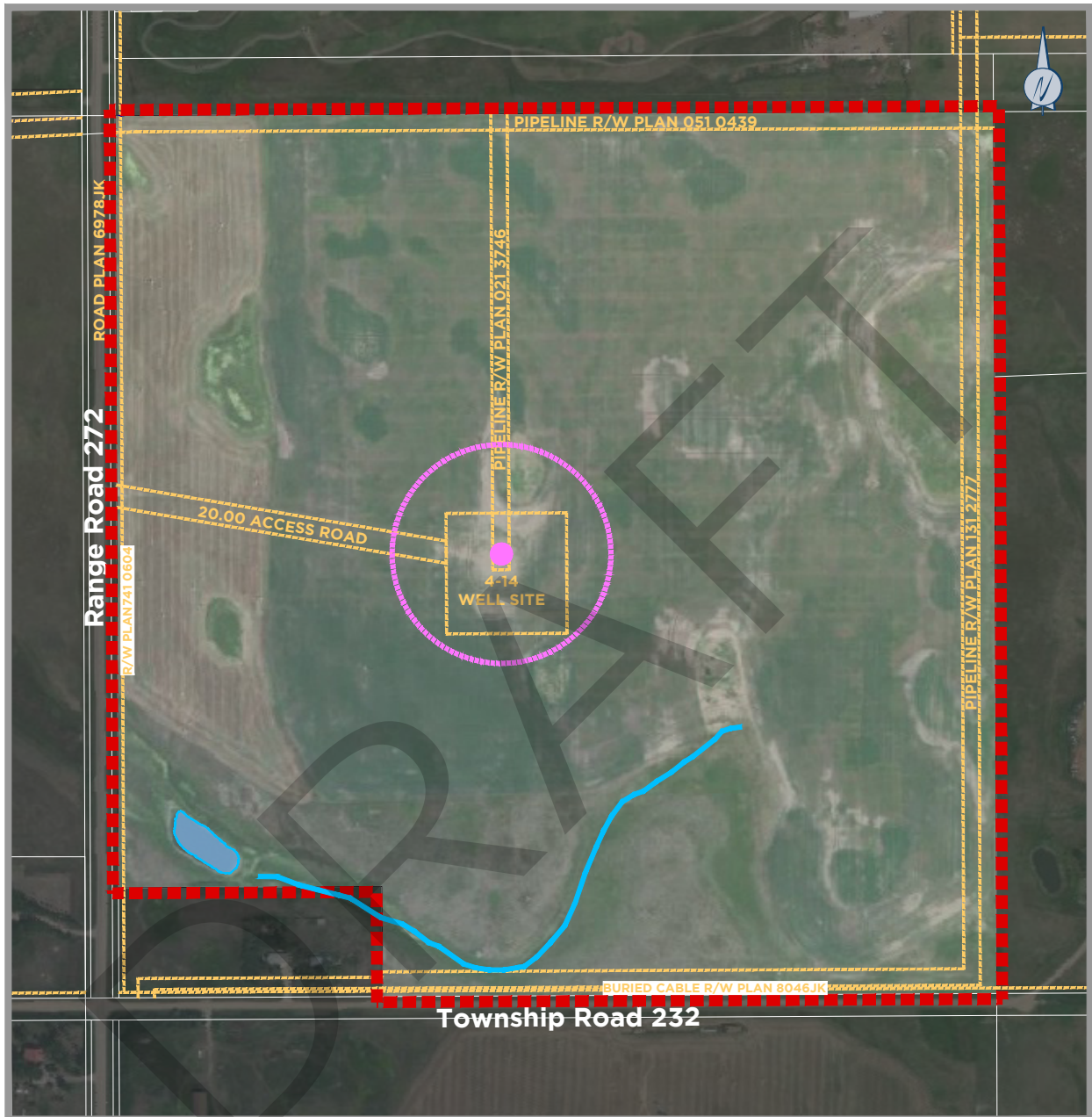
Policy 2.5.1 (c)

Any required abandonment, decommissioning, suspension, relocation, or removal of oil and gas infrastructure shall be completed to the satisfaction of the Alberta Energy Regulator and Rocky View County prior to development proceeding within affected areas.






Policy 2.5.1 (d)

Future subdivision and development design shall consider the location of existing and abandoned oil and gas infrastructure to ensure public safety, minimize land use conflicts, and support the orderly development of the Settler's Park CS.

FIGURE 5: EXISTING SITE CONDITIONS



Legend

-  Easements and Rights-of-Way
-  Dugout
-  Intermittent Watercourse
-  Active Well Location and 100m Buffer
-  Settler's Park CS Boundary

2.5.2 UTILITIES

Existing oil and gas, utility, and telecommunications infrastructure is located within and adjacent to the Plan Area, including ATCO gas distribution pipelines, TELUS fibre-optic and communication infrastructure, and Fortis Alberta overhead powerlines, as summarized in the table below. These existing features and associated rights-of-way will be considered through future subdivision and development planning within the Settler's Park CS.

TABLE 2: EXISTING UTILITY INFRASTRUCTURE

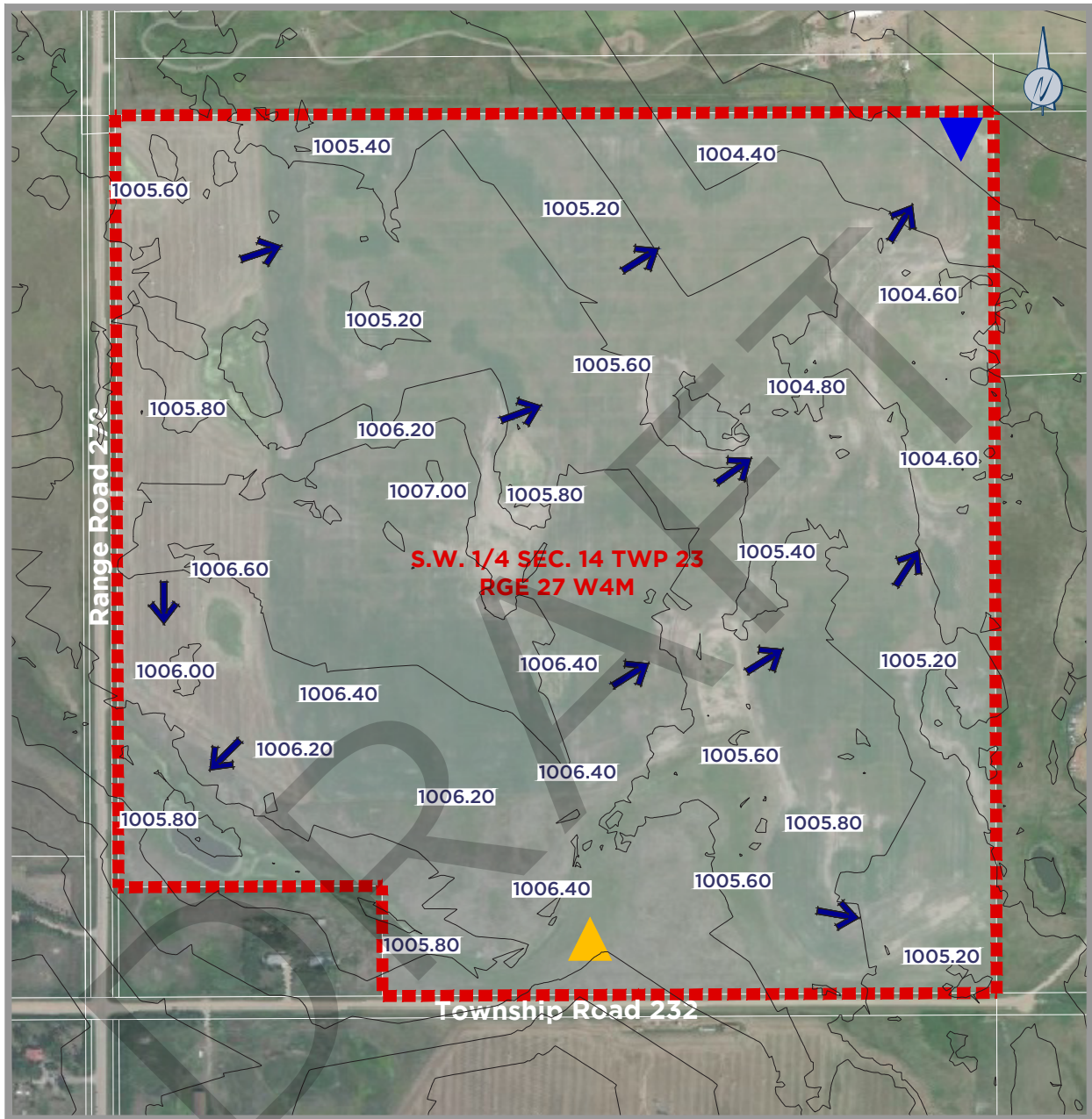
Infrastructure Type	Description
Oil & Gas Infrastructure	Existing Ember Resources well site, associated access road, and pipeline rights-of-way (Plan 021 3746, Plan 051 0439, and Plan 131 2777)
Telecommunications Infrastructure	Existing buried cable right-of-way (Plan 8046JK), TELUS fibre-optic line, and communication trenches
Utility & Electrical Infrastructure	Existing utility right-of-way (Plan 741 0604) and Fortis Alberta overhead powerlines

2.5.3 TOPOGRAPHY & DRAINAGE

The Settler's Park CS is characterized by relatively flat to gently undulating topography, consisting primarily of open grasslands and cultivated farmland typical of the surrounding agricultural landscape. Historic agricultural activity has shaped the landform, resulting in broad, shallow depressions and subtle variations in grade across the Plan Area. Figure 6: Topography and Drainage illustrates the existing topographic conditions and drainage patterns within the site.

Overland drainage historically flowed toward the existing roadside ditches located along the western and southern boundaries, which function as the primary conveyance routes for surface runoff. Several localized low-lying areas and seasonal sloughs were identified throughout the site, reflecting natural depressions where water temporarily accumulates during wetter periods. A man-made dugout situated in the southwest corner of the property provides additional evidence of past agricultural water-management practices.

FIGURE 6: TOPOGRAPHY & DRAINAGE



Legend

- ▲ High Points
- ▼ Low Points
- ➔ Flow Direction
- Settler's Park CS Boundary

2.5.4 GEOTECHNICAL

A Desktop Geotechnical Assessment completed by ParklandGEO indicates that the site is suitable for the proposed residential development. The subsurface conditions are expected to consist mainly of clay till with possible sand layers and perched groundwater. Based on these anticipated conditions, shallow foundation systems consisting of standard strip and spread footings are recommended. A Geotechnical Evaluation Report should be completed at the subdivision stage to confirm actual soil and groundwater conditions and identify any site-specific foundation requirements.

A geotechnical investigation completed in 2012 by G Tech Earth Sciences Corp. identified generally favourable subsurface and groundwater conditions for residential development within the Settler's Park CS. The investigation included a series of test pits excavated across the site to evaluate existing soil and groundwater conditions. Based on the findings, the study concluded that conventional shallow foundation systems are anticipated to be suitable for development, subject to detailed geotechnical review and confirmation at subdivision.

Policy 2.5.4 (a)

A Geotechnical Evaluation Report shall be required with subdivision applications, in accordance with Rocky View County Servicing Standards.

2.5.5 ENVIRONMENTAL & BIOPHYSICAL

Phase 1 Environmental Assessment

A Phase 1 Environmental Assessment (ESA) was completed by Basin Environmental Ltd. consisting of a review of historical records, regulatory databases, aerial imagery, and a site inspection to identify potential environmental concerns. The Plan Area has historically been used for agriculture and includes an Ember Resources well site developed in 2000. The well site was identified as an Area of Potential Environmental Concern (APEC) due to possible minor spills or uncertainty regarding drilling waste disposal. However, no documented spills or visual evidence of contamination were noted. A second APEC was identified on an adjacent southwest property due to a registered health hazard of unknown nature. The site itself is undeveloped, limiting the likelihood of hazardous building

materials being present. As no evidence of contamination was observed and no spill history was recorded, a Phase 2 ESA is not recommended at this time; however, the active well site remains the responsibility of the operator for future assessment, reclamation, and any required remediation upon closure.

Biophysical Impact Assessment

A Biophysical Impact Assessment (BIA) completed by Basin Environmental Ltd. evaluated the existing environmental and biophysical conditions within the Settler's Park CS. The site consists primarily of cultivated agricultural lands characterized by topsoil overlying clay till soils typical of the region. Site conditions are generally level to gently undulating, with no significant terrain or geotechnical constraints anticipated to affect future development. Vegetation within the site is limited to cultivated crops, pasture grasses, and small patches of volunteer vegetation associated with low-lying areas. No significant tree stands or notable natural habitat features are present within the site.

