



ROCKY VIEW COUNTY

WHAT WE HEARD REPORT

LANGDON AREA SERVICING REVIEW
PHASE 1 COUNTY-LED ENGAGEMENT

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I. BACKGROUND

On February 11, 2025, Langdon Waterworks presented to the County's Governance Committee and proposed an infrastructure assessment to support a broader phased expansion of the Langdon ASP. The assessment would update technical studies for potable water, sanitary sewer, stormwater, and transportation across 81 quarter sections surrounding the hamlet of Langdon boundary, as shown in Figure 1.

As part of Phase 1 of the Langdon Area Servicing Review, Langdon Waterworks also proposed re-establishing a Technical Review Committee (TRC), similar process in the 2014 Langdon ASP Review. The TRC will provide oversight, feedback, and recommendations on the infrastructure assessment, while also creating opportunities for affected proponents and landowners to participate.

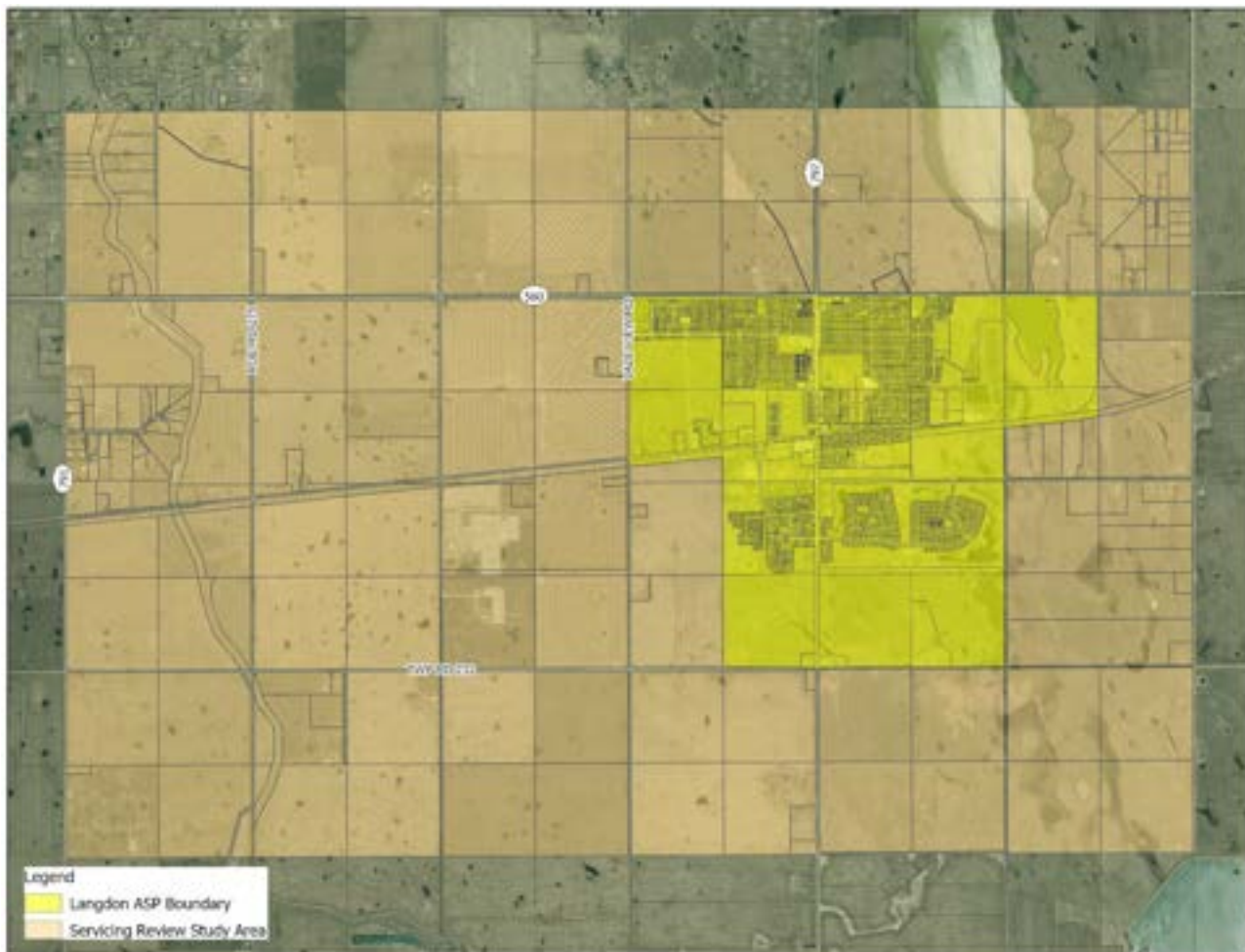


Figure 1. Langdon Area Servicing Review Study Area

At its May 20, 2025 meeting, Council approved the Langdon Servicing Technical Review Committee (TRC) Terms of Reference (TOR), while at the July 8, 2025 meeting, Council appointed the members to sit on the committee. The TRC is composed of representatives from Rocky View County (Engineering and Planning), Langdon Waterworks, Ducks Unlimited, Western Irrigation District (WID), Ducks Unlimited, and General Public within the Langdon. Since September 2025, the TRC has been meeting monthly to discuss the technical studies commissioned, but also engaging landowners affected by the TRC.

On behalf of the TRC, Langdon Waterworks previously engaged landowners within the Study Area to gauge interest in the project. A letter was sent to those landowners on February 3, 2026, informing landowners within the Study Area of the project, and providing them an opportunity to express interest in the project.

In addition to this, Council directed Administration to work with the Langdon Servicing TRC to undertake a County-led Engagement with the landowners affected by the Technical Review Committee project. The engagement is intended to The County will present the project and next steps for amending the Langdon ASP, gather landowner feedback on the Committee process and expected outcomes, and provide opportunities for input on land use strategies and infrastructure needs within the study area.

The engagement for this specific project will inform landowners within the Study Area, and residents within the hamlet of Langdon. Complementary to the engagement work that was previously done by Langdon Waterworks, it will allow residents to provide feedback on existing and potential concerns with servicing and infrastructure in the hamlet. The results of the County-led Engagement for Phase 1 of the Langdon Area Servicing Review is provided in this document.

II. COUNTY-LED ENGAGEMENT OVERVIEW

a. Communications

A letter was sent out to the landowners within the Study Area on May 22, 2026, which informs the landowners of the work done by the TRC. The letter also provides information about how landowners can provide their feedback, a link to where landowners can answer the survey related to the project, and details about the Open House related to the Langdon Area Servicing Review. A copy of the letter that was mailed is provided in Appendix B of this document. Information about the Open House was advertised via Safe Sound, social media outlets, and landowners letters from May 25, 2026, to June 9, 2026.

b. Survey

Landowners answered the survey related to this project via the link from the letters and paper copies available from the Open House. The link to the online survey was open from May 22, 2026, to June 14, 2026, and asked questions regarding the following:

1. Residence of the respondents;
2. Awareness of the project;
3. Expected outcomes (if they were previously contacted about this project);
4. Key considerations for infrastructure and serving within the Langdon Area;
5. Concerns about water, wastewater, stormwater and transportation in the Langdon Area; and
6. If they want to be involved in the future phase of the project.

A copy of the survey is found in Appendix C, while the detailed responses are provided in Appendix D.

c. Open House

The open house was held on June 9, 2026, at The Track Golf Course in Langdon, where 103 people were able to attend. The open house gave participants an opportunity to learn:

- about the Langdon Area Servicing Review;
- why the studies were undertaken;
- who the technical review committee is;
- which studies are commissioned;
- what the TRC Study Area is;
- information about what and what the project is not;
- the process of TRC project; and

- how to provide feedback.

Attendees were able to answer the survey related to this project but also write their feedback on a sticky note on the last Open House board.

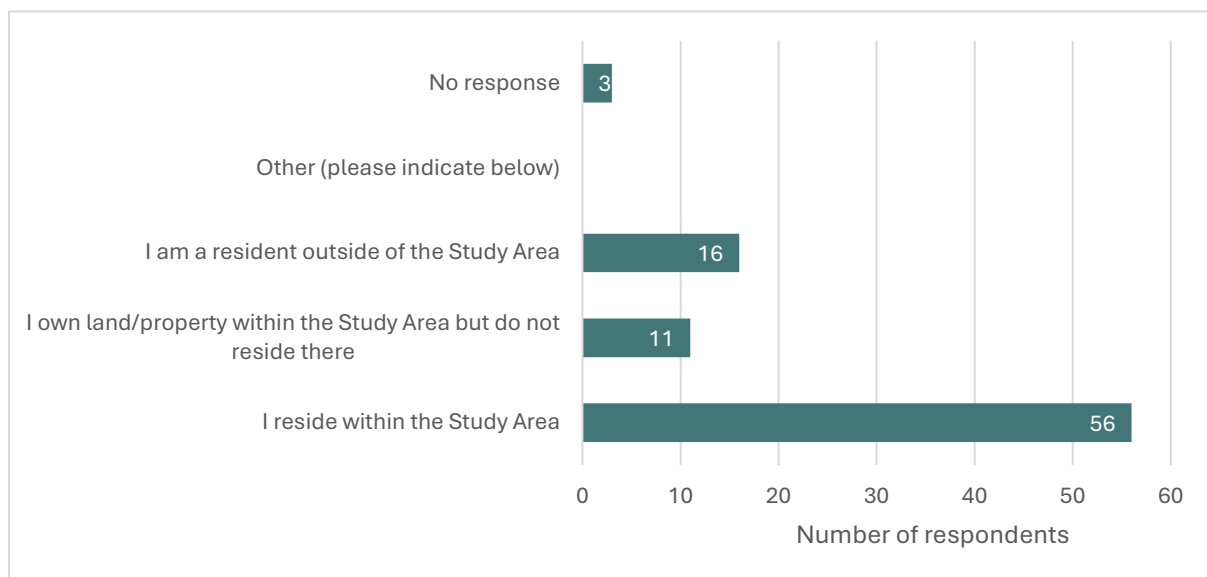
A copy of the Open House Boards are provided in Appendix E.