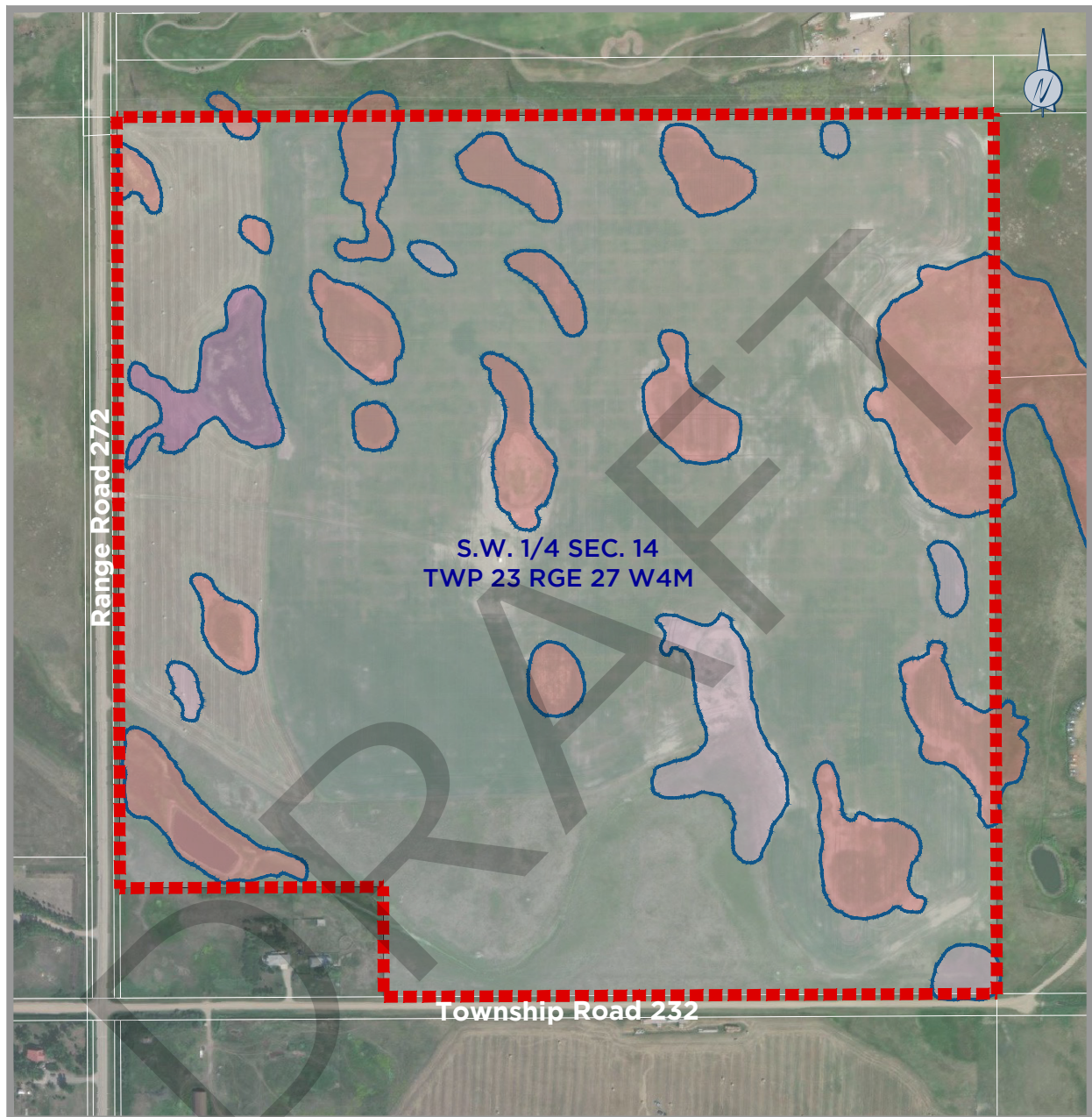
The BIA identified no municipal or provincially designated Environmentally Significant Areas (ESAs) within the Plan Area. While provincially significant ESA lands are located east of the site, the subject lands are characterized by a disturbed agricultural landscape with limited ecological sensitivity.

The BIA identified several wetlands, ephemeral waterbodies, and one dugout within the Plan Area. The identified wetland features are generally associated with naturally occurring low-lying areas within the agricultural landscape and will be subject to further review and field verification through future planning and engineering stages. Figure 7: Existing Wetlands shows the location of identified wetlands and waterbodies on the site.

2.5.6 HISTORICAL RESOURCE

A review of the Government of Alberta's Listing of Historic Resources indicates that no recorded historical resources or areas of elevated historic resource potential are located within or adjacent to the subject lands. Based on this assessment, no Historic Resources Application (HRA) has been submitted to the Ministry of Arts, Culture and Status of Women.

FIGURE 7: EXISTING WETLANDS



Legend

-  Existing Wetland (Class M-G-II)
-  Existing Wetland (Class M-G-III)
-  Existing Wetland (Class M-G-IV)
-  Settler's Park CS Boundary

Note: Wetland boundaries shown are based on desktop review and available background information only. Final wetland boundaries and classifications shall be confirmed through detailed field investigation and wetland assessment at the time of subdivision or development application.



3.0
**POLICY
CONTEXT**

3.0 POLICY CONTEXT

3.1 ROCKY VIEW COUNTY MUNICIPAL DEVELOPMENT PLAN

The purpose of the MDP is to guide growth and development in the County over a 20-year timeframe. Under Section 5.0 Managing Growth, Langdon is identified as a Growth Hamlet within one of the County’s designated Growth Areas, where future growth and expansion is intended to occur. Through Section 6.0 Growth Hamlets, the MDP establishes objectives and policies that support mixed-use communities with a range of residential options, efficient piped servicing, integrated public spaces, and supporting commercial, institutional, and community uses within a compact and connected development pattern.



Langdon

Langdon is a full-service Growth Hamlet, characterized by a vibrant centre street, thriving business park, and modern residential, employment, and recreation options.

The Settler’s Park CS aligns with the MDP by supporting the continued build-out of the Growth Hamlet of Langdon through a connected residential neighbourhood with integrated parks, open spaces, pathways, and supporting infrastructure. Conformance with the applicable MDP policies is demonstrated in Table 3 below.

TABLE 3: MDP POLICY CONFORMANCE

MDP Policy	Policy Direction	Settler’s Park CS Policy Conformance
Policy 6.3 – Residential Development	Support a variety of housing types to accommodate a range of ages, abilities, and income levels.	The Settler’s Park CS proposes a range of low-to medium-density residential opportunities intended to support diverse household needs and contribute to a complete community within Langdon.
Policy 6.4 – Residential Development	Encourage lower-density housing forms to transition from the Hamlet Core toward the Growth Hamlet boundary.	The Settler’s Park CS primarily consists of low-to medium-density residential development along the southern edge of Langdon, providing an appropriate transition between the existing hamlet and surrounding rural lands.
Policy 6.5 – Commercial & Industrial Development	Support commercial and industrial development that provides services and employment opportunities for the local community and surrounding rural area.	The Settler’s Park CS identifies opportunities for future local commercial and community-serving uses along Centre Street / Range Road 272 to support residents and contribute to Langdon’s role as a full-service Growth Hamlet.

3.2 LANGDON AREA STRUCTURE PLAN

The Langdon ASP establishes a framework and land use strategy intended to guide future growth and development within the Hamlet of Langdon. The Settler's Park CS is identified within the Mixed Use policy area, which is intended to accommodate a flexible combination of residential, commercial, and community-serving uses that contribute to a complete and well-connected community. The ASP establishes policies intended to support a range of housing options, integrated transportation and open space networks, compatible land use transitions, and efficient servicing within planned growth areas.

The Settler's Park CS aligns with the Mixed Use policy framework through the preparation and approval of this CS. The proposed development supports the ASP's vision by providing a primarily residential neighbourhood with opportunities for future complementary commercial and community-oriented uses, while integrating open spaces, pathway connections, and logical infrastructure extensions consistent with the goals and policies of the ASP.

FIGURE 8: LANGDON ASP LAND USE CONCEPT

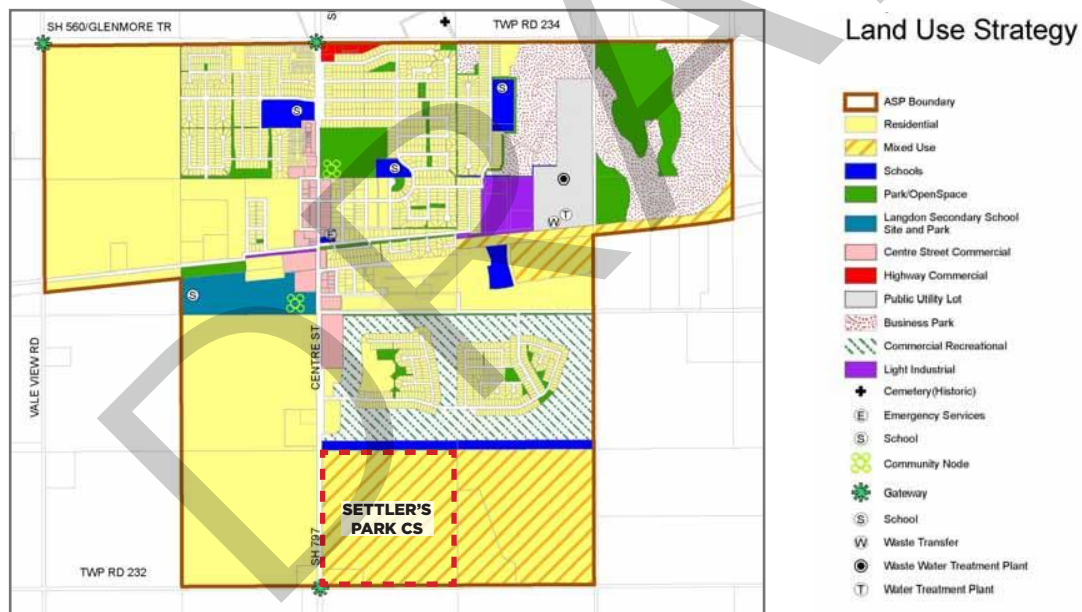


TABLE 4: ASP POLICY CONFORMANCE

ASP Policy	Policy Direction	Settler's Park CS Policy Conformance
Policy 4.3 – Mixed Use Development	Support a combination of residential, commercial, and community-serving uses that contribute to a complete community.	The Settler's Park CS proposes a primarily residential neighbourhood supported by opportunities for future local commercial and community-oriented uses within the Plan Area.
Policy 4.3.1	Encourage a range of housing forms integrated with compatible non-residential uses.	The Settler's Park CS provides a range of residential development together with opportunities for future complementary commercial uses intended to serve the surrounding community.
Policy 4.3.2	Ensure development is compatible with adjacent land uses and supports a cohesive community structure.	The Settler's Park CS organizes land uses to provide logical transitions to adjacent development while integrating open spaces, roadway connections, and supporting orderly growth within Langdon.
Policy 4.3.3	Promote strong pedestrian and vehicular connectivity between Mixed Use areas and surrounding neighbourhoods.	The Settler's Park CS incorporates an interconnected roadway and pathway network intended to provide connectivity throughout the Plan Area and to surrounding areas of Langdon.
Policy 4.3.4	Support development that can be serviced efficiently and aligns with the Hamlet's long-term growth pattern.	The Settler's Park CS supports the logical extension of municipal infrastructure and aligns with the planned growth framework identified in the Langdon ASP.

3.3 PARKS AND OPEN SPACE MASTER PLAN

The Rocky View County Parks and Open Space Master Plan establishes a long-term framework for the planning and management of parks, open space, pathways, and natural areas throughout the County. Under Section 3.3 – Natural Environment, the Master Plan supports the conservation and management of wetlands and natural features as part of an integrated open space network that promotes environmental stewardship, recreation opportunities, connectivity, and stormwater management functions.


The Settler's Park CS aligns with Section 3.3 of the Master Plan through the retention and integration of a portion of an existing wetland within the Plan Area. The reconstructed wetland is incorporated into the broader open space and pathway network to support passive recreation, community connectivity, stormwater management, and environmental stewardship consistent with the goals and recommendations of the Master Plan.

3.4 AGRICULTURAL BOUNDARY DESIGN GUIDELINES

The Rocky View County Agricultural Boundary Design Guidelines provide a framework to minimize land use conflicts between agricultural and non-agricultural uses. They support thoughtful planning and design at rural-urban interfaces by promoting compatibility, reducing potential impacts on agricultural operations, and enhancing long-term coexistence between uses. The guidelines establish a 300m boundary on either side of the property line between agricultural and nonagricultural land uses to examine for potential conflicts.

The Plan Area is bordered to the south by an existing agricultural operation; however, this interface is buffered by Township Road 232, which provides separation and helps mitigate potential land use conflicts. All other surrounding lands fall within the Langdon ASP, and are planned for future urban development in accordance with the ASP framework. As such, no significant agricultural interface conflicts are anticipated, and no additional mitigation measures are expected at this time.

DRY

The background of the image is a photograph of a rural landscape, possibly a field or farm, with a fence in the foreground and power lines in the distance. The image is overlaid with a semi-transparent blue filter. A large, faint watermark reading 'DRAFT' is oriented diagonally across the center of the image.