III. RESULTS

a. SURVEY RESPONSES

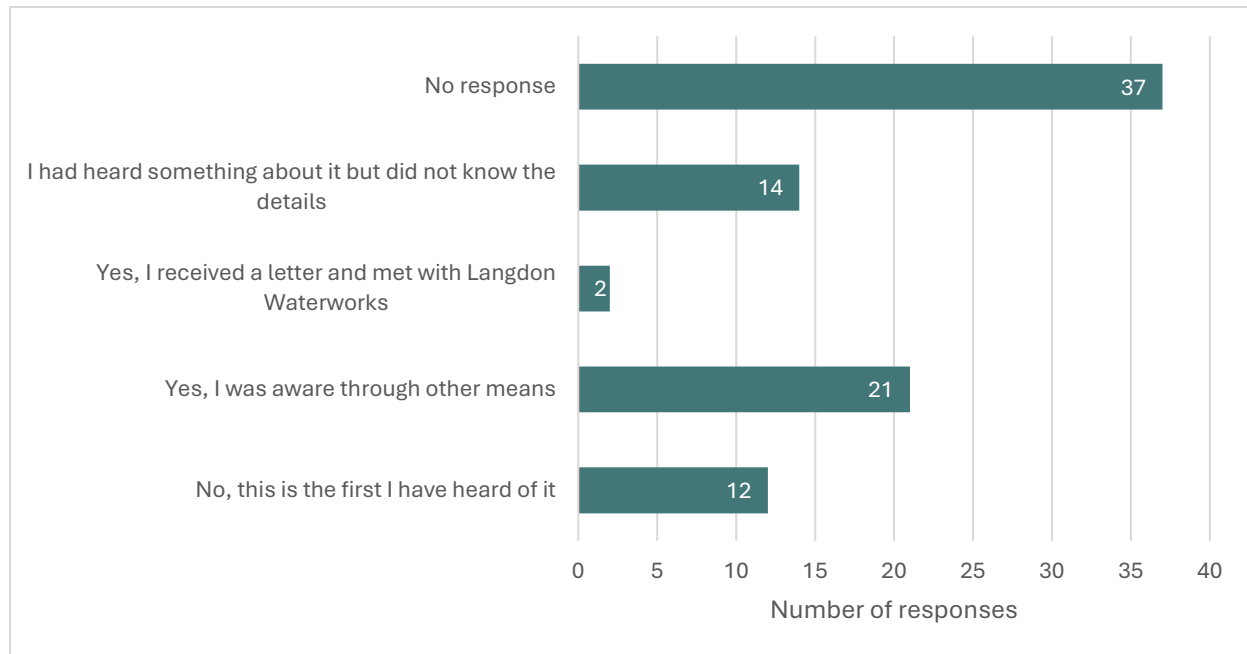
Overall, the County received 86 respondents throughout the survey period, where 12 responses came from online while 74 responses came from in-person during, June 9 Open House. The different responses were collated, and the results of the survey are found below.

QUESTION 1. How would you describe your connection to the Study Area?



Majority of the survey respondents came from those who reside within the Study Area, accounting for 56 responses of the overall responses, while the rest of the respondents reside outside of the study area, own land or property but do not reside within the Study Area or did not respond to the question.

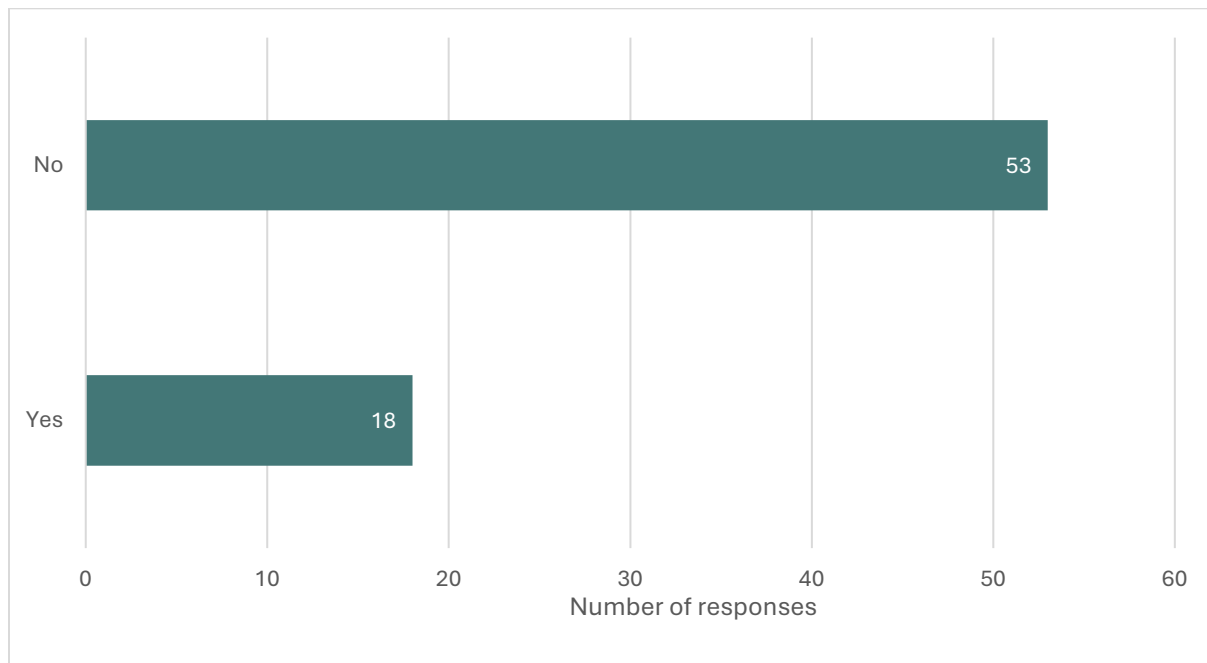
QUESTION 2. Before receiving this invitation, were you aware of the Langdon Area Servicing Review?



Thirty-seven (37) respondents are aware of the Langdon Area Servicing Review project, although the details and how the information was accessed varies. Of the survey respondents, only two of the respondents have previously received a letter about this project (dated last February 3, 2026), and met with Langdon Waterworks, while the rest of respondents had heard about the project through other means, or had only heard something about it without knowing the details of it. Twelve respondents have not heard of the project previously.

In this case, access to information or communication regarding the details of this project has been lacking previously. This area will need to be improved on. Nonetheless, there is a large portion of the survey respondents (37 respondents) who do not know or have been informed about this project.

QUESTION 2.1 Did you receive a letter invitation to attend this open house? (in-person only)



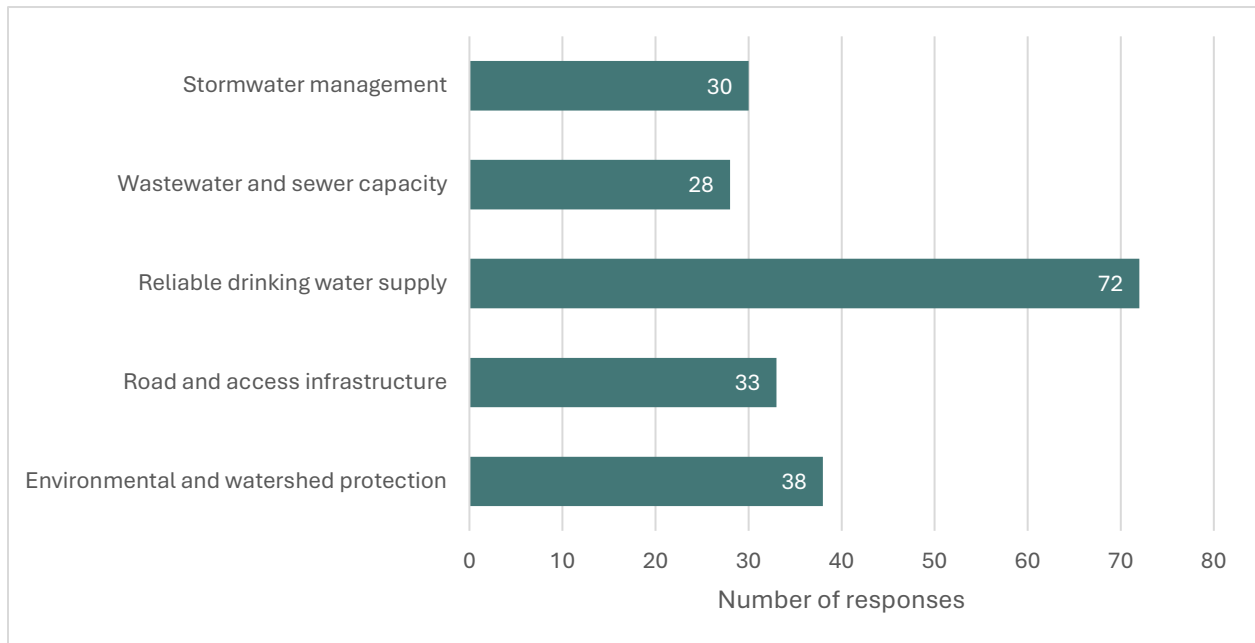
The letter of invitation dated May 22, 2026 was only sent to the landowners within the Study Area, which may explain as to why majority (53 responses) of the respondents were not able to receive a letter of invitation for the Open House. However, this also provides the number of respondents (n=18) who reside within the Study Area.

QUESTION 3. If you were previously contacted about this project, what were your expected outcomes?

For those who were previously contacted about this project, only five responses were provided relating to landowner expectations. Expectations from this project were:

- provision of water and sewer to their acreage;
- more information about wastewater;
- more information about stormwater management; and
- unclear on the outcome of the project as there was a lot of unknown and limited information.

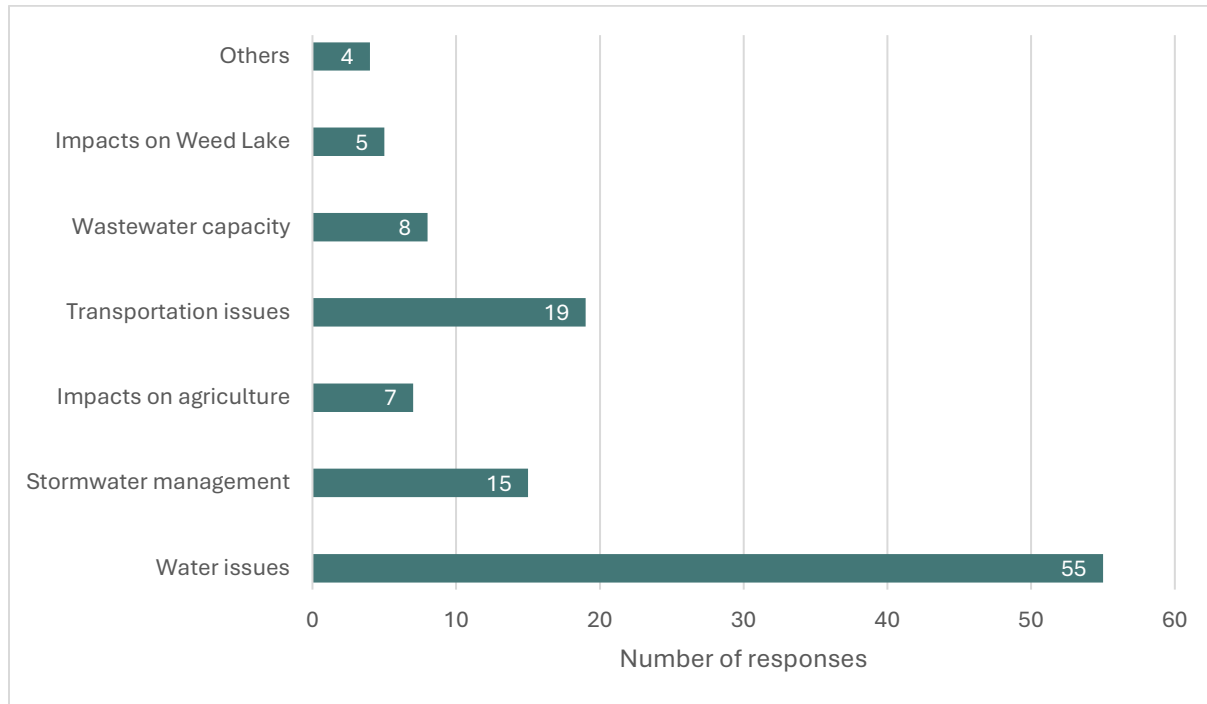
QUESTION 4. What do you see as the most important infrastructure consideration for the Langdon area? Select up to two.



When asked about the most important consideration for provision of infrastructure in the Langdon area, reliable drinking water supply is cited as the most critical consideration, garnering 72 responses. As Langdon develops and grows in the future, many respondents have determined that the provision of drinking water is an important factor to consider.

Despite the question asking only for two important infrastructure considerations, there are several respondents who checked all the factors abovementioned, which shows that although a reliable drinking water source is an important consideration, respondents have determined that other considerations are also equally important.

QUESTION 5. Do you have any concerns about water, wastewater, stormwater, and transportation servicing and infrastructure in the area surrounding Langdon that you would like the Technical Review Committee to be aware of?



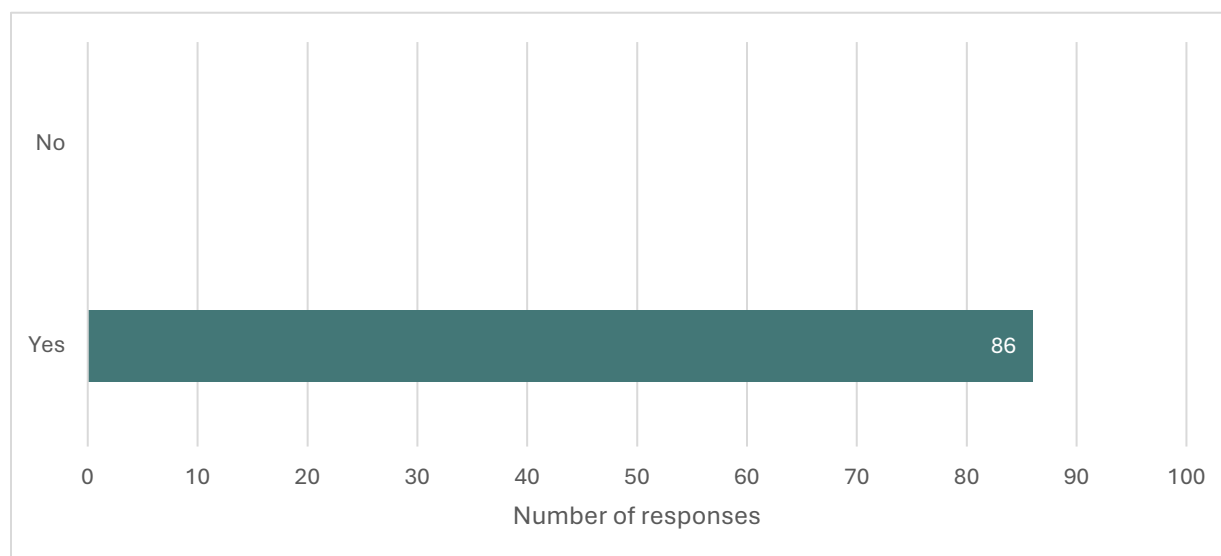
For each written response to this open-ended question, they were grouped thematically and coded to quantify what specific issues related to water, wastewater, stormwater and transportation within the Langdon Area. A few themes emerged through this question, including water issues, stormwater management, wastewater capacity, transportation issues, and impacts on agriculture and on Weed Lake.

Of the themes, water issues was mentioned as the highest concern that respondents want the Technical Review Committee need to be aware of. Some of the concerns that the respondents indicated were the decrease in water supply and water quality, attributing this to potential impacts of proposed data centers, increased residential developments, and future industrial and commercial use. There are also concerns about the cost of upgrades, and who pays for the water system upgrades to allow more water capacity. In times of water restrictions, there is also a concern about how residential water use will be impacted, especially when industrial and commercial developments are approved in the future.

Transportation is also indicated as another major concern, providing that better management of road infrastructure is required. Respondents identified that road upgrades and maintenance will be needed, especially along the Glenmore Trail, and will need to incorporate emergency access and signalization (traffic lights) to improve traffic safety.

Respecting stormwater management, overland flooding and the capacity of water drainage are provided as main concerns, and a regional-level approach is required to address this concern. Other themes that emerged from the responses were, “heat islands”, dark skies, and development capacity in Langdon.

QUESTION 6. If Council decides to proceed with further planning work in the Study Area, would you like to be informed about future engagement opportunities?



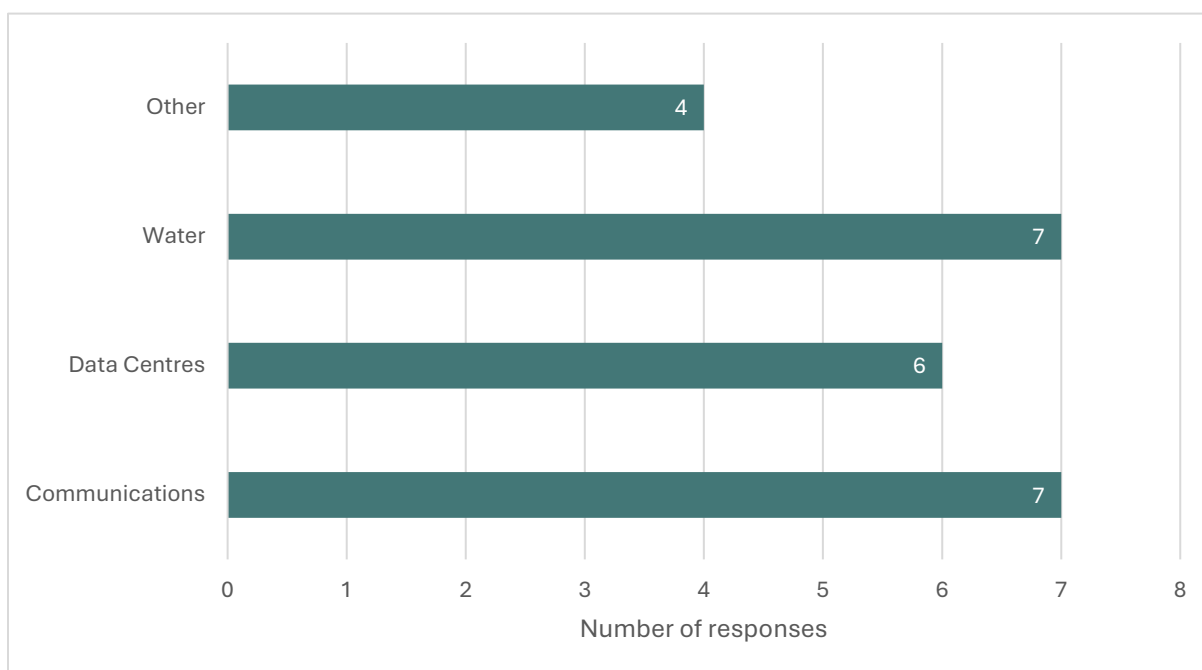
All respondents have checked that they would like to be informed about future engagement opportunities should there be further planning work in the Study Area, which shows that the respondents are interested in knowing more about this project.