4.0

DEVELOPMENT CONCEPT

4.0 DEVELOPMENT CONCEPT

4.1 DEVELOPMENT VISION

The Settler's Park CS is centred on creating a complete community that offers a range of residential housing types, local commercial opportunities, and accessible recreational amenities. A central park space serves as the focal point of the neighbourhood, providing a gathering place for residents and supporting active living. This park is connected to a stormwater management facility located along the east side of the CS, which is designed to function as both critical infrastructure and an amenity feature through naturalized landscaping and pathway connections, while also reconstructing an existing wetland. Together, these elements establish a connected open space network that enhances livability, supports environmental function, and reinforces the overall vision of a complete community.

The Settler's Park CS strategically locates commercial uses along Centre Street / Range Road 272 to capitalize on visibility, access, and exposure to passing traffic. This placement supports the viability of local businesses while creating a defined edge and activity corridor within the community. The commercial area is intended to accommodate a range of neighbourhood-serving uses and is designed to integrate with surrounding residential development, contributing to a complete and well-functioning community.



4.2 DEVELOPMENT CONCEPT

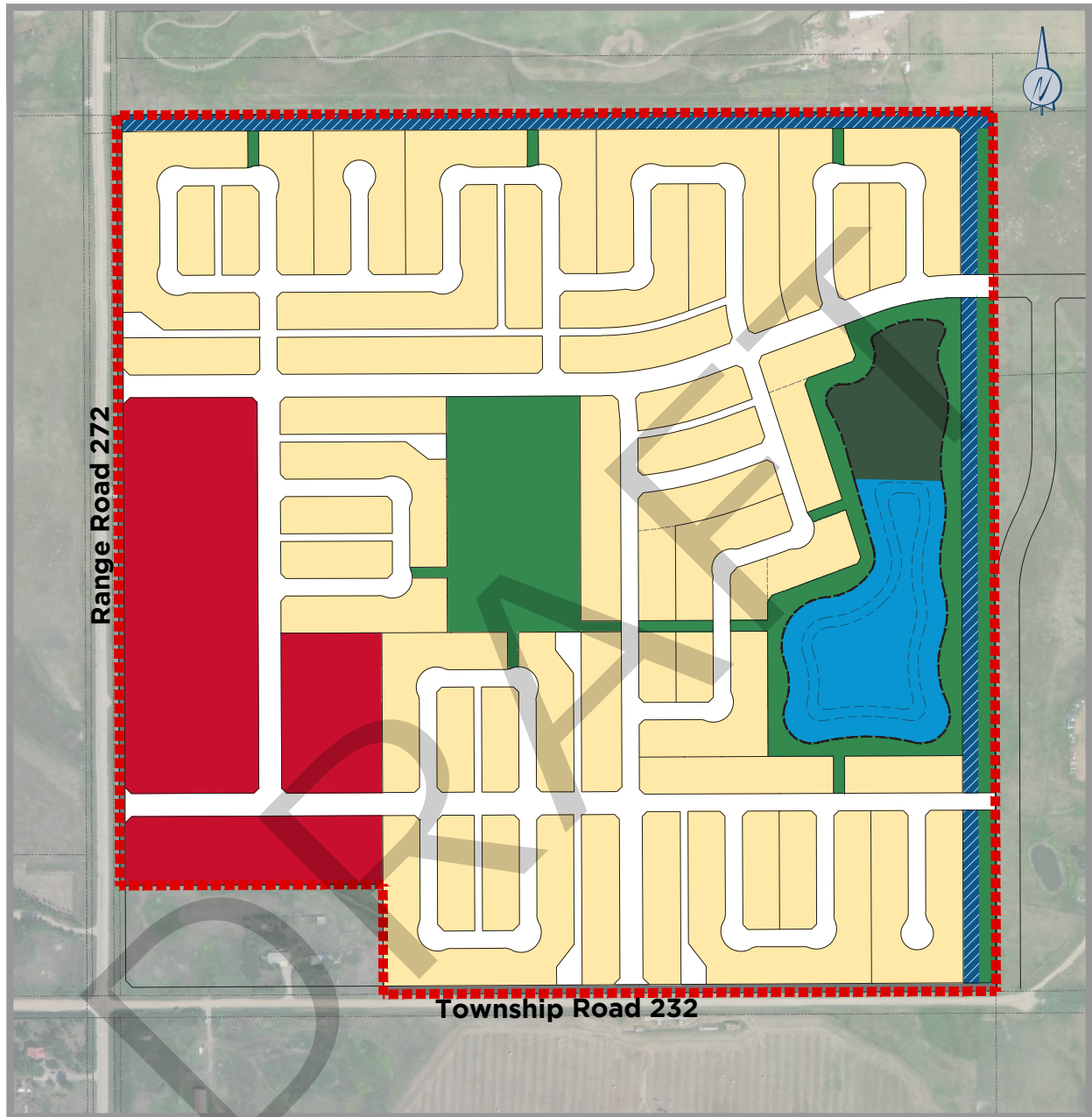
As shown in Figure 9: Development Concept, the various land uses proposed within the Plan Area include residential, commercial, recreational and public utilities. The Plan Area is predominantly residential with supporting commercial and public service uses. Residential land uses make up approximately 49% of the gross developable area, as shown in Table 5: Land Use Statistics below.

TABLE 5: LAND USE STATISTICS

	Area (ha)	Area (ac)	%GDA
Gross Total Area	62.18	153.66	
Non-Developable Areas			
Arterial Roadway Dedication	0.78	1.94	
Environmental Reserve	1.20	2.96	
Gross Developable Area	60.20	148.77	100%
Commercial	7.27	17.96	12.1%
Stormwater Management Facility	2.63	6.49	4.4%
Municipal Reserve (MR)	6.00	14.83	10.0%
Public Utility Lot (PUL)	2.31	5.71	3.8%
Roadways and Lanes	12.60	31.14	20.9%
Total Net Non-Residential Area	30.81	76.12	51%
Net Residential Area	29.40	72.64	49%
Residential	29.40	72.64	49%

Note: Areas shown in Table 5 Land Use Statistics are approximate and subject to refinement at subdivision. Totals may vary due to rounding.

FIGURE 9: DEVELOPMENT CONCEPT



Legend

- | | |
|--|---|
|  Residential |  Public Utility Lot |
|  Commercial |  Environmental Reserve |
|  Stormwater Management Facility |  Arterial Roadway Dedication |
|  Municipal Reserve |  Settler's Park CS Boundary |

4.3 RESIDENTIAL AREA

Residential is the predominant land use proposed within the Settler’s Park CS and is intended to accommodate a diverse range of low to medium density housing forms. This approach supports the development of a diverse neighbourhood while maintaining densities that are appropriate and compatible with the hamlet context within Rocky View County. Built form is anticipated to be low to moderate in height, with site and building design emphasizing appropriate transitions, high-quality streetscapes, and integration with adjacent land uses.

Table 6: Residential Statistics provides the proposed breakdown for the residential area. The Plan Area will include an anticipated 1,017 residential units at a gross residential density of 6.8 units per gross acre. Using an average of 3.1 persons/ dwelling, the anticipated population of the Plan Area is approximately 3,153 people.

TABLE 6: RESIDENTIAL STATISTICS

	Area (ha)	Area (ac)	% of NRA	Total Units
Residential - Single Family	19.11	47.22	65%	661
Residential - Semi-Detached/Street Oriented Townhomes	10.29	25.42	35%	356
Total	29.40	72.64	100%	1017
Unit Density 6.8 upga				

TABLE 7: POPULATION

Total Units	ppdu	Population
1017	3.1	3153

4.3.1 HOUSING TYPOLOGY

The Settler’s Park CS concept envisions a diverse range of low to medium density residential housing forms distributed throughout the Plan Area to support a complete and inclusive community. Consistent with the intent of the R-MID District, the development is intended to accommodate a mix of fee simple housing types, including single detached dwellings and semi-detached / street oriented townhome dwellings, in a comprehensively planned urban neighbourhood setting. The distribution and configuration of housing forms will be refined at the subdivision and development permit stage based on market conditions, detailed design, and servicing considerations.

The neighbourhood structure is designed to integrate residential development with the broader open space network, creating opportunities for housing to interface with parks, pathways, and the stormwater management facility to enhance connectivity throughout the community. Residential development is intended to reflect the established character of Langdon while providing additional housing choice and diversity appropriate for growth within the County. Architectural Design Guidelines may be prepared at the subdivision stage to help guide housing styles, streetscape character, and overall built form.

Policy 4.3.1 (a)

The exact distribution of residential units in each block of development shall be determined at the subdivision stage of the approval process.

Policy 4.3.1 (b)

A suitable range of housing types shall be allowed, provided such housing types are compatible with their surroundings and integrated in an efficient and logical manner. The type of housing product should be comprised of:

- a. single-detached dwelling (single family);
- b. semi-detached dwelling; and
- c. street oriented townhomes

4.4 ARCHITECTURAL CONSIDERATIONS

Architectural controls for the Settler's Park CS will support the creation of a cohesive and well-designed residential neighbourhood that reflects the character of Langdon and establishes a consistent architectural identity throughout all phases of development. Architectural controls are intended to guide building design, streetscape character, and the interface between residential development and public spaces over the full buildout of the community. Built form should contribute to an attractive and varied streetscape through the use of articulated facades, varied rooflines, building materials, and architectural detailing that avoids long, uninterrupted building elevations. Architectural controls will also ensure that residential lots and buildings appropriately address public-facing edges, including streets, parks, pathways, open space corridors, and the stormwater management facility, to support an active and connected public realm.

Policy 4.4 (a)

At the subdivision stage, the developer should prepare and submit a comprehensive Architectural Design Guidelines document applicable to all phases of development and residential housing forms within the Plan Area.

Policy 4.4 (b)

All private residential lights should comply with Policy 8.12 of the Langdon Area Structure Plan and the County's 'dark sky' Land Use Bylaw requirements.

Policy 4.4 (c)

Architectural controls may be registered against title, implemented through builder agreements, or otherwise secured by the developer, as determined at subdivision.

4.5 COMMERCIAL AREA

The commercial area is strategically located along Centre Street / Range Road 272 to support the long-term development of Langdon's mixed-use and commercial corridor, as envisioned in the Langdon ASP. The area is intended to accommodate a mix of neighbourhood-serving uses, including retail and potential office space, at a scale that complements existing services within the Hamlet. Development will be street-oriented, with buildings fronting key corridors and parking areas appropriately screened and landscaped to enhance the public realm. Pedestrian-scaled design, strong building orientation, and integration with the open space network will create a walkable and compatible interface with adjacent residential uses. The proposed commercial area is intended to satisfy the minimum commercial requirements of Policy 10.9 of the Langdon ASP, which permits residential uses within the Mixed Use area provided they do not exceed 50% of the developable area.

The specific site design and architectural controls for the commercial area will be determined at the subdivision stage. All commercial development within the Plan Area will align with the Commercial, Office and Industrial Design Guidelines of Rocky View County and the Langdon Centre Street Design Guidelines.

Policy 4.5 (a)

Commercial area lot sizes, configuration, parking and layout shall be delineated at the subdivision stage of the approval process.

Policy 4.5 (b)

The use, building form, height, materials and orientation of commercial and mixed-use development shall be compatible with adjacent residential areas.

Policy 4.5 (c)

Development of the Commercial area shall conform to Commercial, Office and Industrial Guidelines for Rocky View County.

Policy 4.5 (d)

Parking for commercial developments should be located in a manner that minimizes disruption to a pedestrian oriented street environment.

4.5.1 COMMERCIAL MARKET STUDY AND NEEDS FORECAST

A Commercial Market Study and Needs Forecast prepared by M3 Development Management identified Langdon as a rapidly growing community experiencing sustained demand for new housing and commercial services. Growth within the hamlet is being driven primarily by residents seeking larger housing options, affordability, and proximity to the broader Calgary region and surrounding employment areas. The study concludes that continued population growth is expected to support additional neighbourhood-serving retail and commercial development over the long term, including along the Centre Street corridor.

The study also notes that Langdon's existing and planned residential growth, combined with limited future commercial land supply within approved planning areas, supports the feasibility of additional mixed-use and commercial development within the Settler's Park CS. The proposed commercial area is considered appropriately located and scaled to accommodate future market demand while contributing to the long-term buildout of Langdon's commercial corridor.

4.6 OPEN SPACE

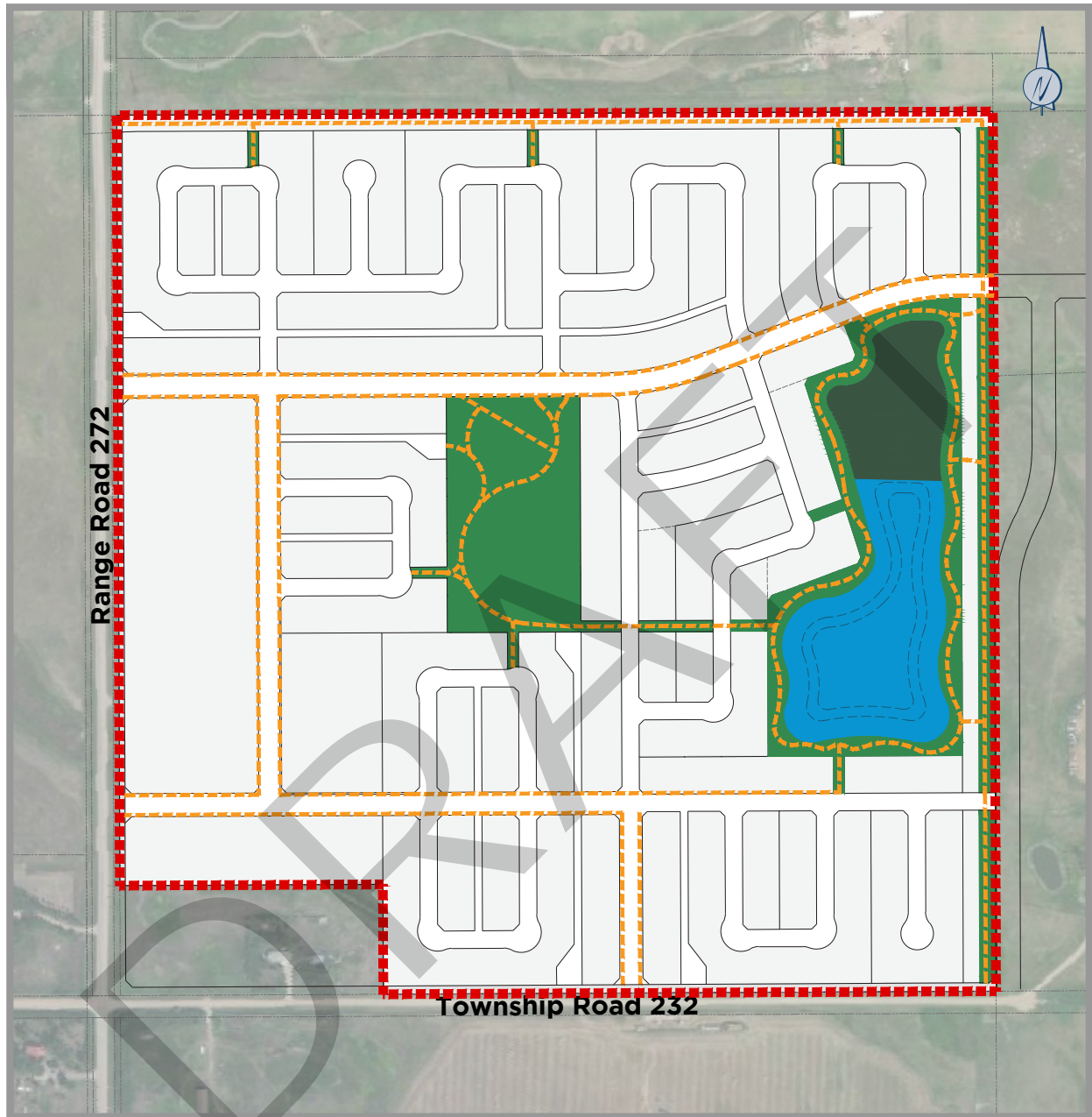
4.6.1 OPEN SPACE NETWORK

The open space network, illustrated in Figure 10: Open Space Network, is intended to provide a connected network of passive and active recreational opportunities throughout the Plan Area. Integrated with the stormwater management system, the open space network supports recreation, connectivity, and community gathering opportunities through features including:






- A stormwater management facility integrated with open space and wetland features to provide amenity, connectivity, and gathering opportunities within the community;
- A central park space integrated with pathways, seating areas, landscaped gathering spaces, and passive recreation opportunities to serve as a focal point for the community;
- Linear green corridors, local pathways, seating areas, green spaces distributed throughout the Plan Area;
- Connections to adjacent and future conceptual schemes outside of the Plan Area;



FIGURE 10: OPEN SPACE NETWORK



Legend

-  Stormwater Management Facility
-  Municipal Reserve
-  Environmental Reserve
-  Pathway Network
-  Settler's Park CS Boundary

4.6.2 CENTRAL PARK CONCEPT

A centrally located park is intended to serve as the focal gathering space within the Plan Area, providing opportunities for recreation, social interaction, and community activity. As illustrated in Figure 11: Central Park Concept, the park forms a key component of the open space network and is strategically located to be accessible from all areas of the neighbourhood. Figure 12: Central Park Features further illustrates potential amenities such as pathways, landscaped open spaces, seating areas, and informal recreation opportunities that contribute to the livability and character of the community.

4.6.3 STORMWATER MANAGEMENT FACILITY

A stormwater management facility is proposed along the eastern edge of the Plan Area and is intended to function as both critical infrastructure and a community amenity. As illustrated in Figure 13: Stormwater Management Facility Concept, the facility incorporates naturalized landscaping, pathway connections, and the retention of an existing wetland to support environmental functions, passive recreation opportunities, and neighbourhood connectivity while enhancing the visual character of the Plan Area.

The facility has been strategically designed to integrate the reconstructed wetland into the broader drainage and open space system. Any wetland impacts associated with development will be addressed in accordance with the Alberta Wetland Policy, including applicable avoidance, minimization, replacement, and compensation requirements. Through this approach, the facility contributes to both the long-term stormwater management strategy and the overall environmental character of the community.

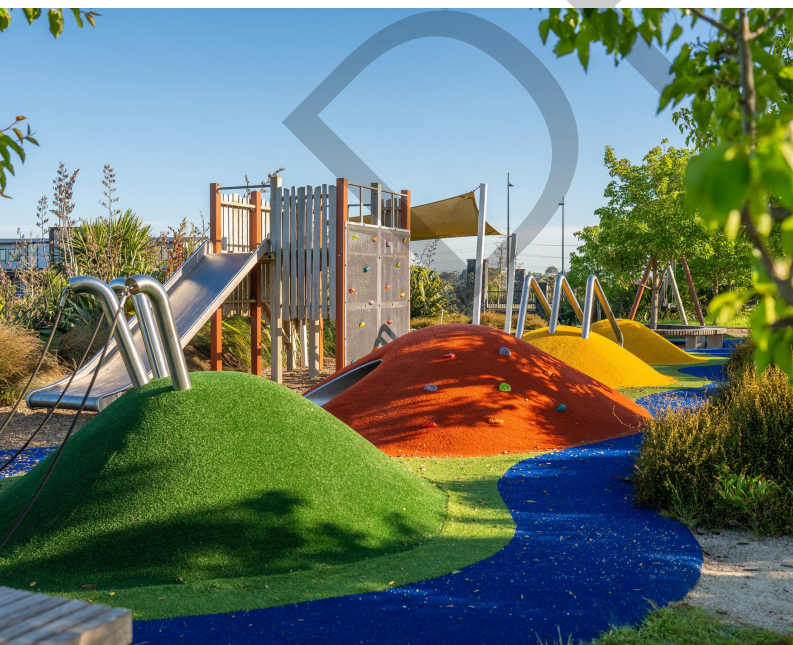
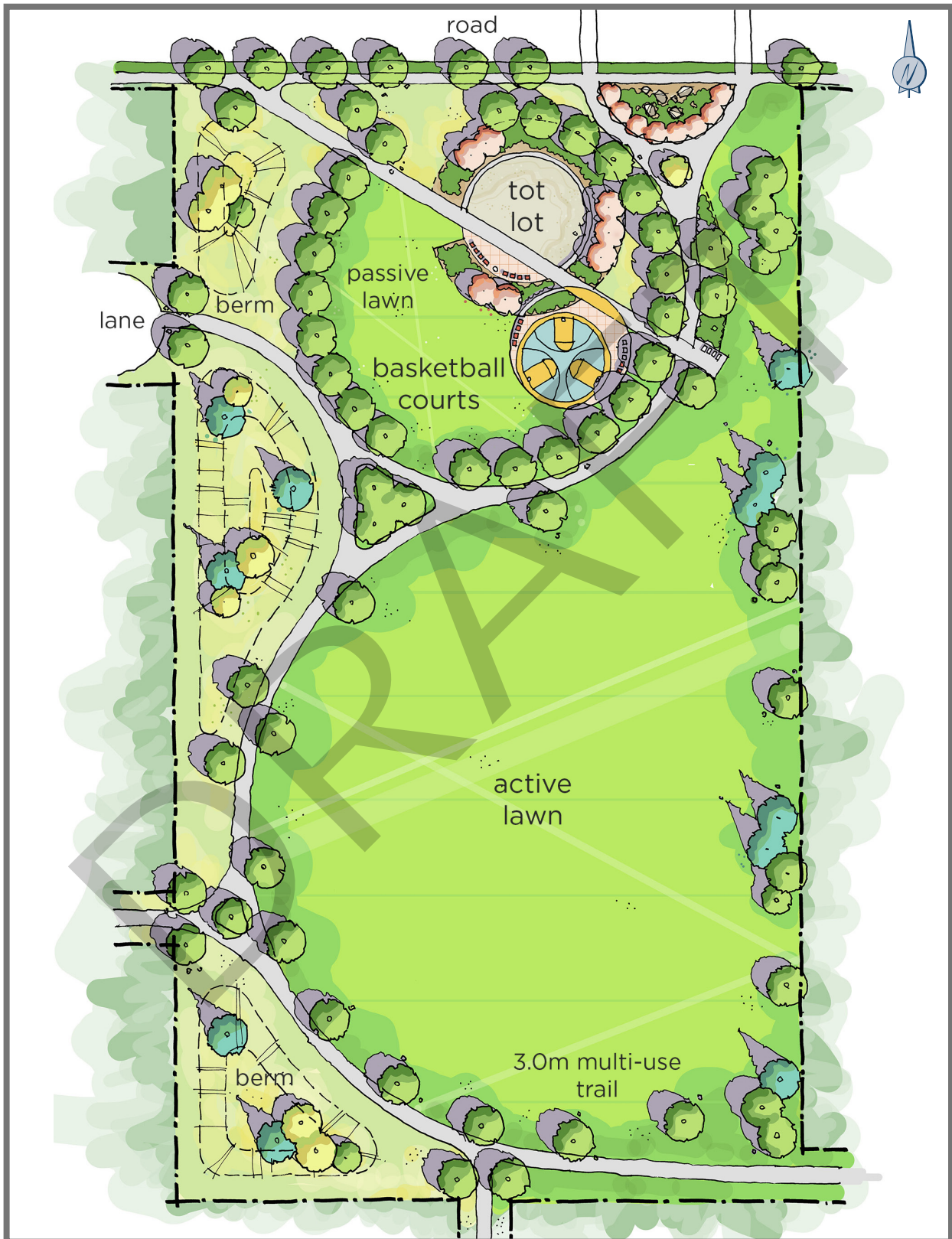
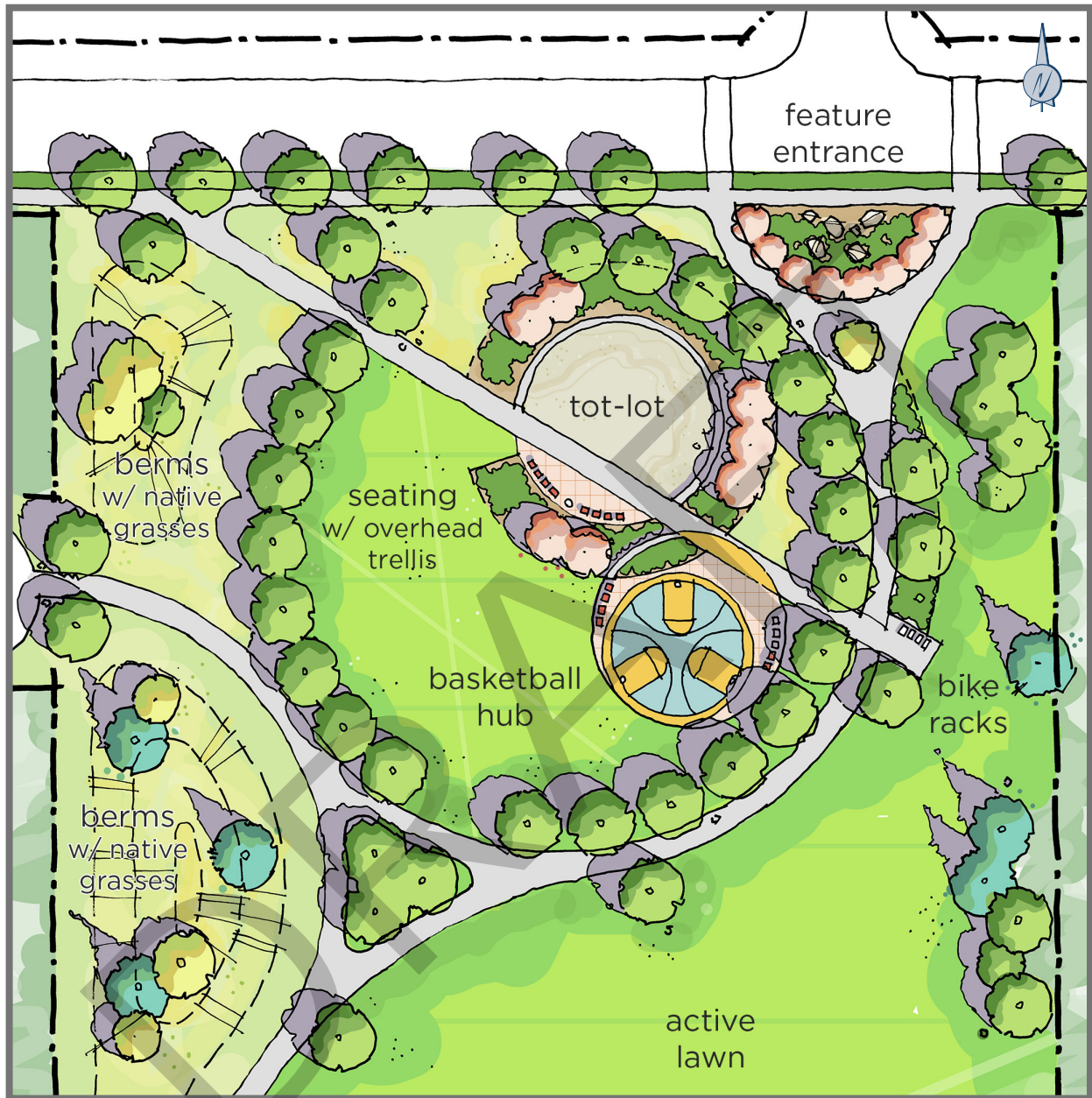