QUESTION 7. Is there anything else you would like to share with Rocky View County regarding the Langdon Area Servicing Review?

There were six responses for the online questions, where the following themes emerged:

- Concerns about low levels of water wells;
- Opportunity for sewer and water supply especially for those within the family acreages; and
- Concerns about and opposition to the data centers; and
- More communication or updates

During the Open House, attendees were given an opportunity to write their responses on a sticky note to the question above. The twenty-four (24) responses were codified and tabulated, where themes that emerged are displayed on the graph below:



Overall, similar themes from the question online emerged on the written responses at the Open House. “Water issues” and “communications” were concerns raised at the Open House surrounding the Langdon Area Servicing Review project. The development of data centers is also seen as a concern due to its potential impact on residential water usage, especially how future industrial consumption will affect water capacity.

IV. KEY THEMES

There have been key themes surrounding the County-led engagement activities related to the Langdon Area Servicing Review. A summary of the key themes is found below:

WATER ISSUES

Water issues are seen as concerns that will need to be addressed, as developments continue to move forward in the Langdon Area. Water capacity is a major concern since there are questions regarding the ability for future developments to be serviced. Respondents are worried about the impact on current water usage due to additional residential development while accounting for more future industrial developments in the area (e.g. data centers). In times of restriction, one respondent is concerned about the water usage priorities, and whether water usage will be cut off. In addition to that, there is also uncertainty about the impact of water usage on those residents/landowners who are on well water.

Water quality is another thing that will need to be considered as there are concerns about the deterioration of water quality, especially due to effluents that will discharge to Weed Lake. The amount of effluents that is drained to Weed Lake is seen as a limiting factor as the County will need to adhere to Alberta Environment and Protected Areas (AEP) regulations concerning water quality.

With more developments in the future, there are also concerns about the required upgrades to water infrastructure and servicing to support development, and who will be paying for these upgrades.

INFRASTRUCTURE AND SERVICING CONSIDERATIONS

Throughout the public engagement, there are major concerns about the infrastructure needs of the Langdon area. As the hamlet of Langdon continues to grow there are concerns about how the infrastructure and servicing will be provided, without impeding or reducing current water and wastewater capacity for development.

There have been concerns about the impact of increased traffic from new/future developments, especially coming from Glenmore Trail. With increased traffic, respondents provide that there are safety concerns, citing the need for a speed limit to be imposed. The maintenance of the road networks also needs to be considered as the community further develops in the future.

Another area that will need to be considered is stormwater management. Impact of overland flooding and capacity of the drainage system to mitigate flooding are the concerns that will need to be addressed as these are ongoing problems that within the Langdon Area. One of respondents provided that a regional approach to stormwater management is required to tackle this issue.

COMMUNICATION AND ENGAGEMENT

Respondents have indicated that communication and engagement are key areas that the County or developers need improvement on. Some respondents have suggested that a town hall or a panel discussion format would be better suited than an open houses, where a “question and answer” session and participants can ask questions about needs and concerns. One of the respondents have included that throughout this project, Langdon Area Servicing Review, informing and engaging residents are important.

DATA CENTRE DEVELOPMENTS

Many respondents have concerns about the approval of data-center development in the east side of the County. They have cited there are lot of concerns about water usage from data centers, and potentially about drying up existing aquifers, which have impacts on existing residences who are on well-water. There is also concern about contamination of the water supply.

THANK YOU

Thank you to all residents who participated in public engagement on this County-led Engagement for Langdon Area Servicing Review , Phase 1 County-led Engagement in Rocky View County.

This report will help guide Administration's recommendation related to the Infrastructure Report and will be presented to Council within Q3 of 2026

V. APPENDIX

A. WEBSITE UPDATE

The project website can be accessed here:

<https://www.rockyview.ca/node/4255/planning-projects-underway/langdon-servicing-technical-review-committeeky View County>



B. LETTER TO LANDOWNERS

May 22, 2026

Click to enter name and address

Click to delete or enter file number

LANGDON AREA SERVICING REVIEW

Rocky View County is writing to you as a landowner within the Study Area of the Langdon Area Servicing Review. We want to make sure you have the information you need about this project and have an opportunity to share your feedback.

What is the Langdon Area Servicing Review?

Langdon Waterworks is the franchise utility provider responsible for delivering safe drinking water to the Hamlet of Langdon and wastewater services to the east side of Rocky View County. As the region grows, it is important to understand whether existing infrastructure can keep up and what upgrades may be needed. The Langdon Area Servicing Review is that planning work.

A Technical Review Committee made up of representatives from Langdon Waterworks, Rocky View County, Ducks Unlimited, the Western Irrigation District, and Langdon residents-at-large is preparing an Infrastructure Report covering the 81 quarter sections of land surrounding the Hamlet of Langdon. A map of the Study Area is included at the end of this letter for your reference.

What This Project Is Not

This review is **not** an expansion of the Langdon Area Structure Plan. It does not create a land use strategy for the Study Area, approve any development, or change land use designations on any property. It is a technical study focused on water, wastewater, stormwater and transportation servicing and infrastructure within the Study Area.

Join us at the Open House

We would love to see you at the drop-in Open House. This is your opportunity to learn about the project, ask questions, and share what matters to you. No RSVP is required and light refreshments will be provided.

Date: **Tuesday, June 9, 2026**

Time: **5:00 p.m. – 7:00 p.m.**

Location: **Langdon Track Golf Course**
(333 Boulder Creek Dr, Langdon, AB T0J 1X0)

Take the Landowner Survey

Complete our short online survey by scanning the QR code or visiting:

<https://forms.office.com/r/VLTweZKqwm>

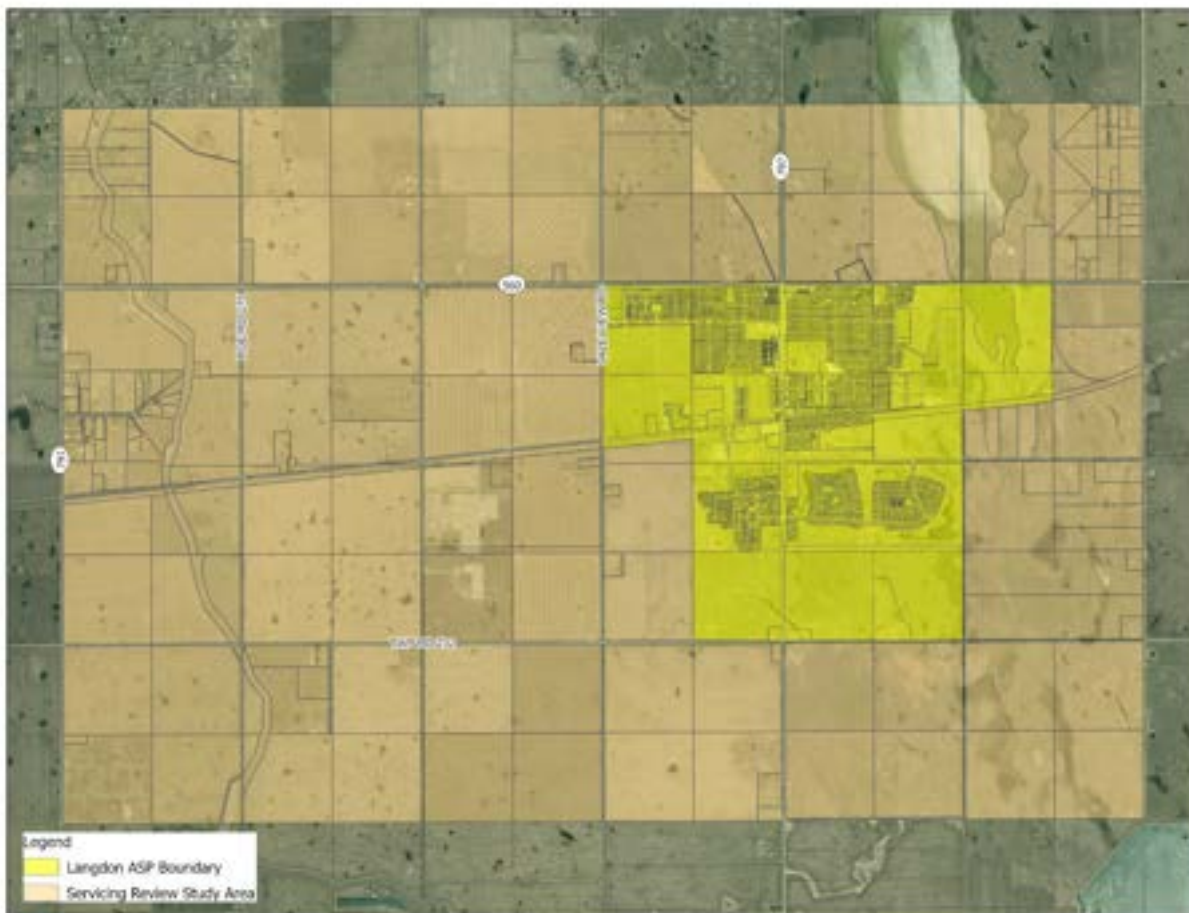
Your input is important and will be compiled and presented to Governance Committee by July 2026.

If you have any questions, please contact the Rocky View County Planning team at planning_policy@rockyview.ca.

Thank you for taking the time to share your feedback.

Sincerely,

Rocky View County Planning Team



C. SURVEY QUESTIONS

How would you describe your connection to the Study Area? Circle one of the following.

- | | | | |
|--------------------------------|---|---|-------------------------------|
| I reside within the study area | I own land/property within the Study Area but do not reside there | I am a resident outside of the Study Area | Other (please describe below) |
|--------------------------------|---|---|-------------------------------|

Did you receive a letter invitation to attend this open house?