FIGURE 11: CENTRAL PARK CONCEPT



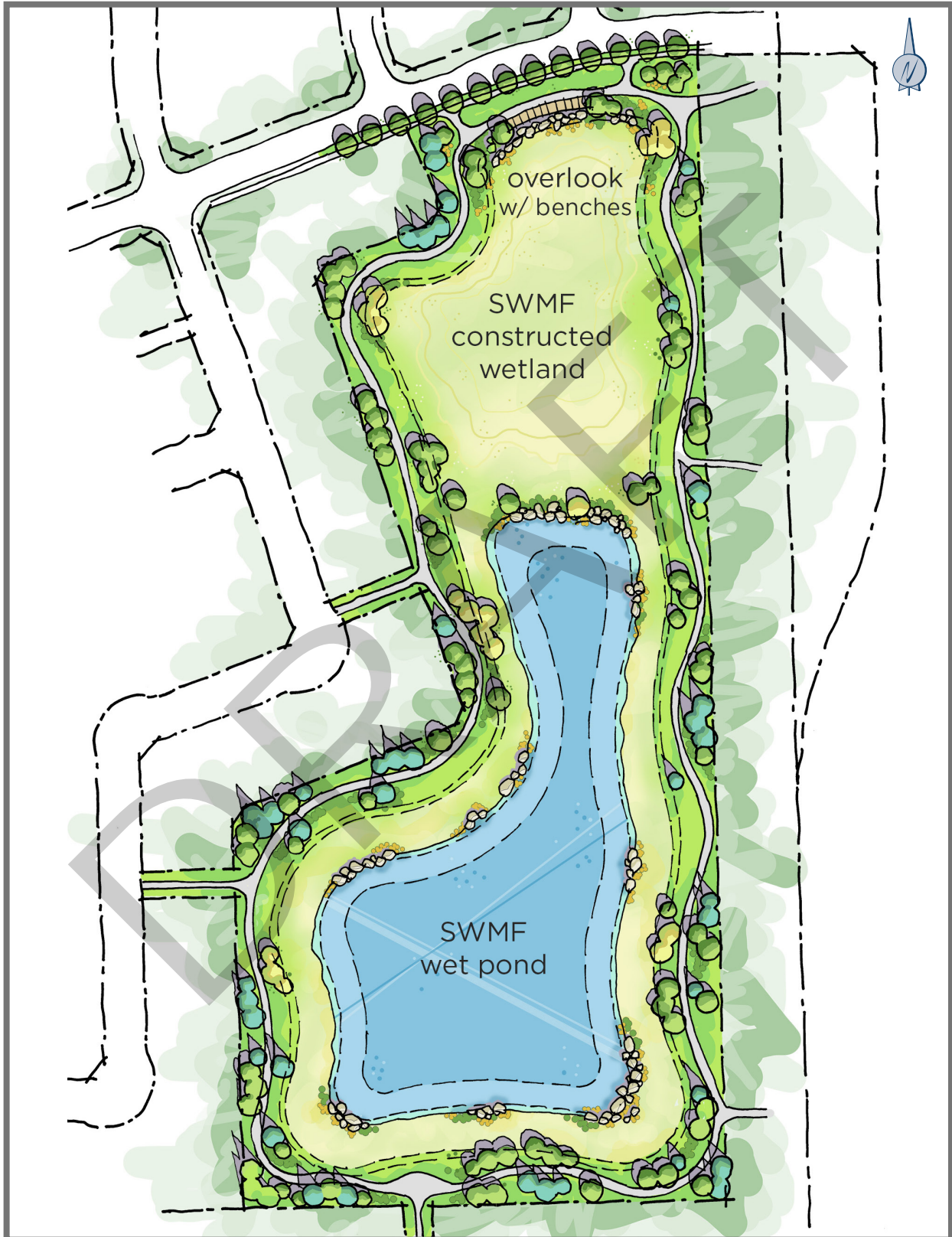
Note: Figure is for illustrative purposes only and subject to change

FIGURE 12: CENTRAL PARK FEATURES



Note: Figure is for illustrative purposes only and subject to change

FIGURE 13: STORMWATER MANAGEMENT FACILITY CONCEPT



Note: Figure is for illustrative purposes only and subject to change

4.6.4 MUNICIPAL RESERVE

Dedication of Municipal Reserve (MR) shall be provided by the developer within the Plan Area at the subdivision stage in accordance with the provisions of the Municipal Government Act. The Settler’s Park CS will provide approximately 10% of its gross developable area, or 6.00 hectares (14.83 acres), as Municipal Reserve. An approximate calculation of the proposed disposition of MR is identified in Table 8: Municipal Reserve. As illustrated in Figure 10: Open Space Network, the Plan Area incorporates an interconnected system of Municipal Reserve, stormwater facilities, wetlands, pathways, and open space areas that will function as key community amenities and gathering spaces throughout the development.

TABLE 8: MUNICIPAL RESERVE ANALYSIS

Municipal Reserve Calculation	Area (ha)	Area (ac)	%
Total Area	62.18	153.66	
Arterial Roadway Dedication	0.78	1.94	
Environmental Reserve	1.20	2.96	
Gross Developable Area	60.20	148.77	100%
Municipal Reserve Provided	6.00	14.83	10%

Policy 4.6.4 (a)

Municipal Reserve dedication shall be determined at the subdivision stage in accordance with the Municipal Government Act.

Policy 4.6.4 (b)

Municipal Reserve shall be provided through the dedication of land to Rocky View County in accordance with Section 666 of the Municipal Government Act.

Policy 4.6.4 (c)

An integrated pathway network shall connect residential areas, parks, open spaces, the stormwater management facility, and commercial areas throughout the Plan Area.

Policy 4.6.4 (d)

Pathway alignments and design details shall be refined at the subdivision stage to respond to site conditions and future connectivity opportunities.

Policy 4.6.4 (e)

The proposed network of pathways and trails shall facilitate connectivity within and between the adjacent neighbourhoods of Settler's Green and Bridges of Langdon.

Policy 4.6.4 (f)

Wayfinding signage, lighting, seating, and pedestrian amenities should be incorporated within key pathway and open space areas.

Policy 4.6.4 (g)

Open space and pathway design should support year-round use and active transportation.

Policy 4.6.4 (h)

Landscaping within parks and open spaces should incorporate naturalized and low-maintenance planting appropriate to the character of Langdon.

4.6.5 ENVIRONMENTAL RESERVE

The proposed development concept incorporates the reconstruction of an existing wetland within the stormwater management facility, allowing it to continue providing ecological and aesthetic value while functioning as part of the community's integrated open space and drainage system.

Policy 4.6.5 (a)

Water Act approvals shall be obtained, as required by the applicable provincial regulatory authority.

4.7 TRANSPORTATION

The regional transportation network has been developed in general accordance with the transportation framework identified in the Langdon ASP. Road classifications within the grid network have been further refined through detailed transportation analysis to support the proposed development pattern and anticipated traffic movements. Where appropriate, the Plan Area has also considered existing and potential future changes to access arrangements associated with the provincial transportation network.

The configuration and design of the local road network, including road classifications, roadway widths, and intersection and access spacing, were established through the preparation of the Settler's Park CS. A Traffic Impact Assessment was completed by Bunt & Associates Engineering Ltd. to support the proposed development and ensure alignment with the transportation framework and policies of the Langdon ASP.

4.7.1 TRANSPORTATION IMPACT ASSESSMENT

A Transportation Impact Assessment (TIA) was completed by Bunt & Associates to evaluate the transportation impacts of the proposed development on the surrounding roadway network. The study assessed future traffic volumes, intersection operations, active transportation connections, and required transportation improvements to accommodate long-term growth within Langdon. Key findings and recommendations are summarized below.

TABLE 9: TRANSPORTATION IMPACT ASSESSMENT KEY FINDINGS

	Key Findings
Future Traffic Volumes	Future traffic volumes were forecast at all study intersections based on background growth and development-generated traffic.
Intersection Operations	All study intersections along Centre Street are anticipated to require signalization by 2046. The intersections at Railway Avenue and Boulder Creek Drive are expected to require signalization prior to 2036.

Centre Street Capacity	Centre Street and Railway Avenue is projected to exceed intersection capacity by 2046, even with signalization, under a conservative scenario that assumes no additional north-south roadway improvements in the area.
Roadway Improvements	Centre Street is anticipated to require upgrading to a four-lane undivided roadway between Railway Avenue and Township Road 232 to accommodate future traffic demands.
Signal Warrants	Signal warrants are projected to be met by 2036 at Centre Street & Railway Avenue and Centre Street & Boulder Creek Drive. Additional signals are anticipated at Centre Street & Dead Horse Road and Centre Street & Township Road 232 by 2046. Signalization of site accesses will be considered as development occurs.
Intersection Lighting	Additional intersection illumination is not required at study intersections prior to signalization.
Pathway Network	Internal pathways are proposed along connector roads within the development. Regional pedestrian and cycling facilities are anticipated along Centre Street between Township Road 232 and Railway Avenue.
Pedestrian Crossings	Pedestrian crossing improvements are warranted at select locations and will be refined through future design and transportation planning processes.

Policy 4.7.1 (a)

Transportation improvements identified through the Transportation Impact Assessment, including roadway, intersection, access, active transportation, and traffic control measures, shall be implemented at the appropriate stage of subdivision and development, to the satisfaction of Rocky View County and applicable approval authorities.

4.7.2 INTERNAL ROAD NETWORK

The proposed alignment and configuration of the internal road network is illustrated in Figure 14: Transportation Network. The internal road network is designed to provide a connected and efficient circulation system throughout the Plan Area while supporting future connectivity to surrounding lands. The road network is organized around a modified grid pattern with a series of local roads and internal connections that provide access to residential areas, parks,

and open space amenities. Primary access to the Plan Area is provided from Range Road 272 and Township Road 232, with additional internal east-west and north-south connections distributing traffic throughout the community. The network also provides connections to the central park space, stormwater management facility, and pathway system to support pedestrian and vehicular movement. Opportunities for future road and pathway connections to adjacent lands are incorporated along the north, east, and west boundaries to facilitate coordinated long-term development and an integrated transportation network.

The proposed roadway cross sections are illustrated in Figure 15: Roadway Cross Sections. Two roadway cross sections are proposed within the Plan Area to support the anticipated transportation needs of the community. A 21.0m Collector Street cross section is proposed along key corridors and includes two travel lanes, on-street parking on both sides, and enhanced multi-use pathways to accommodate pedestrian and cyclist movement. A 16.0m Residential Street cross section is proposed throughout the neighbourhood and includes two travel lanes, on-street parking, and multi-use pathways on both sides of the roadway.

Policy 4.7.2 (a)

The transportation network shall be developed generally in accordance with Figure 14: Transportation Network.

Policy 4.7.2 (b)

Roadways shall be constructed at the subdivision stage in accordance with Rocky View County Servicing Standards.

Policy 4.7.2 (c)

At the subdivision stage, the developer shall undertake transportation improvements and off-site levies identified through the Transportation Impact Assessment, as required by Rocky View County.

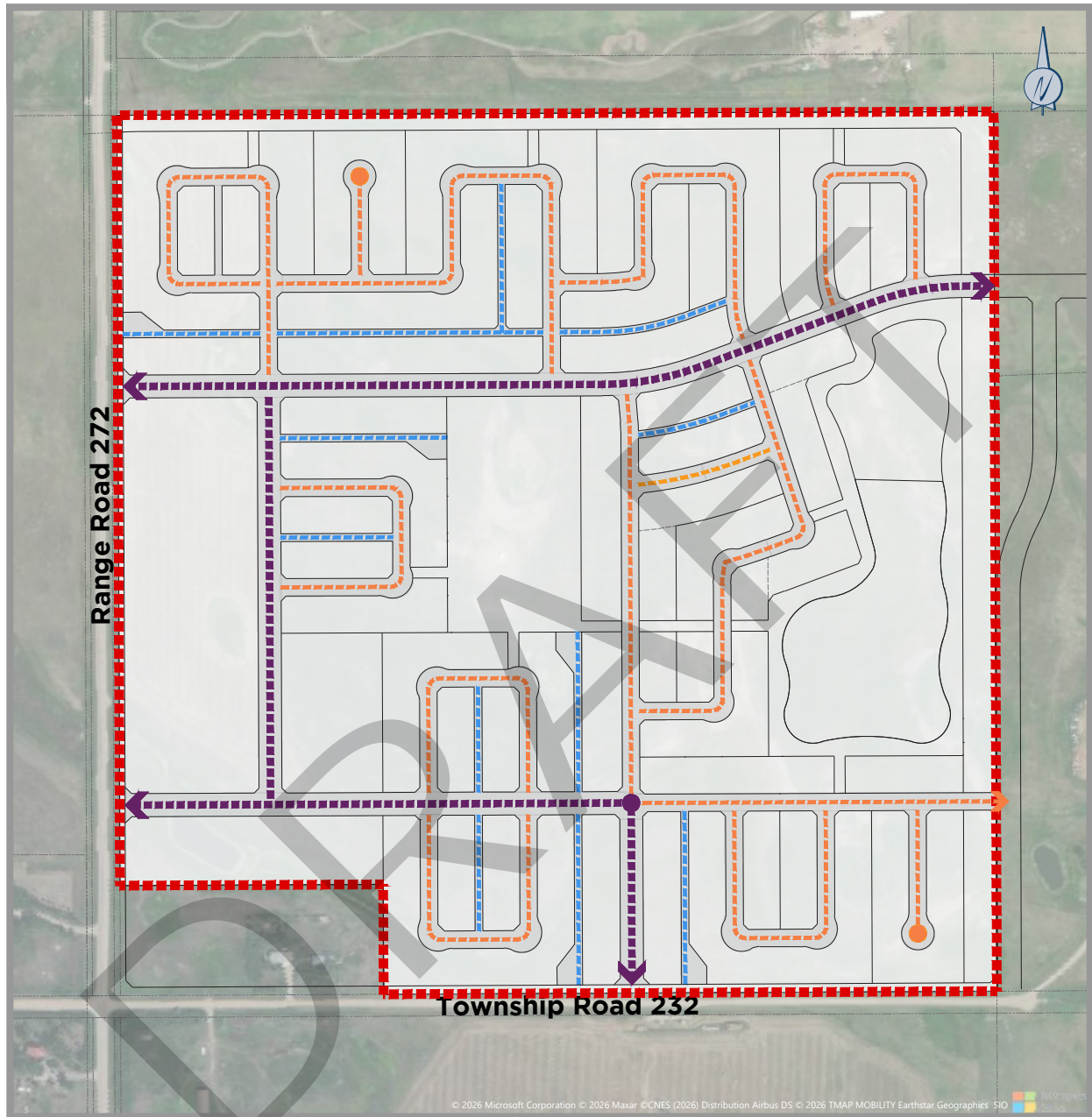
Policy 4.7.2 (d)

Roadside signage and street lighting shall be provided in accordance with Rocky View County Servicing Standards.

Policy 4.7.2 (e)

The transportation network, road classifications, and intersection configurations may be refined at the subdivision stage without requiring an amendment to this Conceptual Scheme.

FIGURE 14: TRANSPORTATION NETWORK



Legend





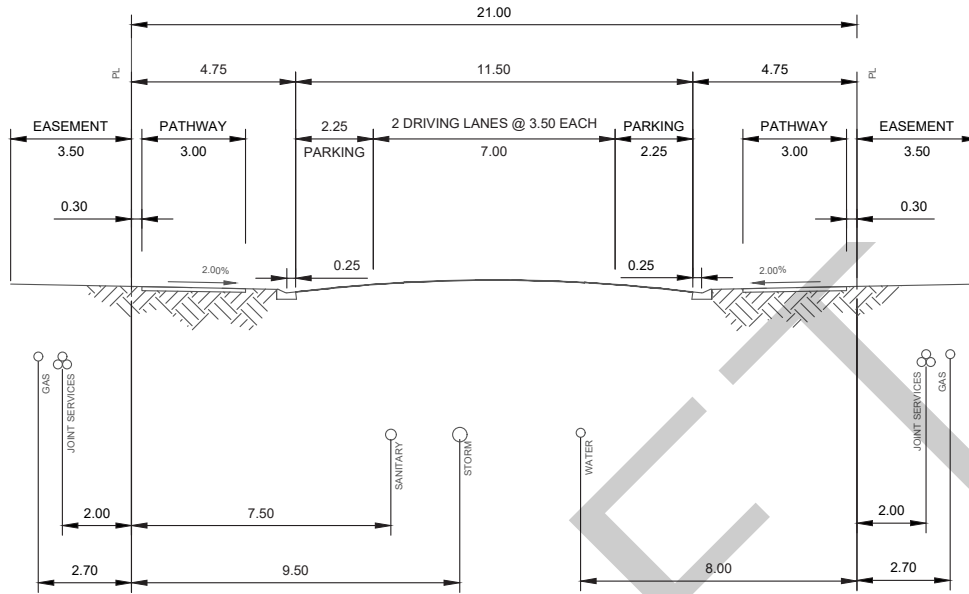
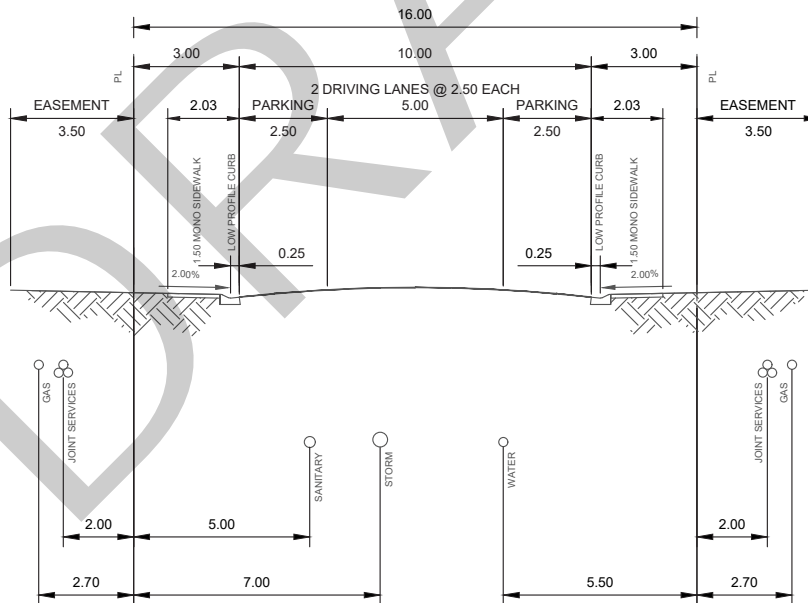
-  7.0m Alley
-  16.0m Local Roadway
-  21.0m Collector Roadway
-  Settler's Park CS Boundary

FIGURE 15: ROADWAY CROSS SECTIONS



URBAN COLLECTOR STREETS
 11.50m ROAD/HYDRANT ON 0.75 LINE, U.O.S/SERVICE VALVES ON 0.30 LINE
 Scale 1:250



URBAN RESIDENTIAL STREETS
 9.00m ROAD/HYDRANT ON 0.75 LINE, U.O.S/SERVICE VALVES ON 0.30 LINE
 Scale 1:250

4.8 STORMWATER SERVICING

Stormwater management within the Plan Area will consist of gravity storm lines which will direct stormwater to the stormwater management facility on the east side of the site. The site will generally drain towards the pond with the stormwater first being captured in the minor storm collection system by surface swales and ditches, roadway gutters, and catch basins. This minor system will direct stormwater to underground storm pipes ultimately discharging into the proposed stormwater management facility. The facility will discharge to the east, following the existing natural drainage pattern of the area.

All gravity lines, and ponds will be designed in accordance with Alberta Environment, and Rocky View County Servicing Standards. Figure 16: Stormwater Servicing identifies the proposed locations of the pond, inlets, and outlets. Note that the exact location of the inlets, outlets will be determined at detailed design. The location shown in the figure is for visual purposes only and is subject to change based on design.

Policy 4.8 (a)

Stormwater management shall be provided generally in accordance with Figure 16: Stormwater Management.

Policy 4.8 (b)

Stormwater infrastructure shall be designed and constructed in accordance with Rocky View County Servicing Standards, the Langdon Comprehensive Stormwater Review, and applicable provincial requirements.

Policy 4.8 (c)

Detailed stormwater management design shall be completed at the subdivision stage in accordance with the recommendations of the Settler's Park Staged Master Drainage Plan, to the satisfaction of Rocky View County and applicable regulatory agencies.

Policy 4.8 (d)

The reconstructed wetland and stormwater management facility should be integrated with the open space network to provide both stormwater management and community amenity functions.

Policy 4.8 (e)

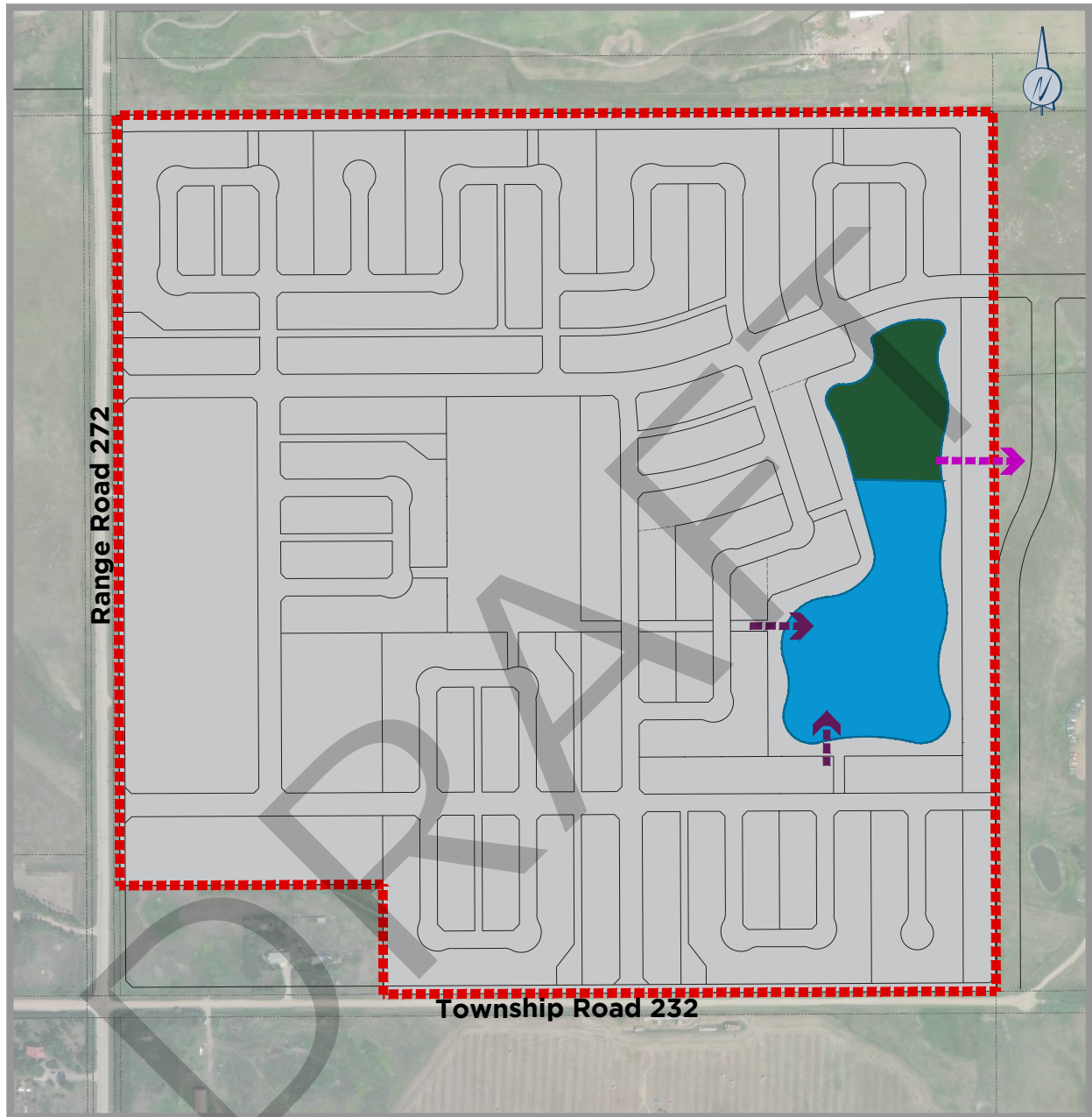
At each phase of subdivision, the developer shall prepare and submit a Subdivision Stormwater Management Report to the satisfaction of Rocky View County.