☐ Yes

☐ No

If you did receive an open house invitation letter (skip the question if you did not), were you aware of the Langdon Area Servicing Review before you received the invitation letter?

Yes, I received a letter and met with Langdon Waterworks

Yes, I was aware through other means

I had heard something about it but did not know the details

No, this is the first I have heard of it

If you circled "Yes, I received a letter and met with Langdon Waterworks" (skip the question if otherwise), what were your expected outcomes?

What do you see as the most important infrastructure consideration for the Langdon area? Select up to two.

- ☐ Reliable drinking water supply
- ☐ Wastewater and sewer capacity
- ☐ Stormwater management
- ☐ Road and access infrastructure
- ☐ Environmental and watershed protection
- ☐ Other (please describe below)

Langdon Area Servicing Review Survey

Do you have any concerns about water, wastewater, stormwater, and transportation servicing and infrastructure in the area surrounding Langdon that you would like the Technical Review Committee to be aware of?

If Council decides to proceed with further planning work in the Study Area, would you like to be informed about future engagement opportunities?

☐ Yes

☐ No

D. SURVEY RESPONSES

QUESTION 1. How would you describe your connection to the Study Area?

	I reside within the Study Area	I own land/property within the Study Area but do not reside there	I am a resident outside of the Study Area	No Response
Online	9	2	1	0
In-person	47	9	15	3

QUESTION 2. Before receiving this invitation, were you aware of the Langdon Area Servicing Review?

	No, this is the first I have heard of it	Yes, I was aware through other means	Yes, I received a letter and met with Langdon Waterworks	I had heard something about it but did not know the details
Online	4	3	1	4
In-person	8	18	1	10

QUESTION 2.1 Did you receive a letter invitation to attend this open house? (In-Person)

Yes	No
18	53

QUESTION 3. If you were previously contacted about this project, what were your expected outcomes?

ONLINE

We received a letter in the mail and had a few discussions via email with the project manager. Our expected outcomes is getting water and sewer to our acreage.

IN-PERSON

Presentation to attendees outlining seemed outcomes, what's been included?

There is VERY limited information, very few questions answered at any meetings so for "LOTS OF" I don't know.

gas fired power plant (beacon Indus). Apparently Langdon water works has an agreement to supply water to. Beacon stated in November
More information on where waste water comes from , where water comes from, where it's going to.
Any form of storm water management, RR 275/Jesse Trail. We can't pump to our ditches because it goes nowhere.

QUESTION 4. What do you see as the most important infrastructure consideration for the Langdon area? Select up to two.

	Environmental and watershed protection	Road and access infrastructure	Reliable drinking water supply	Wastewater and sewer capacity	Stormwater management
Online	1	2	6	0	0
In-Person	37	31	66	28	30

QUESTION 5. Do you have any concerns about water, wastewater, stormwater, and transportation servicing and infrastructure in the area surrounding Langdon that you would like the Technical Review Committee to be aware of?

ONLINE
I have a low volume well, I would not want to truck in water
No, I feel confident that the review committee will take all into consideration when planning future infrastructure for Langdon
Yes very concerned with the proposed data centres ,
We've had water restrictions and we do not have accurate information regarding the actual in VIVO use that these projects will consume with regards to water because when we need more water during hot days is when they will need more water for cooling
Over population of the area resulting in excessive water usage.
we should be very conscious of how we are using water and the impacts of it all and how it effects residents in langdon directly.
The lack of capacity and the town/ wastewater management company servicing any large infrastructure outside of homes and local businesses
Yes it can't be used for data centre

IN-PERSON

I have concerns about the future of our water supply. The study is not considering use by industry outside of the town, such as the data centre. At last week's info session they assured us Langdon waterworks has more than enough water, lots of excess water, why do they have the data and you don't? They made it clear they've already discussed this with Langdon waterworks. Why no consultation or acknowledgement that these deals are in progress?

water is finite not infinite. Adding industrial data centres that will consume more water then we have. Add to that the heat islands caused by them. Also, the dark skies, the amount of light will destroy our skies. Also the wildlife, bird sanctuary.

There is not enough water.

They cannot take WID water, WID is for agriculture and not for development. The transportation system is pathetic. the current system is overloaded as is. The County has a policy of prototypes for good agricultural land. There is going to be a shortage of water in the near future because we are almost maxed out now between Calgary, Airdrie, Strathmore and Chestermere.

Do we have enough water supply for the community that exists? When Hanson Park was started, a hold was put on building as supply was no enough. Now we have 2 more developments, where did the extra water come from? Plus how is there enough for development and data centres.

County mandate is to maintain ag land. How will the ag land be protected while digging h2o lines in? How do you expect to get WID water? Membership must vote. 2 years ago WID cut irrigation H2O use in half to irrigators with drought. What do you plan to do for H2O when drought? Any proposed AI Centre, H2O use, how can you protect current H2O in or existing wells? Irrigation H2O is for irrigation, farm, animal food, is not for AI development people! Storm water management needs huge consultations. Ag land is often flooded when developments storm water is not managed properly. Noise from data centre can be horrible. we will not be interested in any developments on our land. Traffic - it's very difficult to move equipment. Increased population, development are not favorable or moving equipment and continuing farming. People have no respect for moving equipment.

Need to ensure: Growing region and Langdon needs to get off of water wells (aquifers) for the source of new water. Stormwater should be handled by proper regional manner and not be confirmed site by site storm water retention ponds, simply not the right solution long term.

Yes, in regards to the AI Data Center being built and 3 more proposed. Also, the Chestermere needs to be included. I am concerned about misuse of water, contamination from the AI data centres into the ground, ponds and eventually ground water, well water, etc. The ponds will be toxic and birds will die. The water table is high and Rocky View has many birds and animals that depend on it sitting in the fields and river. I wish to meet with Council to voice our concerns. I wish to be heard. The decision by Council should reflect the concerns of the people. [REDACTED]

Our water is too precious to use for an AI Data Centre. Stormwater is better but still has some more work to do. Some areas still do not drain properly to clean lake or storm ponds. We are getting very close to full capacity of sewage treatment plant, either Balzac needs to build one or our needs to be enlarged.

Not water but Glenmore needs to be doubled soon. This is a farming town community not an AI Data Centre one.

AI water usage . People + house use should go paired. Storm water Management. Proper Roads Systems to manage traffic. How is your pumping out of wells going to affect our well within eroded level of amount. There is very little info of hat this is all about, we have no vision of future developments. How is agricultural land use going to be protected? This feels like devastating development coming. Scary.

I have concerns about the smell from weed lake. I have concerns about our poor quality of tap water. I have concerns about the narrow roads around the area. Crashes every day. I never once saw police that we pay for around in the evenings. Taxes going up 33% (why).

In the past 12 years the smell from weed lake has become increasingly worse. I feel this can be a huge impact on home values as well as quiet enjoyment of our deck and yard. Our declining water is terrible. At times you can see the discoloration and taste it. We cannot put it in a coffee maker overnight as it taints the coffee. It also leaves brown rings in the bath tub. The water is very hard in Langdon, affecting clothes from washing, less years on a water tank, hard on trees and plants. Our service/water system is failing during heavy rain. Bringing in vac trucks is not sufficient. Having to wait until there is enough residence to fix road issues is unacceptable. The intersection at the Tim Horton's needs to be fixed now, not later. Our taxes went up 33% this year and we are not seeing the benefit.

Limited water resources. Concern of contamination of this precious resource. Protection of environment & water shed protection. Waste water or sewer capacity. Road & access infrastructure. Storm water management.

Langdon is a growing community. We need to conserve our resources for our residents. water and overland flooding is obviously a concern especially with the proposal of the data centre. This would use vast amounts of water and energy whilst being detrimental to the environment. There is no benefit to our community to build a data centre, and we don't want it, we're using our precious resources. I travel from Langdon into SE Calgary for work Monday-Friday, the roads are already incredibly busy, and despite reducing the speed limit on Glenmore near the container yard/Chestermere turning there are still accidents and so many close cars. I use Glenmore in the morning and sadly it doesn't surprise me to see a steady stream of cars running the stop sign to get onto Glenmore from Chestermere. I use 22x to come home as I feel it is marginally safer, but all too often I have other drivers coming head onto me. Considering the data centre construction would increase traffic on already stressed roads, I feel it would be incredibly unwise. Please support our community, not destroy it with a data centre.

We are concerned about highway 560 and RR 283 & 284. As a business owner with large loads these intersections are hard to get in and out and have had some near misses. It's only a matter of time before a fatality. Before Langdon grows anymore, transportation and infrastructure should be improved.

I am very concerned about the amount of water that seems to be "taken". I have attended both AI open house sessions and even though they claim closed loop, they still are estimating high after demands, especially the Indus Beacon AI centre plan. I do not know how Langdon can continue to grow if water is not allotted to the hamlet. The idea that water will come from WID is also concerning. The WID was restricted just 2 years ago where were not allowed to water our fields. water rights must also be voted on. Access to WID is not guaranteed. The aquifer is not unlimited, what will be the source of water then? Are we assuming Calgary will provide water eventually? Those of us on wells in the area, are we going to go dry because of overuse in the area? we already have a poor functioning well.

Rocky View has an ag mandate, this sounds like city-planning for a lot of development. The road development that will be necessary for development will also cause huge issues for drainage. Flooding that occurs when it is not planned for well is a huge concern.

Would like to see speed limit reduced on Centre St and removal of transport trucks thru the hamlet. Also NO AL FACILITY!