Policy 4.8 (f)







Stormwater infrastructure shall be constructed in a manner that supports the orderly phasing of development and provides adequate servicing for each stage of subdivision.



FIGURE 16: STORMWATER SERVICING



Legend

-  Stormwater Management Facility
-  Environmental Reserve
-  Central Catchment Area
-  Onsite Inlet
-  Onsite Outflow
-  Settler's Park CS Boundary

4.9 SERVICING & UTILITIES

4.9.1 WATER SERVICING

The Plan Area is located within the Langdon Waterworks Franchise Area. Water servicing will be provided by the extension of existing water mains into the Plan Area. Sufficient looping will be provided to ensure appropriate flow volumes and firefighting capabilities.

All water lines will be designed in accordance with Alberta Environment, and Rocky View County Servicing Standards with input from Langdon Waterworks. Figure 17: Water Servicing identifies the proposed water main locations, and tie-in points. Note that the exact locations of water mains, and tie-in points will be determined at detailed design. The location shown in the figure is for visual purposes only and is subject to change based on design.

Policy 4.9.1 (a)

Water mains and distribution infrastructure within the Plan Area shall be designed in accordance with the applicable standards and requirements of Alberta Environment and Rocky View County.

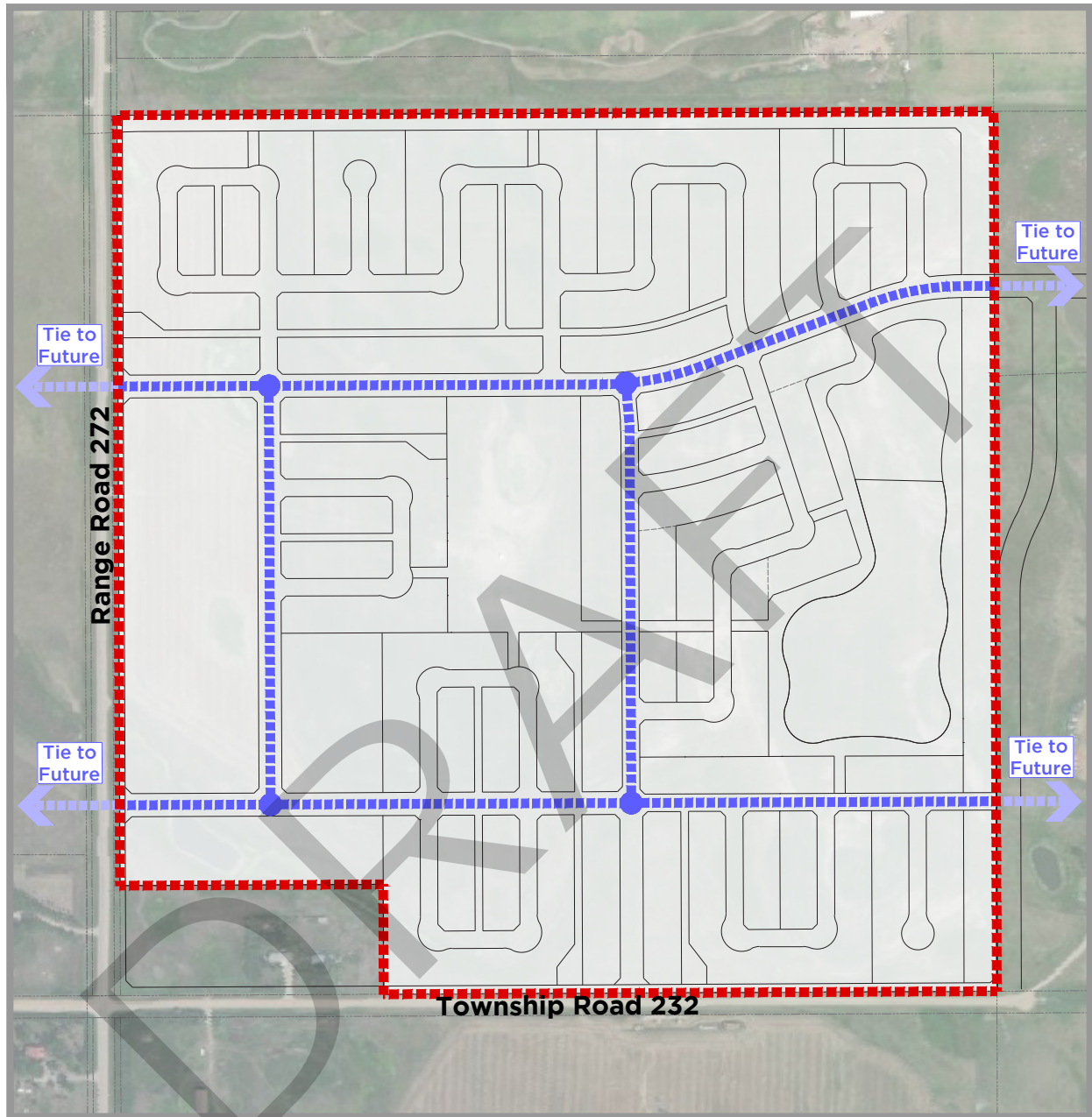
Policy 4.9.1 (b)

The water distribution system shall be designed to accommodate applicable fire protection requirements, including adequate fire flow capacity and hydrant coverage.

Policy 4.9.1 (c)

In accordance with the Langdon Area Structure Plan, a Water Use Assessment shall be submitted at the subdivision stage to evaluate projected water demand and confirm that adequate water servicing capacity and infrastructure are available to support the proposed development.

FIGURE 17: WATER SERVICING



Legend

- Proposed Water Main
- Future Water Main
- Settler's Park CS Boundary

4.9.2 SANITARY SERVICING

Sanitary servicing within the Plan Area will consist of gravity sewer lines, which will collect and convey wastewater to a sanitary lift station in the northeast corner of the site. The lift station will then pump the wastewater through a force main within existing right-of-ways, ultimately tying to the existing wastewater treatment plant. The lift station has been positioned to allow the catchment area to include potential future development to the east. Final sanitary servicing will be confirmed through the subdivision stage and may include either an on-site lift station or connection to a regional/off-site lift station, subject to capacity confirmation, cost-sharing, easement requirements, and approval by Rocky View County.

All gravity lines, force-mains, and lift stations will be designed in accordance with Alberta Environment, and Rocky View County Servicing Standards. Figure 18: Sanitary Servicing identifies the proposed location of the lift station, force main, and sanitary sewer mains. Please note that the exact location of the lift station and force mains will be determined at detailed design. The location shown in the figure is for visual purposes only and is subject to move based on design.

Policy 4.9.2 (a)

Sanitary lift station facilities shall be constructed on a Public Utility Lot.

Policy 4.9.2 (b)

The proposed Sanitary lift station and force mains shall be designed in accordance with Rocky View County and Alberta Environment and Parks design guidelines.

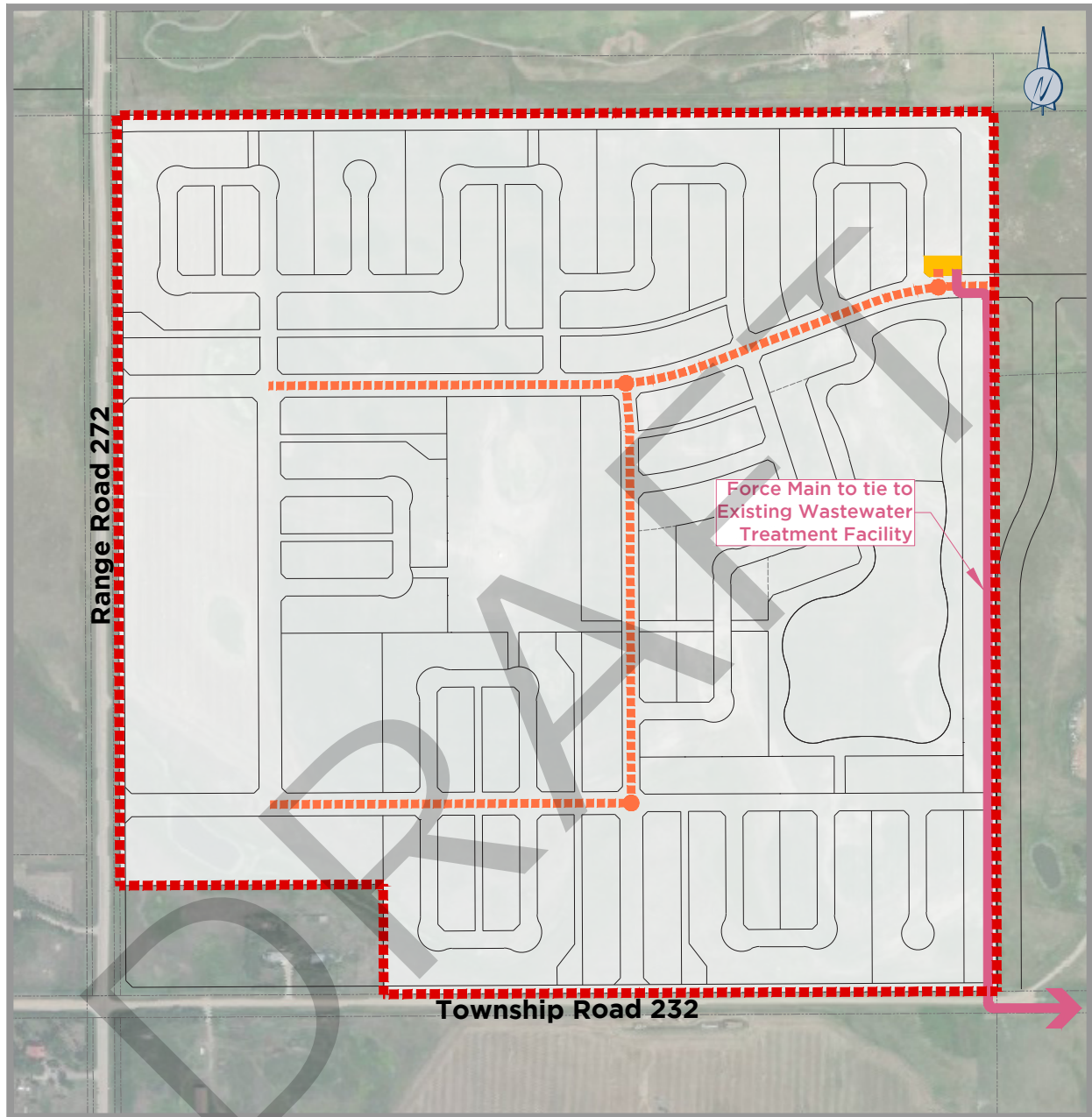
Policy 4.9.2 (c)

In accordance with the Langdon Area Structure Plan, a Wastewater Servicing Study shall be submitted at the subdivision stage to confirm that sufficient wastewater servicing capacity is available to support the proposed development.

Policy 4.9.2 (d)

The location and alignment of the Sanitary lift station and force mains may be refined at the detailed design stage.

FIGURE 18: SANITARY SERVICING



Legend

- Proposed Gravity Trunk Main Sanitary
- Proposed Force Main Sanitary
- Proposed Sanitary Lift Station
- Settler's Park CS Boundary

NOTE: LIFT STATION LOCATION SHOWN FOR VISUAL PURPOSES ONLY. ACTUAL LOCATION OF LIFT STATION TO BE DETERMINED AT DETAILED DESIGN.

4.9.3 SHALLOW UTILITIES

Telephone, power, cable, and gas will be provided at subdivision as per utility owner's requirements and availability.

Policy 4.9.3 (a)

Each phase of the development shall be fully serviced with private shallow utility systems such as electrical, natural gas, and telecommunications.

Policy 4.9.3 (b)

Locations for easements and line assignments for shallow utility extensions shall be determined at the subdivision endorsement stage.

4.10 EMERGENCY SERVICES

The Plan Area is served by emergency and protective services available within the Hamlet of Langdon and the surrounding region. Fire protection services are primarily provided by the Langdon Volunteer Fire Department, while policing services are provided by the R.C.M.P. detachment located in Strathmore. Rocky View County Peace Officers also provide protective services through the enforcement of applicable municipal bylaws and provincial legislation. Emergency medical response services are coordinated through local emergency responders, with patients directed to medical facilities in the City of Calgary as required.

Policy 4.10 (a)

Applications for subdivision and development should include design elements that facilitate fire prevention methods and accessibility by emergency response vehicles for the suppression of fire, and the enhancement of police protection including, but not limited to, adequate site access and property identification.