Yes, very concerned considering the speed at which the area is growing. I assume adequate studies were carried out before the huge expansions were approved.
Drinking water capacity, AI centre water usage. Wastewater collection. Stormwater collection. Amount of traffic & roads. Loss of AG land.
Just like the majority of submissions you are receiving, I am deeply concerned about all the data centres in the surrounding area and their connection into Langdon's water infrastructure. From what I know so far about Langdon's water capacity and growing communities (and even more people needing water), it's hard to understand how the system can even consider one of these centres. Not to mention the huge concern for the farmers. I am appalled that these centres are even being entertained. What happens in a drought? Who gets cut off? Who gets restricted? We all know that once the data centers are in , generating near millions in taxes, it's not them that get shut of...the farmers and people suffer~
Be very careful with the pace of development. We take water for granted. We do not want to become an Okotoks or Pincher Creek. Please ensure every community has multiple exits, accessible exists-we don't need to be a Camrose of a few years ago when a fire occurred , multiple homes were lost and it was realized there was only one entrance/exit into a sub division. NO DATA CENTRES. THERE IS NOT ENOUGH RELIABLE DATA TO ENSURE THEY WON'T "SUCK OUR water SUPPLY DRY". Why not propose the Sheerness Generating Station instead of putting 2 in a hamlet.
yes, CAPACITY
yes, capacity for current population, future development and industry.
Total available capacity-today. Total available capacity, 10, 20, 30, 40 years from now. water treatment methods. How does water priority work? res use, ag use, comm/industrial use? water sources and locations. How are road infrastructure impacts estimated? what is the current water quality? How is water quality measured? Is the quality forecasted to change? If so why? When will the prelim results be available and in what format? How is drainage being assessed? What options are being considered? Will pros and cons be disclosed? What stormwater capacity exists today? Is it expected to increase/decrease?
Concerns about the supply and quality of drinking water (and home use) for the Langdon area, particularly as residential development continues. Local wetland capacity has diminished over the past 20 years and this raises great concern about the future of the water e depend upon.
I'm sure I have the same concerns as others. The ability of our system to meet the various water related needs of the community in efficient ways while not negatively impacting the environment (green spaces, bird, wildlife).
My concerns are that the residents should come first when it comes to water services before any commercial use is allowed. Noise should not impact our life, we all moved away from that. If any waste water development occurs then that should be at the commercial expense. we have paid enough for the system we have that allows other areas to use our system.
Will we have enough water and can our treatment center handle new infrastructure?
AI data centres, have they been included in the scope of the related technical studies? THEY NEED TO BE!!!!!!!!!!
IT IS ABSOLUTELY CRITICAL TO INFORM AND ENGAGE ALL IMPACTED RESIDENTS.
Yes

Yes I have concerns about several issues. My personal biggest concern is overland water that flows through the ditches. I am in the Langdon Crossings division that has no sidewalks. During summer rainstorms it is getting quite common for the water to flow over and across the road. My address is [REDACTED]. I can provide photos of numerous times this has happened. As the community continues to grow I imagine this problem will grow as all water funnels out to weed lake. 2nd concern is the 2 proposed data centres within such close proximity. Do we have any studies that conclusively prove the residents living nearby won't suffer any long term issues? Not to mention the water issue... My name is [REDACTED] should anyone care to discuss these concerns further or need photos of flooding issues. I have been a resident for 29 years now at the address noted above.
I don't have any concerns with the pics listed above, I would like the County to ensure all water resources and transportation services/infrastructure keep up with developments inside and outside the study area.
Langdon is a heritage town, hamlet for many years. Let's keep it as the rarity it is. Make improvements, infrastructure, continue improving water drainage, etc...but maintain the integrity of small town culture. The main reason I've lived here for 22 years! It's sad to see these changes causing detriment to our beloved town! Add it to the list of failures in Canada within this generation!
As community water needs change, especially if new communities are built. water levels in our well diminishes. Our land sustains people and small and large animals. We need to ensure that the actual water they need is predictable. This is unpredictable at present.
Environmental - animals, farms Private wells - owners Transparency - Council needs to keep community informed all the time. What are you doing to mitigate any issues that may arise? AI data- we have limited water. Where will they get there millions of gallons?
Traffic and speed limit on Glenmore Trail. Also traffic enforcement within village limits.
water - my well is located 2 miles west of Langdon and I am concerned that my water level has declined over the years (I am a part of U of C well survey), I have concerns that my water level will continue to decline. Transportation - A more robust traffic safety system should be developed for Glenmore (traffic lights) water - I am concerned with the future water usage by data centers and ho that will affect public users and their rates as well as the salinity of the water. It is my understanding that we reside in the rosebud aquifer which is a closed aquifer so what happens in Langdon will affect well supplied landowners.
Lots! Fresh water - why is my water brown? Why is it so hard? why was there a sewer leak by weed lake and no one was told? Why are we not getting infrastructure we want? No dog park but McDonalds?
I have co stock water spring that has run dry 4 yrs ago. Never ran dry in 80 years of living memory. Relative number if home average water use Beacon proposal would use daily on a net conditional basis. i.e.. over the recycle portion.
Yes, have seen multiple data centre developments suggested in the area, very concerned on water, on wastewater. Usage is already seen drastic effects with just normal development in area.
Just want to make sure that the data centres don't affect our farm lands aquifer water table. [REDACTED]
We are on a well in Langdon but are concerned about the aquafer and the impact development has on it. I feel that my concerns over widening Glenmore Trail are and have been ignored. It's on the Province's website to be tripled.

water is a main issue. Also roads leading to Langdon is a major issue-not keeping up with the growth
How the current residential & commercial growth in and around Langdon is going to affect the water demand. Who is going to be responsible for footing the bill in regards to infrastructure development? The proposed data centres are going to drastically increase the demand.
Does the TRC include in the servicing review the potential water access & waste water needs of the planned/proposed facility(s) AI outside Langdon that will significantly impact any study undertaken. It would be really interesting to have data at hand during this survey stage, that informs the community of the existing resources of water/current use. Capacity of weed lake and how much additional wastewater that can be held/managed. Existing storm water statistics and capacity.
Loss of water usage.
How will there be quality control measures? what will be done to ensure safe drinking water for those on well water? If those houses switch to city water who will pay for the conversion? How il we ensure noise is kept at a minimum?
How can we be sure that natural water and habitats will be protected? Will our farmers and ranchers always have enough water considering how new infrastructure will use more water?
How does this affect people with own well system? what is the plan to account for weather events? i.e. climate change, grass fire.
Is Rocky View involved with the letters of intent that waterworks signs? In the last 5 months, we have become aware of them promising water to exceeds our production limit by nearly 50%. What upgrades are planned at waterworks? Whose paying? Are they current on regular maintenance? Whose taps will be turned off when the wells run dry?
Main concerns are: Development beyond capacity of resource. The AI issue and what it will do to the area, which would include adjacent lands for many kms.
Q & A with speakers would be more advantageous than a science fair atmosphere, then all can hear questions that others would not have thought of.
YES water capacity: do we have enough to service all the new developments and AI data centres? These sessions would be more meaningful if there were speakers from the County to address questions.
The amount of housing being built and how Langdon can possibly maintain the aquafer for the population growth. The lack of water maintenance in the new areas with nowhere for water to go. The roads are poorly maintained at best and what will it look like with all the new housing. The proposed AI data centre that will impact every one of these things mentioned above as well as pollute our water ways and kil our wildlife!
With the large amount of development in the ASP the water available from the aquifer will it be enough to sustain the proposed development with the power station? what guarantees are in place if there is one problem with the power plant.
Drinking water is constantly changing smells, needs better servicing so it doesn't smell like chlorine. New developments need their own green spaces and not piggy backing off existing green spaces.
I for the life of me can't understand how this is even considered as a possibility. This is all being pushed thru with a hope for the best meanwhile we get left with the damage. [REDACTED]

I do not have concerns as it stands and understand housing development and the need to review services to accommodate reasonable development. I feel NO consideration is currently part of this review to accommodate a huge data centre. How do you know there is sufficient water capacity underground to cover current demand, future housing demand, let alone an AI data centre? Your study area does not currently include the proposed AI data centre so how relevant is the current review, it may already be out of date? We understand Langdon water has already given their approval to this data centre being linked to our water system, so again I feel this current review is already out of date?
The study area is not representative of what is planned in the area that Langdon water co has committed to supply. The potential impact of the proposed AI data centre which is to be supplied MUST be added to the study. Need to see clear technical report on what the existing aquifer and wells can supply. what is the capacity? Then the technical report should then layer in the existing and proposed development capacity requirements. We will hold Rocky View County, its committees and Council accountable for every detail of the studies and reports.
Yes we are very concerned about Langdon's water as there is an application for a 1494 gas fitted power plant (Beacon Indus). Apparently Langdon water works has on agreement to supply water to Beacon stated in November 2025, the centre would use 88,000 litres of water a day, this has now been revised to 1.5 million litres of water a day and the proposal is far from being finalized-gas fired power generated data centres of this magnitude (beacon Indus) have been known to use 15-25 million litres of water a day. Along with possible water usage for Wildrose Date Centre and a growing town, people deserve transparency and communication with the Indus Beacon AI centre and the ASP change as approved on June 2025-residents did not find out until Nov 2025!
water-we are not inclined in sharing the water with the data centres that consume heavy loads and drain. Glenmore Trail - Can be extended or additional signals can be added for traffic safety.
I am highly suspicious and concerned of the timing of this servicing study the same time 2 data centres are being proposed and going down path of fruition. Residents should always be put first before corporations safe sustainable drinking water is for people and livestock Before manufacturing/data centres. Especially, if said corporations are NOT local businesses and don't reside near any impact on water/noise/environment etc.
Just concerned that the growth in Langdon and surrounding area and how that impacts water and waste water/storm water (for flood risks). Do we have enough supply in our ground water recharge? Just info I don't have and would like to know. I am sure it is being considered but still unclear for me. I want to make sure our well water infrastructure will also be sustainable growth. Environmental and sewer water mgmt. is properly accounted for.
Data Centres: these use a lot of water in a drought area, 3-4 not acceptable. Where water actually comes from for Langdon and area. Who pays for the upgrades to the WWTP? Gravel roads currently are not regularly maintained and highway 797 is never maintained in the winter months, so how much worse will this get once Langdon grows?
My well going dry.
I have concerns about stormwater in our area. There is no path for water to flow anywhere. Jesse Trail is just a catch point. Year after year water is trucked out from our ditches. 2018 we experienced severe flooding and property damages. Pump permits were refused because of too much water heading to weed lake. Painted Sky however isn't too much water?
The speed limit of 60 km/h should be down to 40 km all the way thru Langdon.

I am very concerned that our water cannot even support the growth of the town at the current capacity. It is very concerning that Langdon waterworks is already connected with wildrose data centre and there has been very little info provided by the County. We need Rocky View County to understand that many of the homeowners in this area are very much opposed to this data centre. Let's protect our resources and the environment. I think Council needs to proceed with this planning to ensure that the data centre is stopped. We simply do not have the resources to support it.

Why do Painted Sky, AI development, buildings, homes being developed when there is ZERO storm water infrastructure on RR 275? In 2016 we had to wait 3 weeks for an emergency pumping permit because they said "downstream" couldn't handle the capacity of our pumping, yet Painted Sky and all these new developments have access to weed lake, why don't 30 year residents/tax payers have access to it? 10 years of trying to resolve constant flooding.

QUESTION 6. If Council decides to proceed with further planning work in the Study Area, would you like to be informed about future engagement opportunities?

	Yes	No
Online	12	0
In-Person	75	0

QUESTION 7. Is there anything else you would like to share with Rocky View County regarding the Langdon Area Servicing Review?

ONLINE
I currently have private well water and septic field
our acreage sub division has several houses with out water and several with very low volume wells, it is a big concern
As an acreage owner with an underperforming well, like many others in our area who are within the study area; the opportunity to have sewer and water supply would be of huge benefit and for our family and many family acreages surrounding us.
Would like to have communication on updates
Every person I talk to is opposed to having Rockyview County have 50 of these projects, which is what is being proposed
Stop the data centre and prevent Peter loats from using ground water for beacon also

IN-PERSON (STICKY NOTES - OPEN HOUSE BOARD)
Farm land should remain just that. Data Centres use a lot water. 3-4 of them in RVC-suspicious. Langdon and area needs to stay protected from Data Centres
An actual town hall meeting with officials to discuss concerns and needs
On some maps, I have seen a pipe moving from Langdon to Beacon AI and no one will answer my questions about this line.
Need to host proper discussion panels instead of these events with posters and figureleads
What is the Plan for protecting animals and birds that live near ponds.
Q&A with RVC would be more beneficial than "cue cards"
What study is being done that would include the use of a data center?
Capacity – How can you promise 2 Data Centres water when you don't know what you have.
I would like to have a meeting with council so that they can hear from the people and we can ask questions. Thanks
Assurance that existing wells will be protected and sustainable at current or better water levels
Who will help those on well water?
What power does the TRC have? Can they make infrastructure decisions?
Will the introduction of a data centre stop/slow down immigration in a successful and growing city?

How do proposed (4?) data centers impact this
Langdon needs to have its water/sewer upgraded to a better level before any approval of data centres
Just a heads up Langdon Water Works phone message does not have an emergency after hours phone number
Aquifer cannot handle current capacity, No DI
Must protect the water supply for the use of existing residents at all cost. Further on overdevelopment puts this at risk, especially industrial high consumption such as AI.
Companies need to have a Q&A with the people. This open session is crap.
I can't irrigate with groundwater. You shouldn't be allowed to use it to cool something we don't need.
When will County pay for all well waters to go on Langdon Water?
Why is this even a consideration is it to save rich entity money let them build elsewhere we have kids and schools this can go to a way less populated area feels like bullying tactic. Build it in Rocky View County parking lot.
There are several older areas on well of their own. In a meeting some person said everyone will be on Langdon Water. When? Who is paying for this? We have one aquifer. Langdon Water does not have another one.
Suspicious with Data Centres being proposed at the same time. Residents needs first! Water for the People, not machines!

E. OPEN HOUSE BOARDS



WELCOME

To the Langdon Area Servicing
Review Open House



Paper copies of the survey are available at
the sign-in table, or complete it online
by scanning the QR code.



403-230-1401

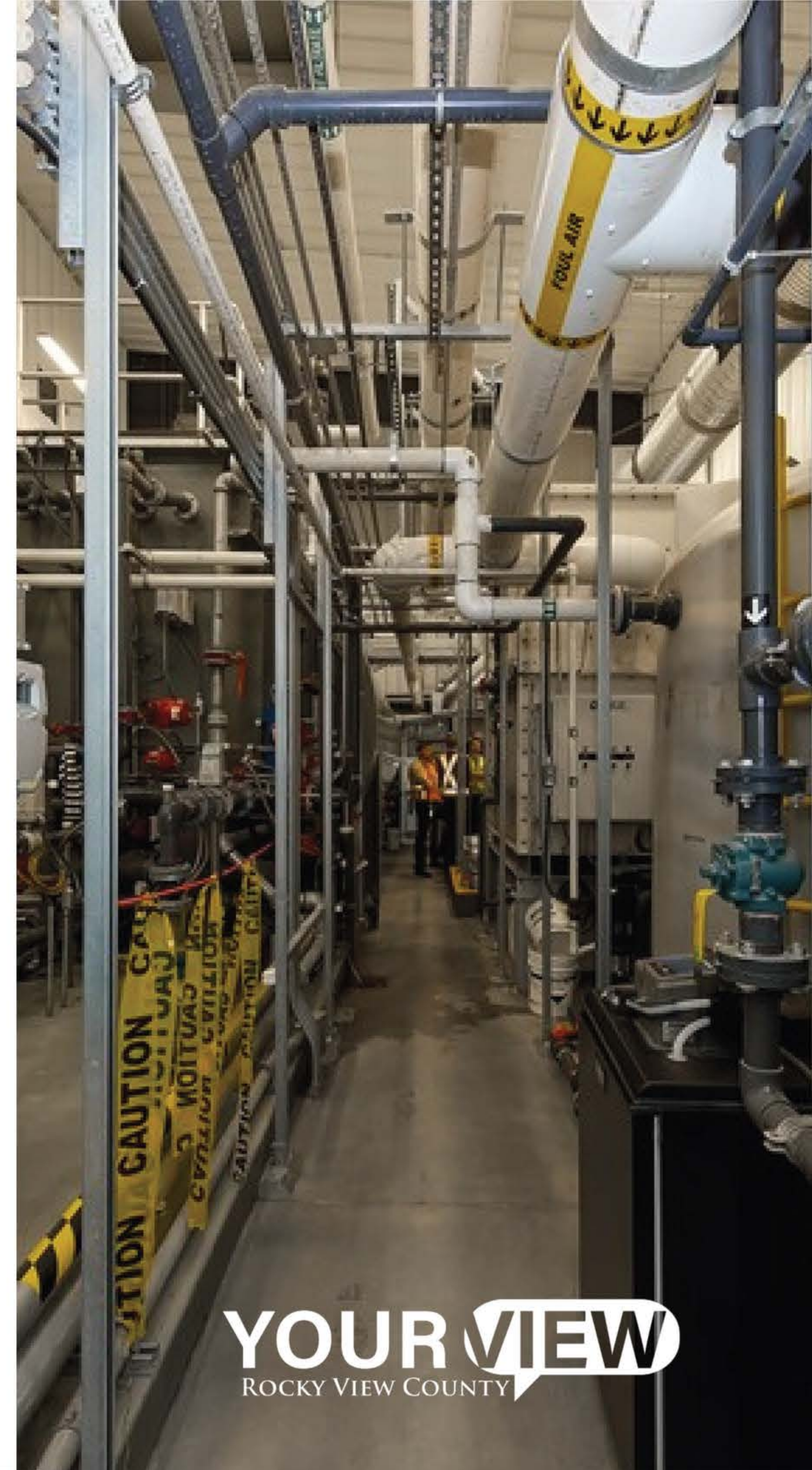


engagement@rockyview.ca

What is the Langdon Area Servicing **REVIEW?**

The land surrounding the Hamlet of Langdon is home to farms, acreages, and a growing community. Serving that community with safe, reliable water services is the responsibility of Langdon Waterworks, the franchise utility provider for the Langdon area, while the County ensures an efficient wastewater system. As Langdon continues grow, it is important to understand whether existing infrastructure can keep up and what upgrades may be needed.

To address this, Rocky View County and Langdon Waterworks have established a Technical Review Committee to prepare an Infrastructure Report that maps out the current state of water, wastewater, stormwater and transportation infrastructure and identify long-term improvements in the Study Area.





Why were the Studies **UNDERTAKEN?**

The Franchise Utility Agreement between Langdon Waterworks and Rocky View County requires both parties to jointly set criteria for prioritizing infrastructure needs based on safety, regulatory, environmental, and operational factors.

A Technical Review Committee was also established in 2014 to provide oversight, comments and recommendations on the studies related to potable water, wastewater, solid waste, stormwater and transportation systems. This project follows a similar process for assessing servicing requirements in the Langdon Area.

The review and update of the servicing and infrastructure will be used to support equitable expansion of infrastructure for sustainable growth.

Who is the Technical Review **COMMITTEE?**

The Technical Review Committee (TRC) is a Council-appointed committee, composed of the following entities: Rocky View County, Langdon Waterworks, Western Irrigation District (WID), Ducks Unlimited, and public-at-large members.