4.11 SOLID WASTE & RECYCLING

The Hamlet of Langdon currently provides residential solid waste collection services within the community, and it is anticipated that these services will be extended to the Plan Area as development proceeds. In addition, a Rocky View County transfer site located within Langdon provides recycling and waste disposal services for residents. During all phases of development, including pre-construction, construction, and post-construction, the developer shall be responsible for managing solid waste and recycling in accordance with the applicable waste management policies and requirements of the Langdon ASP.

Policy 4.11 (a)

Solid waste generated during all phases of development shall be managed and disposed of by the developer in accordance with applicable municipal requirements, and opportunities to divert materials from landfill should be encouraged where feasible.

Policy 4.11 (b)

The Langdon Waste Transfer Site shall serve as the primary local waste and recycling facility for the Plan Area.

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5.0

DEVELOPMENT FRAMEWORK

5.0 DEVELOPMENT FRAMEWORK

5.1 PROPOSED LAND USE REDESIGNATION

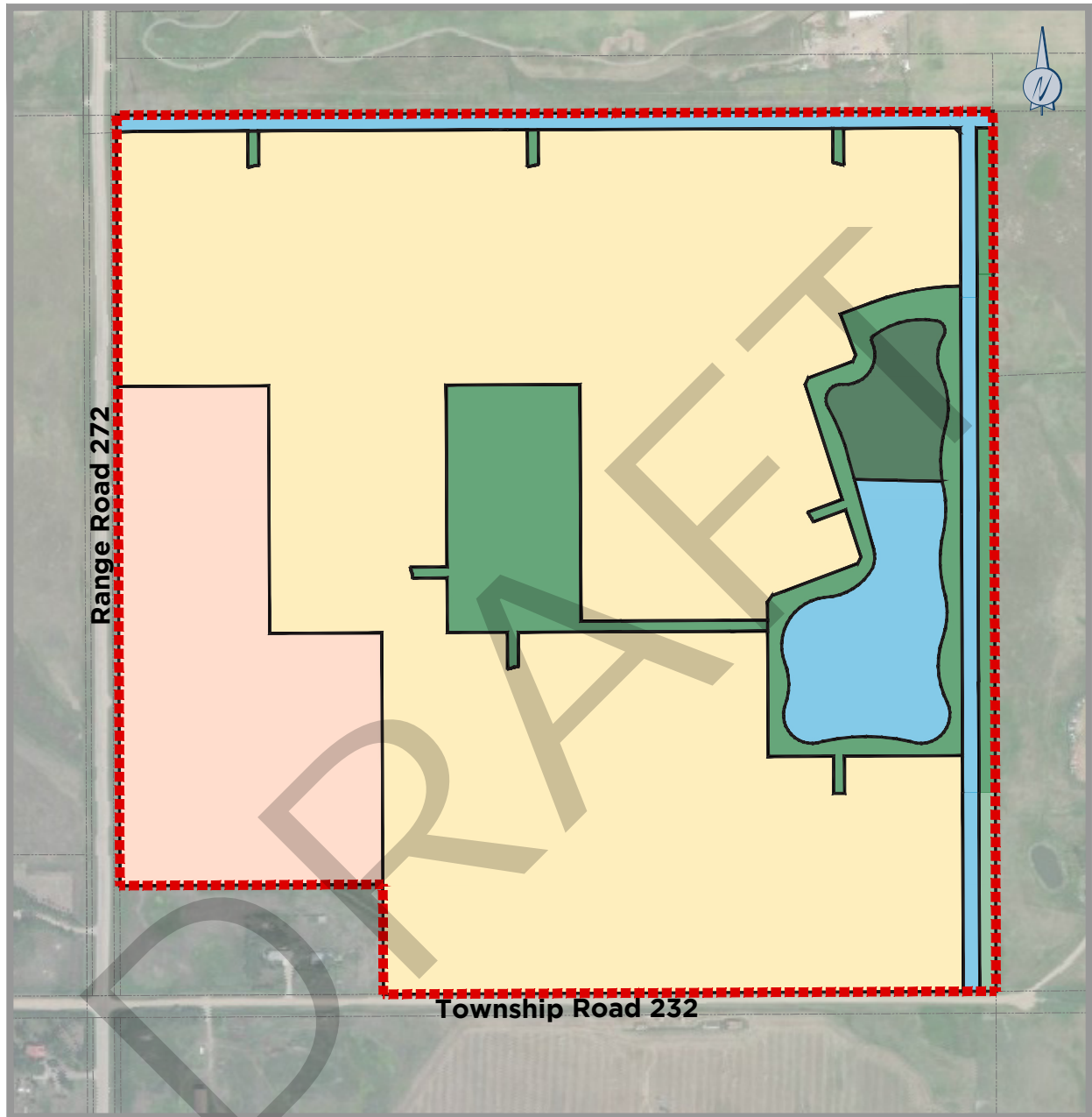
As shown in Figure 19: Proposed Land Use, it is anticipated that the residential portion of the Plan Area will be redesignated to Residential, Mid-Density Urban District (R-MID) to accommodate the subsequent subdivision of residential lots. The commercial area will be redesignated to Commercial, Mixed Urban District (C-MIX). The stormwater management facility will be redesignated to Special, Public Service District (S-PUB) and the ER to Special, Natural Open Spaces District (S-NOS). Parks and open spaces will be redesignated to Special, Parks and Recreation District (S-PRK).

5.2 SUBDIVISION







A subdivision application will follow land use redesignation of the Plan Area. Subdivision applications may include several phases and development blocks, with sizes and configurations deemed appropriate by the developer.

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FIGURE 19: PROPOSED LAND USE



Legend

-  (R-MID) Residential, Mid-Density Urban District
-  (C-MIX) Commercial, Mixed Urban District
-  (S-PUB) Special, Public Service District
-  (S-PRK) Special, Parks and Recreation District
-  (S-NOS) Special, Natural Open Space District
-  Settler's Park CS Boundary

5.3 PHASING

Development of the Settler's Park CS shall be phased in a logical and efficient manner in accordance with required infrastructure improvements, market conditions, and the anticipated phasing framework illustrated in Figure 20: Phasing.

Policy 5.3 (a)

Minor changes to the number, configuration, or boundaries of phases shall not require an amendment to this Plan.

Policy 5.3 (b)

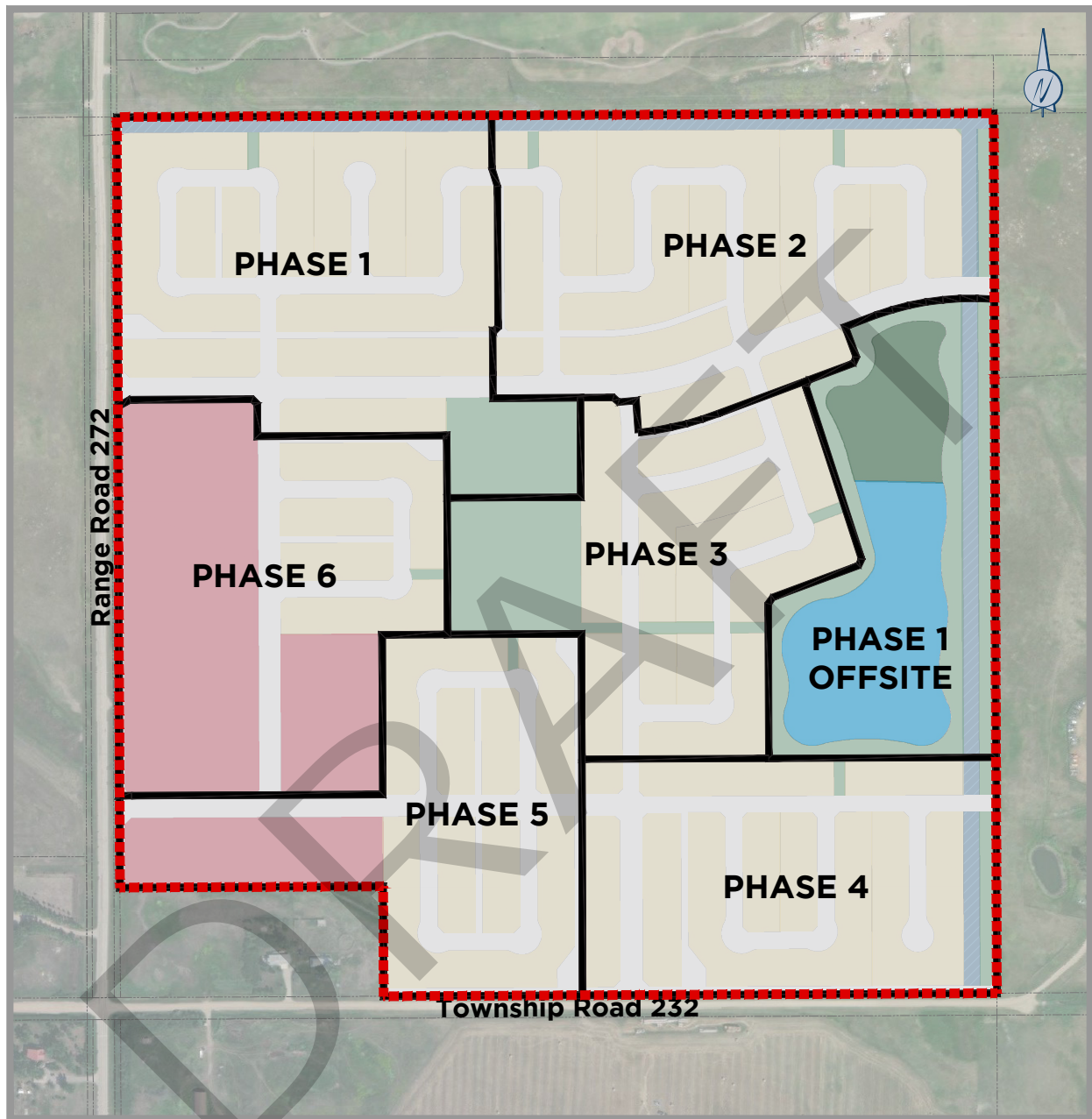
Development should proceed generally in accordance with the phasing plan illustrated in Figure 20: Phasing.

Policy 5.3 (c)



The Phasing Plan is conceptual and may be refined at the time of subdivision approval.


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FIGURE 20: PHASING



Legend

-  Phasing Boundaries
-  Settler's Park CS Boundary

The background of the slide is a photograph of a rural landscape. In the foreground, there is a dirt path or road that curves to the right, bordered by a wooden post-and-rail fence. The ground is covered with sparse, dry-looking vegetation. In the middle ground, a tall, lattice-structured power line tower stands prominently. The sky is a clear, pale blue. The entire image is overlaid with a semi-transparent, rounded rectangular box in a light blue-grey color, which contains the text.

6.0
PUBLIC
ENGAGEMENT

6.0 PUBLIC ENGAGEMENT

6.1 PUBLIC ENGAGEMENT STRATEGY

The Settler's Park Public Engagement Strategy proposes a phased engagement process to provide residents, landowners, stakeholders, and interested parties with opportunities to learn about the proposed development and provide feedback throughout the review of the CS. The strategy includes the creation of a dedicated project webpage containing project information, timelines, engagement materials, and contact information, as well as direct notification of adjacent landowners and mailouts to surrounding residents. Public engagement opportunities are proposed through both online and in-person open houses, where stakeholders will be able to review project materials, ask questions, and provide feedback to the project team. Written feedback will also be accepted throughout the engagement process. Feedback received through the various engagement activities will be compiled and summarized in What We Heard Reports and considered by the project team and Rocky View County during the ongoing review and refinement of the Settler's Park CS.

6.2 PUBLIC ENGAGEMENT OUTCOMES

Section intentionally left blank - to be completed following first submission and review by Rocky View County, prior to Public Hearing.

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The background of the slide is a photograph of a rural landscape, possibly a field or farm, with a fence in the foreground and a power line tower in the distance. The image is overlaid with a semi-transparent blue filter. A large, faint watermark reading 'ELECTRA' is visible diagonally across the center of the image.

7.0

**SUPPORTING
TECHNICAL
REPORTS**

7.0 SUPPORTING TECHNICAL REPORTS

1. Desktop Biophysical Impact Assessment (*Basin Environmental Ltd., May 2026*)
2. Desktop Geotechnical Assessment (*ParklandGEO Ltd., February 2026*)
3. Geotechnical Investigation (*G Tech Earth Sciences Corp., April 2012*)
4. Phase 1 Environmental Site Assessment (*Basin Environmental Ltd., April 2026*)
5. Desktop Wetland Mapping (*Basin Environmental Ltd., February 2026*)
6. Transportation Impact Assessment (*Bunt and Associates, May 2026*)
7. Staged Master Drainage Plan (*Invistec Consulting Ltd., May 2026*)
8. Market Demand Assessment (*M3 Development Management Ltd., May 2026*)
9. Servicing Report (Water and Wastewater) (*Lee Maher Engineering Associates Ltd., May 2026*)

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