The responsibility of the TRC is to:

- Review and provide feedback and direction to consultants on all technical studies
- Develop recommendations based on the findings of the technical studies
- Gather input from prospective developers and landowners operating in and surrounding the Hamlet of Langdon regarding the servicing strategy
- Present the findings of the technical studies to Council and the public





What Studies were **COMMISSIONED?**

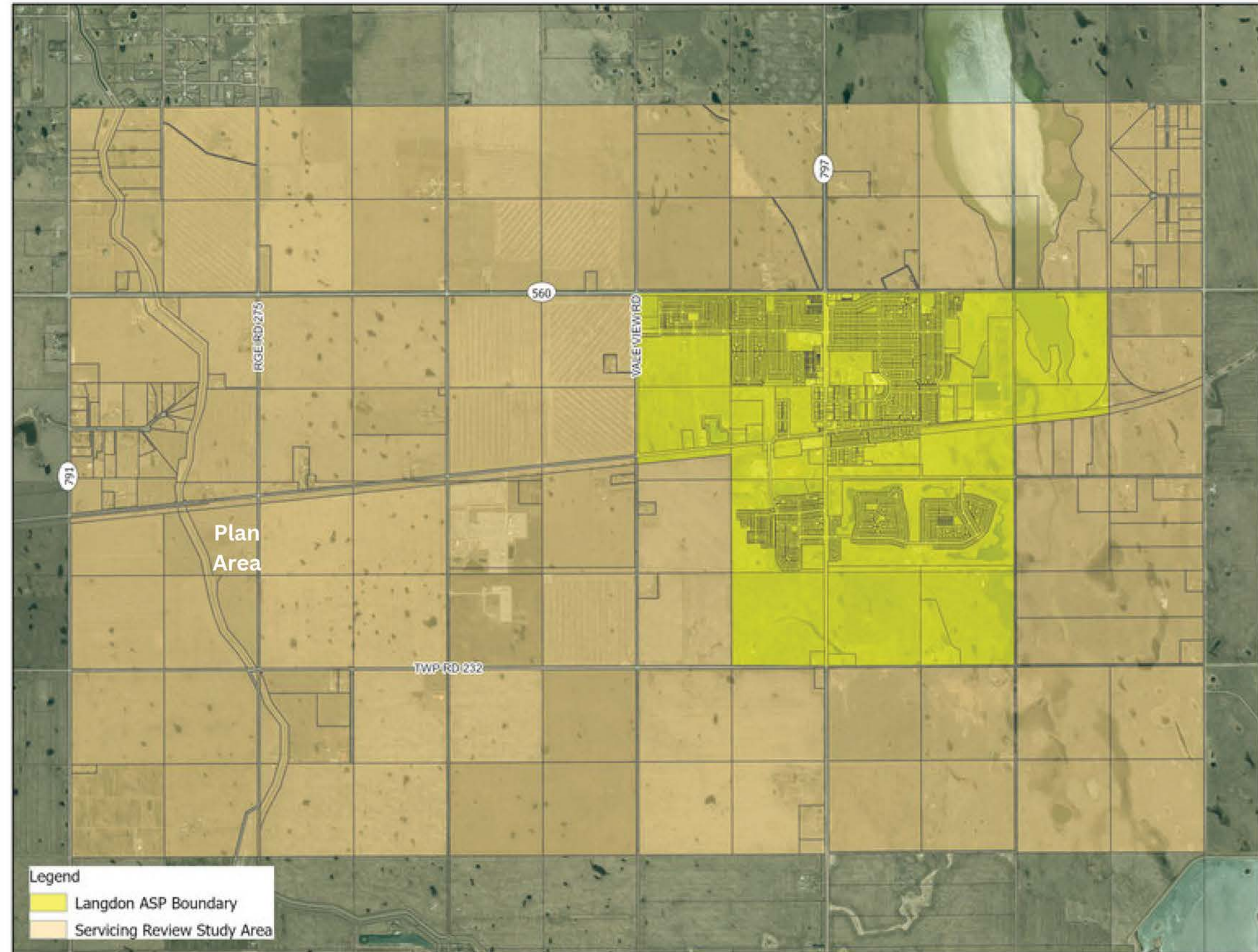
The following studies were privately funded on a voluntary basis by interested landowners within the Study Area:

- **Potable Water:** Assess the existing water system and identify improvements to support growth and development within the Study Area.
- **Wastewater:** Review existing wastewater infrastructure, estimate full build-out flows, and determine upgrade requirements to support development within the Study Area.
- **Stormwater:** Assess stormwater servicing through preliminary drainage analysis, and environmental and regulatory review, including outlet feasibility and runoff management strategies, within the Study Area.
- **Transportation:** Conduct a network study to identify the road infrastructure needed to support planned development within the Study Area.

What is the **STUDY AREA?**

The Study Area covers 81 quarter sections of land surrounding the Hamlet of Langdon.

It was defined to give the Technical Review Committee a meaningful geographic scope for assessing long-term infrastructure needs.



What does this mean **FOR MY LAND?**

This project IS

- A technical assessment of water, wastewater, stormwater, and transportation infrastructure
- A proactive step to plan for reliable servicing as the County grows
- An opportunity for landowners to provide input and ask questions

This project IS NOT

- An expansion of the Langdon Area Structure Plan
- A land use strategy or development plan for the Study Area
- Approving any specific development
- A change to land use designations

Being within the Study Area does not mean your land is targeted for development.

This is a technical study focused on understanding long term servicing within the study area.

Where are we in the **PROCESS?**

**May 20, 2025: Technical Review Committee
Terms of Reference (TOR) Approval**
Council approved the TOR for the Langdon
Servicing Technical Review Committee.

**Sep 4, 2025: Technical Review Committee
Meetings Began**
Technical Reports were commissioned to
assess water, wastewater, stormwater, and
transportation servicing and infrastructure.

WE ARE HERE

May 22 - June 14, 2026: Open House & Survey
Administration conducts public engagement
to identify community priorities for the
project.

**July 8, 2025: Technical Review Committee
(TRC) Member Appointment**
Council appointed representatives to the
TRC from Rocky View County, Langdon
Waterworks, Ducks Unlimited, Western
Irrigation District, and Public-at-Large.

**April 28, 2026: Council Directs County-Led
Engagement**
Council directed County staff to lead
further landowner engagement.

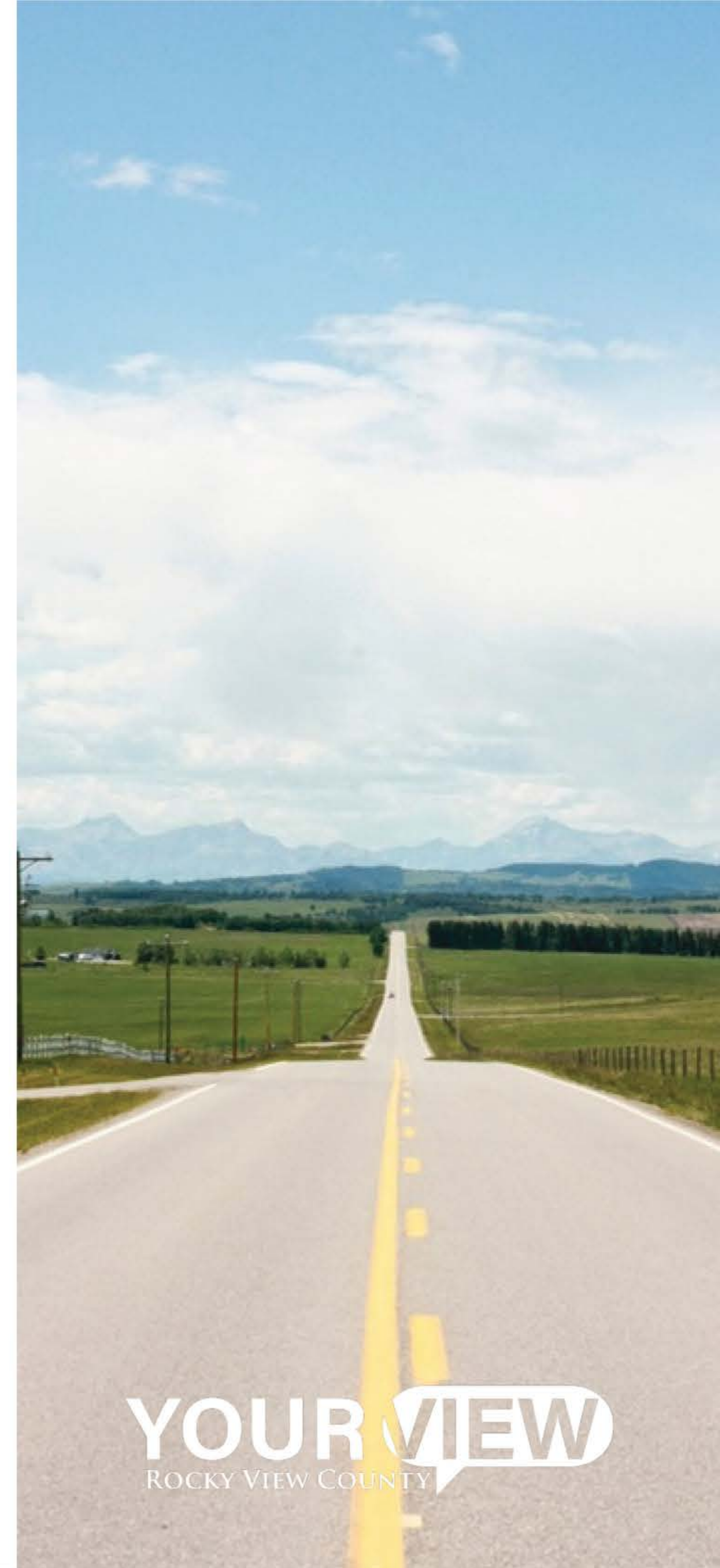
**July 2026: Project Update to the
Governance Committee**
Technical Review Committee to present the
County-led Engagement Findings and
Update to the Infrastructure Report.

We Want To **HEAR FROM YOU**

Is there anything else you would like to share with the County regarding the Langdon Area Servicing Review?

Thank you for attending this open house.

Please give your survey to a staff member on your way out.



YOUR VIEW
ROCKY VIEW COUNTY